

PARCEL D:

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an existing iron bar in line of lands of Balco Development, Inc., said iron bar being the northwest corner of lands herein described;

THEN through lands of Linda Quodamine North 65 degrees 17 minutes 33 seconds East 143.47 feet to a set iron pin;

THEN through lands of the same South 70 degrees 51 minutes 05 seconds East 27.76 feet to a point in or near the center of Hemlock Creek, said point being 13.20 feet East of a iron pin set on the last described line;

THEN through lands of Linda Quodamine and along and near the center of Hemlock Creek North 01 degrees 10 minutes 48 seconds East 89.85 feet to a point;

THEN by lands of Balco Development, Inc. South 24 degrees 59 minutes 14 seconds East 359.10 feet to an existing iron pin;

THEN by lands of Balco Development, Inc. South 24 degrees 39 minutes 34 seconds West 100.00 feet to an existing iron pin;

THEN by lands of Balco Development, Inc. North 44 degrees 13 minutes 57 seconds West 384.75 feet to the place of BEGINNING.

CONTAINING 1.120 acres of land and designated as Lot No. 2 on a survey draft prepared by Matthew W. Laidacker, PLS, Orangeville surveying Consultants Inc. dated February 3, 2003 and recorded in Columbia County Map Book 8 Page 460.

Being SUBJECT TO a 15 foot wide sanitary sewer easement.

SUBJECT TO the additional covenant and restriction that Balco Development, Inc., its successors and assigns, the burden of which shall run with the lands conveyed herein and the lands more particularly described in the deed recorded at Columbia County Instrument No. 2002060410, less certain lands conveyed by deed dated December 5, 2003, from Balco Development, Inc. to Linda Quodamine comprised of 8.772 acres in Hemlock Township, Columbia County, PA (hereafter, the "Balco Residue"), shall be bound to construct a graded accessway to the creek at the eastern portion of Linda Quodamine's residual lands comprised of the lands described at Columbia County Instrument No. 200109314, less the lands conveyed herein (hereafter, the "Quodamine Residue"). The accessway shall be built to a size, location and to specifications designated by Linda Quodamine, so long as the same are reasonable. The duties of Balco Development, Inc., its successors and assigns shall include bringing in such fill, other materials and all labor and machinery necessary to complete said work.

SUBJECT TO the additional covenant and restriction that Balco Development,

Inc., its successors and assigns (the burden of which shall run with the lands defined herein as the Balco Residue and the benefit of which shall run with the lands defined herein as the Quodamine Residue) shall not build any part of a golf green within 50 yards of any boundary with the Quodamine Residue. On or before December 31, 2003, Balco Development, Inc. shall plant evergreens (of douglas fir, blue spruce, hemlock or white pine variety) on the Balco Residue, no less than 6 feet in height, no less than 8 feet on center from each other in 2 rows no less than 10 feet nor more than 15 feet apart, between the northeasterly boundary of the Balco Residue (which has a course of North 44 degrees 13 minutes 57 seconds West) and any golf green constructed within 300 feet of said boundary, said planting to be centered on said golf green as it is approached from its fairway. Balco Development, Inc., its successors and assigns shall maintain said buffer planting at all times in the future.

SUBJECT TO the following restrictions to be applied to the premises herein conveyed and the Quodamine Residue, said 8.772 acres conveyed by Balco Development, Inc. to Linda Quodamine by deed dated December 5, 2003 located in Hemlock Township, Columbia County, PA, and the Balco Residue (the said three (3) parcels subject to said restrictions shall hereafter be referred to as the "Affected Lots"; as to the Balco Residue, Balco Development, Inc. has manifested agreement to the following restrictions, and extinguishment of the former restrictions applicable to the Affected Lots, by exchange of deeds now of record):

(1) No structure other than a single family dwelling, a barn, fences, workshop, guest house and related accessory structures shall be erected or placed upon any affected lot or portion thereof. Any such structure shall be erected according to all applicable township zoning requirements.

(2) An owner of a lot within the Affected Lots may maintain horses thereon.

(3) No mobile homes shall be erected or placed upon any of said Affected Lots or any portion thereof.

(4) No junked or unlicensed motor vehicles except well maintained and working golf carts as well as tractors and other farm equipment, shall be permitted to remain on any of said Affected Lots.

(5) Each single family dwelling shall contain a minimum of 1-100 square feet, interior measure, excluding basements and garage areas.

(6) These restrictions shall run with the ownership of each Affected Lot and shall be binding upon and entire to the benefit of each owner of an Affected Lot.

(7) These restrictions shall apply only to the Affected Lots

(8) These restrictions shall remain in effect for 50 years from the date first imposed.

(9) The restrictions set forth herein shall entirely displace and replace the restrictions recorded at Columbia County Record book 637, Page 1085, and modified at Columbia County Record Book 655, Page 215 and said original restrictions and the modification thereof shall, in themselves, no longer be in force and effect and the present restrictions shall constitute covenants running with the land constituted by the Affected Lots.

Balco Development, Inc. has manifested its agreement with this change in the restrictions, as to the balance of the promises bound by these restrictions, by exchange of deeds of record.

UNDER AND SUBJECT TO the following easement for the sole use by Linda Quodomine for the purpose of watering and pasturing horses and to place a fence around the perimeter or within the same: Beginning at a point on line of lands of Balco Development, Inc., said point being North 24 degrees 59 minutes 14 seconds West 278.46 feet from an existing iron pin at the southeast corner of lands formerly of Linda Quodomine soon to be conveyed to Balco Development, Inc.; Thence from said point of beginning through lands soon to be conveyed to Balco Development, Inc. South 65 degrees 00 minutes 46 seconds West 39.62 feet to a point in or near the center of Hemlock Creek; Thence by lands of Linda Quodomine along and near the center of Hemlock Creek North 01 degrees 10 minutes 48 seconds East 89.85 feet to a point in or near the center of Hemlock Creek; Thence by lands now or formerly of Ricky J. and Kristen E. Robinholt and lands of Balco Development, Inc. South 24 degrees 59 minutes 14 seconds East 80.64 feet to the place of Beginning comprising 1,596.52 square feet of land.

Excepting and Reserving from the above-described premises the following lots:

Lot No. 4 conveyed to Eastern Communities Limited Partnership;
Lot No. 6 conveyed to Eastern Communities Limited Partnership;
Lot Nos. 9, 10, 11, 12, 13 conveyed to Eastern Communities Limited Partnership;
Lot No. 14 conveyed to Kathleen J. Harrison & Leo J. Yodock, Jr.
Lot No. 19 conveyed to Eastern Communities Limited Partnership;
Lot No. 21 conveyed to Eastern Communities Limited Partnership;
Lot No. 22 conveyed to Kathleen Harrison
Lot No. 23 conveyed to Kathleen Harrison
Lot No. 24 conveyed to Robert E. Shirk and Carol A. Shirk
Lot No. 25 conveyed to Sophia Drinis and Christine M. Casson;
Lot No. 26 conveyed to Town & Country Inc., d/b/a Town & Country Homes
Lot No. 28 conveyed to Town & Country Inc., d/b/a Town & Country Homes
Lot No. 29 conveyed to Eastern Communities Limited Partnership;
Lot No. 30 conveyed to Eastern Communities Limited Partnership;
Lot No. 31 conveyed to Eastern Communities Limited Partnership;
Lot No. 35 conveyed to Kathy J. Marzari
Lot No. 36 conveyed to Eastern Communities Limited Partnership;
Lot No. 38, conveyed to James E. Peach;

Excepting _____, all of the following lots, as shown on Map of Windsor Heights Country Club as prepared by David Miller Associates, Inc., dated March 3, 1996 and duly recorded.

Lot No. 1; Lot No. 2; Lot No. 5; Lot No. 16; Lot No. 17; Lot No. 32;
Lot No. 34; Lot No. 37; Lot No. 39; Lot No. 40; Lot No. 43; Lot No. 44;
Lot No. 45; Lot No. 46; Lot No. 47; Lot No. 48; Lot No. 49; Lot No. 50;
Lot No. 51; Lot No. 52; Lot No. 53; Lot No. 54

BEING the same premises conveyed by Balco Development, Inc. to James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, Jr. and Gerald A. Beierschmitt, III, Partners of Lucas-Beierschmitt Partnership by Deed dated August 20, 2004, and recorded in the Office of the Recorder of Deeds of Columbia County to Instrument Number 200409739

EXCEPTING THEREFROM, all that certain piece, parcel and tract of land being designated as Lot No. 55 as more fully shown on the revised plan for Windsor Heights prepared by David Miller/Associates, Inc. and recorded in Columbia County Map Book 7 at Page 1787 A-E. Said Lot No. 55 being released from the Mortgage of First Columbia Bank & Trust Co. by virtue of a Partial Release of Mortgage dated January 19, 2005, and recorded on January 21, 2005, at Columbia County Instrument No. 200500736.

PARCEL E

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Hemlock, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin along the Northern side of State Highway leading from Buckhorn to Frosty Valley and in line of land now or formerly of Clarence E. Derr; Thence along the lands now or formerly of Clarence E. Derr, North 27 degrees West, 142.2 feet to an iron pin; Thence by lands now or formerly of said Derr, North 63 degrees East, 100 feet to an iron pin; Thence by lands now or formerly of said Derr, South 27 degrees East, 145 feet to an iron pin along the Northern side of said aforesaid State Highway; Thence along said State Highway, South 64 degrees 40 minutes West, 100 feet to an iron pin, being the place of BEGINNING. IT BEING ALL OF LOT NO. 7 of plot of lots laid out by Clarence E. Derr in accordance with a survey draft prepared August 28, 1957, by Howard Fetterolf, R.E.

BEING THE SAME premises granted and conveyed by Sindy Traver, Administratrix of the Estate of Sidney L. Reese to James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, Jr. and Gerald A. Beierschmitt, III by Deed dated April 22, 2005, and recorded in the office of the Recorder of Deeds of Columbia County to Instrument Number 200504173.

EXHIBIT "B"

PERSONAL PROPERTY

1. Yamaha golf carts.
2. John Deere mowers and equipment.
3. Jacobsen mowers and attachments.
4. E-Z Go golf carts.
5. Cushman Groom Master trap rake and attachments.
6. Cushman Turf-Truckster.
7. Office equipment, desks, chairs, computers, adding machines, calculators, file cabinets.
8. Golf equipment, golf clubs, golf balls, golf gloves, hats, clothing, shoes.
9. All kitchen equipment and fixtures including, but not limited, refrigerators, freezers, appliances, ranges, char-boilers, stainless steel tables and shelves, food warmers, microwave ovens, dishwashers, coolers, sinks, bottle cooler, storage racks, dining room tables, bar stools, chairs, storage racks, bowls, china, chinaware, glasses, cups, saucers, silverware, kitchen utensils, cookware, pots, pans.
10. Repair tools and equipment.
11. Pumps.
12. Chemicals, fertilizer, tractors, spreaders, sprayers.
13. All personal property, equipment and tools.

EXHIBIT "B"

PERSONAL PROPERTY

1. Yamaha golf carts.
2. John Deere mowers and equipment.
3. Jacobsen mowers and attachments.
4. E-Z Go golf carts.
5. Cushman Groom Master trap rake and attachments.
6. Cushman Turf-Truckster.
7. Office equipment, desks, chairs, computers, adding machines, calculators, file cabinets.
8. Golf equipment, golf clubs, golf balls, golf gloves, hats, clothing, shoes.
9. All kitchen equipment and fixtures including, but not limited, refrigerators, freezers, appliances, ranges, char-boilers, stainless steel tables and shelves, food warmers, microwave ovens, dishwashers, coolers, sinks, bottle cooler, storage racks, dining room tables, bar stools, chairs, storage racks, bowls, china, chinaware, glasses, cups, saucers, silverware, kitchen utensils, cookware, pots, pans.
10. Repair tools and equipment.
11. Pumps.
12. Chemicals, fertilizer, tractors, spreaders, sprayers.
13. All personal property, equipment and tools.

EXHIBIT "B"

PERSONAL PROPERTY

1. Yamaha golf carts.
2. John Deere mowers and equipment.
3. Jacobsen mowers and attachments.
4. E-Z Go golf carts.
5. Cushman Groom Master trap rake and attachments.
6. Cushman Turf-Truckster.
7. Office equipment, desks, chairs, computers, adding machines, calculators, file cabinets.
8. Golf equipment, golf clubs, golf balls, golf gloves, hats, clothing, shoes.
9. All kitchen equipment and fixtures including, but not limited, refrigerators, freezers, appliances, ranges, char-boilers, stainless steel tables and shelves, food warmers, microwave ovens, dishwashers, coolers, sinks, bottle cooler, storage racks, dining room tables, bar stools, chairs, storage racks, bowls, china, chinaware, glasses, cups, saucers, silverware, kitchen utensils, cookware, pots, pans.
10. Repair tools and equipment.
11. Pumps.
12. Chemicals, fertilizer, tractors, spreaders, sprayers.
13. All personal property, equipment and tools.

EXHIBIT "B"

PERSONAL PROPERTY

1. Yamaha golf carts.
2. John Deere mowers and equipment.
3. Jacobsen mowers and attachments.
4. E-Z Go golf carts.
5. Cushman Groom Master trap rake and attachments.
6. Cushman Turf-Truckster.
7. Office equipment, desks, chairs, computers, adding machines, calculators, file cabinets.
8. Golf equipment, golf clubs, golf balls, golf gloves, hats, clothing, shoes.
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10. Repair tools and equipment.
11. Pumps.
12. Chemicals, fertilizer, tractors, spreaders, sprayers.
13. All personal property, equipment and tools.

EXHIBIT "B"

PERSONAL PROPERTY

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2. John Deere mowers and equipment.
3. Jacobsen mowers and attachments.
4. E-Z Go golf carts.
5. Cushman Groom Master trap rake and attachments.
6. Cushman Turf-Truckster.
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10. Repair tools and equipment.
11. Pumps.
12. Chemicals, fertilizer, tractors, spreaders, sprayers.
13. All personal property, equipment and tools.

EXHIBIT "B"

PERSONAL PROPERTY

1. Yamaha golf carts.
2. John Deere mowers and equipment.
3. Jacobsen mowers and attachments.
4. E-Z Go golf carts.
5. Cushman Groom Master trap rake and attachments.
6. Cushman Turf-Truckster.
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8. Golf equipment, golf clubs, golf balls, golf gloves, hats, clothing, shoes.
9. All kitchen equipment and fixtures including, but not limited, refrigerators, freezers, appliances, ranges, char-boilers, stainless steel tables and shelves, food warmers, microwave ovens, dishwashers, coolers, sinks, bottle cooler, storage racks, dining room tables, bar stools, chairs, storage racks, bowls, china, chinaware, glasses, cups, saucers, silverware, kitchen utensils, cookware, pots, pans.
10. Repair tools and equipment.
11. Pumps.
12. Chemicals, fertilizer, tractors, spreaders, sprayers.
13. All personal property, equipment and tools.

82 Buckhorn Road, Bloomsburg, PA 17815
570-784-2696
FAX - 570-784-1425

Hemlock Municipal Sewer Cooperative

Fax

To: Sheriff Chamberlain

From: Garey Bittenbender

Fax: 389-5625

Pages: 1

Phone:

Date: December 4, 2006

Re:

CC:

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

◆ **Comments:**

RE: Docket 176ED2006

JD# 601JD2006

James P. Lucas, Larry G. Lucas, Gerald A. Beirschmitt, III and Gerald A. Beirschmitt Jr. Partners

T/A Lucas-Beirschmitt Partnership

As of the date of the sale, February 7, 2007, HMSC has the account balance of **\$3,058.50** due.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/15/2006

SERVICE# 10 - OF - 20 SERVICES
DOCKET # 176ED2006

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT JAMES P. LUCAS, LARRY G. LUCAS, GERALD A.
BEIERSCHMITT, III AND GERALD A. BEIERSCHMITT, JR.,
PARTNERS T/A LUCAS-BEIERSCHMITT PARTNERSHIP
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED
LINDA QUODOMINE
41 SCHOOLHOUSE ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE and
EXECUTION

441-1199

SERVED UPON Linda

RELATIONSHIP DBP IDENTIFICATION _____

DATE 11-21-06 TIME 7:30 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

11-20-06 1310 ARTER CARD

DEPUTY

J. Cuth DATE 11-21-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/15/2006

SERVICE# 12 - OF - 20 SERVICES
DOCKET # 176ED2006

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT JAMES P. LUCAS, LARRY G. LUCAS, GERALD A.
BEIERSCHMITT, III AND GERALD A. BEIERSCHMITT, JR.,
PARTNERS T/A LUCAS-BEIERSCHMITT PARTNERSHIP
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE and
EXECUTION

SERVED UPON POSTED ON TAX OFFICE DOOR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-20-06 TIME 3:00 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 11-20-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/15/2006

SERVICE# 13 - OF - 20 SERVICES
DOCKET # 176ED2006

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT JAMES P. LUCAS, LARRY G. LUCAS, GERALD A.
BEIERSCHMITT, III AND GERALD A. BEIERSCHMITT, JR.,
ATTORNEY FIRM PARTNERS T/A LUCAS-BEIERSCHMITT PARTNERSHIP
HARDING AND HILL

PERSON/CORP TO SERVED
HEMLOCK SEWER
FIREHALL ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE and
EXECUTION

SERVED UPON Stephanie D. Haney

RELATIONSHIP Township Manager IDENTIFICATION _____

DATE 11-20-06 TIME 1315 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA _____
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 11-20-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/15/2006

SERVICE# 14 - OF - 20 SERVICES
DOCKET # 176ED2006

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT JAMES P. LUCAS, LARRY G. LUCAS, GERALD A.
BEIERSCHMITT, III AND GERALD A. BEIERSCHMITT, JR.,
PARTNERS T/A LUCAS-BEIERSCHMITT PARTNERSHIP
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE and
EXECUTION

SERVED UPON Leslie Lucas

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 11-20-06 TIME 12:45 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
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_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J. Luter DATE 11-20-06

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:17-NOV-06

FEE:\$5.00

CERT. NO:2717

LUCAS JAMES P & ETAL
LUCAS-BEIERSCHMITT PARTNERSHIP
55 WILLIAMSBURG BLVD
BLOOMSBURG PA 17815

DISTRICT: HEMLOCK TWP
DEED 20050-4173
LOCATION:
PARCEL: 18 -02 -002-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	212.21	3.50		0.00	215.71
TOTAL DUE :						\$215.71

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2007

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

... COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:17-NOV-06

FEE:\$5.00

CERT. NO:2716

LUCAS JAMES P & ETAL
T/A LUCAS -BEIERSCHMITT PARTNE
55 WILLIAMSBURG BLVD
BLOOMSBURG PA 17815

DISTRICT: HEMLOCK TWP
DEED 20040-9739
LOCATION: SCHOOLHOUSE RD BLOOMSBURG
PARCEL: 18 -07 -006-17,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2005	PRIM	281.40	4.94	0.00	286.34
TOTAL DUE :					\$286.34

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2007

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY:

Timothy I. Chamberlain, Sheriff
dm.

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:17-NOV-06

FEE:\$5.00

CERT. NO:2715

LUCAS JAMES P & ETAL
T/A LUCAS-BEIERSCHMITT PARTNER
55 WILLIAMSBURG BLVD
BLOOMSBURG PA 17815

DISTRICT: HEMLOCK TWP
DEED 20040-9739
LOCATION:
PARCEL: 18 -02 -004-18,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	1,252.62	25.28		0.00	1,277.90
TOTAL DUE :						\$1,277.90

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2007

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY: Timothy T. Chamberlain, Sheriff
cm.

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:17-NOV-06

FEE:\$5.00

CERT. NO:2714

LUCAS JAMES P & ETAL
T/A LUCAS-BEIERSCHMITT PARTNER
55 WILLIAMSBURG BLVD
BLOOMSBURG PA 17815

DISTRICT: HEMLOCK TWP
DEED 20040-9739
LOCATION: LOT 2
PARCEL: 18 -07 -006-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
					DUE
2005	PRIM	742.86	14.61		757.47
TOTAL DUE :					\$757.47

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2007

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY:

Timothy I. Chamberlain, Sheriff
dm.

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:17-NOV-06

FEE:\$5.00

CERT. NO:2713

LUCAS JAMES P & ETAL
T/A LUCAS-BEIERSCHMITT PARTNER
55 WILLIAMSBURG BLVD
BLOOMSBURG PA 17815

DISTRICT: HEMLOCK TWP
DEED 20040-9739
LOCATION:
PARCEL: 18 -02 -004-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2005	PRIM	21,944.49	458.37	0.00	22,402.86
TOTAL DUE :					\$22,402.86

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2007

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY: Timothy J. Chamberlain, Sheriff
clm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/15/2006

SERVICE# 17 - OF - 20 SERVICES
DOCKET # 176ED2006

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT JAMES P. LUCAS, LARRY G. LUCAS, GERALD A. BEIERSCHMITT, III AND GERALD A. BEIERSCHMITT, JR., PARTNERS T/A LUCAS-BEIERSCHMITT PARTNERSHIP
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE and
EXECUTION

SERVED UPON DEE MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 11-16-6 TIME 1200 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA _____
C. CORPORATION MANAGING AGENT _____
D. REGISTERED AGENT _____
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE _____

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 11-16-6

REAL ESTATE OUTLINE

ED # 15-08

DATE RECEIVED 11-15-06

DOCKET AND INDEX 11-16-06

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR 1000.00

CK# 411.41

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

11-15-06 TIME 1:00

11-16-06

1ST WEEK 11-17-06

2ND WEEK 11-18-06

3RD WEEK 11-19-06

SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 1:00 PM

BY VIRTUE OF A WRIT OF EXECUTION NO. 176 OF 2006 ED AND CIVIL WRIT NO. 601 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, AT 55 WILLIAMSBURG BLVD BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All those certain lots, pieces or parcels of land situate, lying and being in the Township of Hemlock, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Tract one:

Beginning at a point on the southern edge of the right-of-way of Township Route No. 826, said point being the northwest corner of lands herein described; then by the southern edge of the right-of-way of Township Route No. 826 the following courses and distances; (1) North 64° 34' 28" East 262.87 feet to a point; (2) North 24° 45' 33" West 8.50 feet to a point; (3) North 65° 14' 27" East 35.00 feet to a point; (4) South 24° 45' 33" East 8.50 feet to a point; (5) North 65° 14' 27" East 41.04 feet to a point; (6) North 64° 22' 12" East 43.89 feet to an existing iron pin; then by lands of Richard M. and Diane Angelo South 32° 39' 47" East 21.98 feet to an existing iron pipe; then by the same South 48° 46' 01" East 39.93 feet to an existing iron pipe; then by the same South 26° 54' 58" East 70.05 feet to an existing iron pipe on the northern edge of a 24 foot wide alley; then by the northern edge of a 24 foot wide alley South 62° 03' 54" West 31.12 feet to a point; then by the western edge of an unnamed alley South 26° 27' 33" East 16.18 feet to a point; then by lands of the Christian Lutheran Church South 63° 32' 27" West 107.25 feet to an existing iron pin; then by the same South 26° 42' 37" East 209.98 feet to an existing iron pipe; then by the same North 64° 17' 49" East 106.73 feet to a point on the western edge of the aforementioned unnamed alley; then by the western edge of the aforementioned unnamed alley South 26° 28' 00" East 418.41 feet to a point at a small run; then by lands of Bloomsburg Properties and along a small run South 70° 41' 06" West 256.56 feet to a point in a small run; then by same North 27° 38' 26" West 369.28 feet to an existing iron pin; then by the same South 62° 18' 39" West 100.07 feet to an existing iron pin; then by the same North 27° 38' 23" West 384.36 feet to the place of beginning containing 5.031 acre of land.

TAX CODE NO. 18,02-4

Tract Two:

Beginning at a set iron pin on the northern edge of the right-of-way of Interstate Route No. 80, said iron pin being the southwest corner of lands of the Township of Hemlock; thence by the northern edge of the right-of-way of Interstate Route No. 80 South 77° 50' 07" West 835.28 feet to a set iron pin; thence by the same South 12° 09' 36" East 30.00 feet to a set iron pin; thence by the same Smith 77° 50' 01" W. 751.66 feet to a point; thence by the same by a curve having a radius of 2704.93, an arc distance of 313.38 feet and a chord bearing and distance of South 81° 09' 19" West 313.20 feet to an existing iron pin; thence by lands of Donald J. and Marjorie G. Dieffenbacher North 56° 30' 07" West 715.48 feet to an existing iron pin; thence by lands of Michael and Patricia Kuznicki, lands of John R. Jr. and Darlene L. Crawford, and lands of Ricky J. and Kristen E. Robinholt North 24° 39' 31" East 2058.90 feet to a point; thence by the same North 82° 03' 23" West 543.20 feet to a point in Hemlock Creek; thence by lands of Ricky J. and Kristen E. Robinholt and along and near the center of Hemlock Creek North 07° 51' 58" W. 160.60 feet to a point; thence by the same North 11° 33' 01" East 181.89 feet to a point; thence by the same North 13° 28' 02" W. 159.95 feet to a point on the southern edge of the right-of-way Of Township Route No. 826; thence by the southern edge of the right-of-way of Township Route No. 826 the following seven courses and distances;

1) North 74° 41' 52" East 11.75 feet to a point; 2) North 74° 17' 14" East 86.29 feet to a point; 3) North 71° 37' 26" East 33.81 feet to a point; 4) North 68° 15' 06" East 70.25 feet to a point; 5) North 65° 53' 11" East 117.00 feet to a point; 6) North 65° 22' 34" East 112.75 feet to a point; 7) North 65° 04' 54" East 154.23 feet to a point;

Thence by lands of Suzanne H. Gates South 27° 38' 23" East 384.36 feet to a point; thence by the same North 62° 18' 39" East 100.07 feet to an existing iron pin; thence by the same South 27° 38' 26" East 369.28 feet to a point in a small run; thence by the same and along a small run North 70° 41' 06" East 256.56 feet to a point on the western edge of an unnamed alley; thence by the western edge of an unnamed alley South 26° 28' 00" East 1643.70 feet to a point; thence across said unnamed alley and along lands of Jeffrey R. and Janet L. Sutton North 66° 01' 14" East 188.65 feet to a point on the western edge of Township Route No. 376, said point being 0.44 feet from an existing iron pin; thence by the western edge of Township Route No. 376 South 26° 30' 28" East 67.10 feet to an existing iron pin; thence by lands of the Township of Hemlock South 66° 04' 42" West 253.37 feet to an existing iron pin; thence by the same North 25° 44' 45" West 19.96 feet to an existing iron pin; thence by the same South 64° 14' 27" West 82.03 feet to an existing iron pin; thence by the same South 25° 44' 45" East 31.91 feet to an existing iron pin; thence by the same South 30° 28' 33" East 585.68 feet to the place of beginning.

Containing 95.856 acres of land. Description written by Matthew W. Laidacker, PLS.

Subject to all easements and rights-of-way as recorded by deed or shown on Drawing Number 97-202 Map of David Miller and Associates dated 3/3/98.

EXCEPTING Lot No. 27 dated April 24, 2002 and recorded as Instrument No. 200205037.

EXCEPTING Lot No. 15 dated April 30, 2002 and recorded as Instrument No. 200205219.

EXCEPTING Lot No. 8 through and including Lot No. 13 dated April 30, 2002 and recorded as Instrument No. 200205239.

TAX CODE NO. 18,2-04

Tract Three:

Beginning at a set iron pin on the northern edge of the right-of-way of James Avenue a fifty foot-wide private right-of-way, said iron pin being in line of lands of Robert P. and Mary Mae Mausteller; then by lands of Robert P. and Mary Mae Mausteller South 82° 03' 35" East 164.89 feet to an existing iron pin; then by the same North 07° 41' 36" East 539.55 FEET to a point near the western edge of Hemlock Creek; Then by the same North 40° 33' 22" West 245.85 feet to a point near the western edge of Hemlock Creek; then by the same North 78° 18' 23" West 79.68 feet to a point near the center of Hemlock Creek; then by lands of Gary Bittenbender along and near the center of Hemlock Creek North 83° 14' 29" East 72.14 feet to a point; then by the same South 44° 24' 30" East 102.1 feet to a point; then by the same South 61° 04' 16" East 93.79 feet to a point; then by the same and lands of Bloomsburg Properties South 13° 28' 02" East 315.81 feet to a point; then by lands of Bloomsburg Properties continuing along and near the center of Hemlock Creek South 11° 33' 01" West 181.89 feet to a point; then by the same South 07° 51' 58" East 160.60 feet to a point; then by the same South 82° 03' 23" East 543.20 feet to a set iron pin; then by the same South 24° 39' 31" West 1439.34 feet to an existing iron pin; then by lands of John R. Jr. and Darlene L. Crawford North 24° 59' 14" 768.13 feet to an existing iron pin, then by lands of Linda J. O'Flaherty North 24° 27' 55" East 101.92 feet to an existing iron pin; then by lands of Lara J. Fecile South 75° 46' 38" East 206.48 feet to a set iron pin; then by lands of Lara J. Fecile South 75° 46' 38" East 206.48 feet to a set iron pin; then by the same North 17° 15' 40" East 211.33 feet to a set iron pin; then by the same North 01° 15' 35" East 109.68 feet to existing iron pin; then by the same North 85° 54' 59" West 71.36 feet to an existing iron pin on the eastern edge of the right-of-way of the cul-de-sac of James Avenue; then by the eastern edge of the cul-de-sac of James Avenue by a curve having a radius of 40.00 feet, an arc distance of 26.73 feet, and a chord bearing a distance North 15° 09' 37" West 26.23 feet to a set iron pin; then by the eastern edge of the right-of-way of James Avenue North 17° 01' 38" East 71.97 feet to a point; then by the same by a curve having a radius of 255.00, an arc distance of 153.96 feet and a chord bearing and distance of North 00° 16' 28" West 151.63 feet to a point; then by the same by a curve having a radius of 176.83, an arc distance 199.02 and a chord bearing and distance of North 49° 48' 54" West 188.68 feet to the place of beginning and containing 14.688 acres of land.

Subject to all easements and rights-of-way as recorded by deed or shown on the above plot plan.

TAX CODE NO. 18,02-4

EXCEPTING Lot No. 56 dated March 6, 2000 and recorded as Instrument No. 200001001.

EXCEPTING Lot No. 41 d, lted March 31, 2000 and recorded as Instrument No. 20003446.

EXCEPTING Lot No. 42 dated June 12, 2001 and recorded as Instrument No. 200105506.

EXCEPTING Lot No. 18 dated May 17, 2000 and recorded as Instrument No. 200006119.

EXCEPTING Lot No. 20 dated July 21, 2000 and recorded as Instrument No. 200007626.

EXCEPTING Lot No. 33 dated February 7, 2001 and recorded as Instrument No. 200101554.

EXCEPTING Lot No. 3 dated September 14, 2001 and recorded as Instrument No. 200109234.

EXCEPTING Lot No. 7 dated October 31, 2002, intended to be duly recorded.

PARCEL B

All those certain lots, pieces or parcels of land situate, lying and being in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Tract 1:

Beginning at a point in the center of State Route No. 4006, also being known as "School House Road" said point also being the northwest corner now or formerly of L. Wayne Laidacker and Helen E. Laidacker, husband and wife, and the southwest corner of lands herein described; thence by the centerline of State Route No. 4006 the following courses and distances; North twelve degrees nineteen minutes thirty-eight seconds West (N. 12° 19' 38" W.) 111.01 feet; North nine degrees twenty-five minutes thirty-three seconds West (N. 09° 25' 33" W.) 69.35 feet; North four degrees thirty-two minutes thirty-four seconds West (N. 04° 32' 34" W.) 58.01 feet; North two degrees one minute twenty-eight seconds East (N. 02° 01' 28" E.) 66.18 feet; North eight degrees fifty-five minutes forty-three seconds East (N. 08° 55' 43" E.) 85.46 feet; North fifteen degrees thirty-eight minutes eighteen seconds East (N. 15° 38' 18" E.) 72.09 feet; North twenty-one degrees thirty-three minutes six seconds East (N. 21° 33' 06" E.) 59.56 feet to a point thence by Lot No. 3 of said Laidacker and passing through an iron pin set on line and crossing through Hemlock Creek South forty-four degrees thirteen minutes fifty-seven seconds East (S. 44° 13' 57" E.) 1,459.68 feet to a rebar set corner; then by lands of Bloomsburg Properties South twenty-four degrees thirty-nine minutes thirty-one seconds West (S. 24° 39' 31" W.) 259.78 feet to a rebar set corner; then by Lot No. 1 of said Laidacker and crossing through Hemlock Creek North fifty degrees thirteen minutes ten seconds West (N. 50° 13' 10" W.) 1,206.39 feet and passing through an iron pin set on line to the place of beginning.

Containing 10.00 acres of land. Being Lot No. 2 of the L. Wayne Laidacker and Helen E. Laidacker Subdivision dated June 18, 1996.

Also including a 15 foot sewer easement as shown on a plot plan as prepared by Matthew W. Laidacker P.L.S. dated June 18, 1996

This description was prepared from survey draft of Orangeville Surveying Consultants dated June 18, 1996, approved the Hemlock Township Supervisors on August 13, 1996, and recorded in Columbia County Map Book 7, Page 1053 on August 21, 1996.

Tax Code No. 18-07-06-01

Tract 2:

Beginning at a point in the center of State Route No. 4006, also being known as "School House Road" said point also being on line of lands of Donald J. and Marjorie G. Dieffenbacher and also being the southwest most corner of lands herein described; thence by the centerline of State Route No. 4006 the following courses and distances; North five degrees forty-six minutes thirty-three seconds East (N. 05° 46' 33" E.) 397.97 feet to a point; thence by the same North two degrees fifty-three minutes twelve seconds East (N. 02° 53' 12" E.) 67.06 feet to a point; thence by the same North two degrees two minutes twenty-two seconds West (N. 02° 02' 22" W.) 75.16 feet to a point; thence by the same North eight degrees zero minutes five seconds West (N. 08° 00' 05" W.) 89.38 feet to a point; thence by the same North twelve degrees nineteen minutes thirty-eight seconds West (N. 12° 19' 38" W.) 55.30 feet to a point thence by Lot No. 2 of Laidacker and passing through an iron pin on line and crossing through Hemlock Creek South fifty degrees thirteen minutes ten seconds East (S. 50° 13' 10" E.) 1,206.39 feet to a rebar set; thence by lands of Bloomsburg Properties South twenty-four degrees thirty-nine minutes thirty-one seconds West (S. 24° 39' 31" W.) 259.78 feet to an existing iron rebar with cap; thence by lands of Donald J. and Marjorie G. Dieffenbacher and crossing through Hemlock Creek North sixty-four degrees fifty-five minutes eighteen seconds West (N. 64° 55' 18" W.) 803.57 feet to a rebar set; thence by the same and crossing through Frozen Run South eighty-three degrees zero minutes thirty-four seconds West (S. 83° 00' 34" W.) 108.20 feet and passing through a rebar set online to the place of beginning.

Containing 9.242 acres of land. Being Lot No. 1 of the L. Wayne Laidacker and Helen E. Laidacker Subdivision dated June 18, 1996.

Also including a 15 foot sewer easement as shown on a plot plan as prepared by Matthew W. Laidacker P.L.S. dated June 18, 1996

This description was prepared from survey draft of Orangeville Surveying Consultants dated June 18, 1996, approved by The Hemlock Township Supervisors on August 13, 1996, and recorded in Columbia

County Map Book 7, Page 1053 on August 21, 1996.

Excepting and Reserving 8.772 acres to Linda Quodomine by deed dated December 5, 2003 and recorded in Columbia County at Instrument #200315680, as more fully shown on a map of survey recorded in Map Book 8, Page 460.

Tax Code No. 18-07-06-01

PARCEL C:

All that certain parcel, piece or plot of land situate, lying and being in the Township of Hemlock, County of Columbia and State of Pennsylvania, more fully described and bounded as follows, to wit:

Beginning at a point on the northerly right-of-way of State Route #4006 known as Schoolhouse Road at the centerline of Hemlock Creek;

Thence along the centerline of said Hemlock Creek and along lands now or formerly of Pinebrook Homes the following 30 courses and distances

North 13° 42' 30" West 96.51 feet to a point;

North 47° 42' 00" West, 128.5 feet to a point;

North 38° 37' 50" West, 90.07 feet to a point;

South 85° 57' 00" West, 172.53 feet to a point;

North 33° 07' 40" West, 74.86 feet to a point;

North 11° 47' 00" West 171.33 feet to a point;

North 18° 05' 40" East 155.52 feet to a point;

North 11° 18' 00" East 102.02 feet to a point;

North 35° 55' 00" East 54.44 feet to a point;

North 80° 41' 40" East 143.90 feet to a point;

North 47° 23' 10" East 108.42 feet to a point;

North 27° 01' 00" East 109.09 feet to a point;

North 15° 04' 20" East 168.26 feet to a point;

North 26° 54' 00" East 26.21 feet to a point;

North 12° 16' 10" West 32.44 feet to a point;

North 34° 32' 40" West 149.41 feet to a point;

North 16° 30' 40" West 39.93 feet to a point;

North 28° 16' 40" East 37.53 feet to a point;

North 58° 40' 30" East 96.39 feet to a point;

North 44° 03' 00" East 76.71 feet to a point;

North 86° 30' 40" East 29.16 feet to a point;

South 76° 49' 40" East 28.89 feet to a point;

South 46° 52' 00" East 123.65 feet to a point;

South 86° 06' 40" East 178.80 feet to a point;

North 28° 58' 50" East 83.65 feet to a point;

North 52° 54' 20" East 66.72 feet to a point;

North 10° 24' 20" East 156.05 feet to a point;

North 11° 52' 20" West 54.65 feet to a point;

North 26° 52' 10" West 80.11 feet to a point;

North 15° 05' 30" West 66.31 feet to a point on the southerly right-of-way line of SR #4010 known as Dahl Road, and at the centerline of said Hemlock, Creek;

Thence along the southerly right-of-way of Dahl Road North 79° 33' 30" East 333.89 feet to a point;

Thence along the same and along the westerly right-of-way of SR 0044, also known as Buckhorn Road along a curve to the right with a radius of fifty 50.00 feet, a curve length of 73.55' and along a chord that bears South 58° 18' 00" East 67.10 feet to a point; Thence along the westerly right-of-way of said Buckhorn Road South 16° 15' 10" East 155.55 feet to a found railroad spike;

Thence along lands now or formerly of Larue Hock South 76° 58' 50" West 200.00 feet to a point; Thence by the same South 13° 35' 10" East 284.84 feet to a found iron pin; Thence along lands now or formerly of Dina Hutson South 10° 01' 20" East 150.00 feet to a found iron pin; Thence along lands now or formerly of Albert Hunsinger South 08° 10' 40" East 223.80 feet to a point in a small stream; Thence along lands now or formerly of Garey Bittenbender and Leona Parks the following four courses and distances

South 79° 30' 10" West 485.23 feet to a point in said small stream;

South 04° 03' 50" West 86.10 feet to an iron pin;

South 35° 18' 20" West 167.04 feet to an iron pin;

South 15° 04' 20" East 452.67 feet to an iron pin in line of lands now or formerly of the Buckhorn Lutheran Parish; Thence by the same and lands now or formerly of Warn Pursel and lands now or formerly of Sidney Reese South 71° 04' 00" West 300.25 feet to an iron pin; Thence by lands now or formerly of said Pursel South 19° 03' 20" East 139.95 feet to a point on the northerly right-of-way of said Schoolhouse Road; Thence along said right-of-way of Schoolhouse Road South 79° 27' 00" West 98.29 feet to the point and place of beginning.

Containing 22.06 acres and being described as Parcel No. 1 on a survey performed by James M. Wood, PLS dated October 20, 2002 and last revised on November 7, 2002. Said survey was approved for subdivision and recorded in Columbia County in Map Book 8, Page 315 to Instrument No. 200213538.

Under and Subject to the following restrictions, which shall be a covenant running with the land:

1. No commercial or residential building may be constructed on said property.

Tax Code No.: 18-02-04-18

PARCEL D:

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an existing iron bar in line of lands of Balco Development, Inc., said iron bar being the northwest corner of lands herein described;

THEN through lands of Linda Quodomine North 65 degrees 17 minutes 33 seconds East 143.47 feet to a set iron pin;

THEN through lands of the same South 70 degrees 51 minutes 05 seconds East 27.76 feet to a point in or near the center of Hemlock Creek, said point being 13.20 feet East of a iron pin set on the last described line;

THEN through lands of Linda Quodomine and along and near the center of Hemlock Creek North 01 degrees 10 Minutes 48 seconds East 89.85 feet to a point;

THEN by lands of Balco Development, Inc. South 24 degrees 59 Minutes 14 seconds East 359.10 feet to an existing iron pin;

THEN by lands of Balco Development, Inc. South 24 degrees 39 minutes 34 seconds West 100.00 feet to an existing iron pin;

THEN by lands of Balco Development, Inc. North 44 degrees 13 minute 57 seconds West 384.75 feet to the place of **BEGINNING**.

CONTAINING 1.120 acres of land and designated as Lot No. 2 on a survey draft prepared by Matthew W. Laidacker, PLS, Orangeville surveying Consultants Inc. dated February 3, 2003 and recorded in Columbia County Map Book, 8 Page 460.

Being **SUBJECT TO** a 15 foot wide sanitary sewer easement.

SUBJECT TO the additional covenant and restriction that Balco Development, Inc., its successors and assigns, the burden of which shall run with the lands conveyed herein and the lands more particularly described in the deed recorded at Columbia County Instrument No. 200206040, less certain lands conveyed by deed dated December 5, 2003, from Balco Development, Inc. to Linda Quodomine comprised of 8.772 acres in Hemlock Township, Columbia County, PA (hereafter, the "Balco Residue"), shall be bound to construct a graded accessway to the creek at the eastern portion of Linda Quodomine's residual lands comprised of the lands described at Columbia County Instrument No. 200109314, less the lands conveyed herein (hereafter, the "Quodomine Residue"). The accessway shall be built to a size, location and to specifications designated by Linda Quodomine, so long as the same are reasonable. The duties of Balco Development, Inc., its successors and assigns shall include bringing in such fill, other materials and all labor and machinery necessary to complete said work.

SUBJECT TO the additional covenant and restriction that Balco Development, Inc., its successors and assigns (the burden of which shall run with the lands defined herein as the Balco Residue and the benefit of which shall run with the lands defined herein as the Quodomine Residue) shall not build any part of a golf green within 50 yards of any boundary with the Quodomine Residue. On or before December 31, 2003, Balco Development, Inc. shall plant evergreens (of douglas fir, blue spruce, hemlock or white pine variety) on the Balco Residue, no less than 6 feet in height, no less than 8 feet on center from each other in 2 rows no less than 10 feet nor more than 15 feet apart, between the Northeasterly boundary of the Balco residue (which has a course of North 44 degrees 13 minutes 57 seconds West) and any golf green constructed within 300 feet of said boundary, said planting to be centered on said golf green as it is approached from

its fairway. Balco Development, Inc., its successors and assigns shall maintain said buffer planting at all times in the future.

SUBJECT TO the following restrictions to be applied to the premises herein conveyed and the Quodomine Residue, said 8.772 acres conveyed by Balco Development Inc. to Linda Quodomine by deed dated December 5, 2003 located in Hemlock Township, Columbia County, PA, and the Balco Residue (the said three (3) parcels subject to said restrictions shall hereafter be referred to as the Affected Lots", as to the Balco Residue, Balco Development, Inc. has manifested agreement to the following restrictions, and extinguishment of the former restrictions applicable to the Affected Lots, by exchange of deeds now of record):

- (1) No structure other than single family dwelling, a barn, fences, workshop, guest house and related accessory structures shall be erected or placed upon any effected lot or portion thereof. Any such structure shall be erected according to all applicable township zoning requirements.
- (2) An owner of a lot within the Affected Lots may maintain horses thereon.
- (3) No mobile homes shall be erected or placed upon any of said Affected Lots or any portion thereof.
- (4) No junked or unlicensed motor vehicles except well maintained and working golf carts as well as tractors and other farm equipment, shall be permitted to remain on any of said Affected Lots.
- (5) Each single family dwelling shall contain a minimum of 1400 square feet, interior measure, excluding basements and garage areas.
- (6) These restrictions shall run with the ownership of each Affected Lots and shall be binding upon and enure to the benefit of each owner of an Affected Lot.
- (7) These restrictions shall apply to the Affected Lots.
- (8) These restrictions shall remain in effect for 50 years from the date first imposed.
- (9) The restrictions set forth herein shall entirely displace and replace the restrictions recorded at

Columbia County Record Book 637, Page 1085, and modified at Columbia County Record Book 655, Page 215 and said original restrictions and the modification thereof shall, in themselves, no longer be in force and effect and the present restrictions shall constitute covenants running with the land constituted by the Affected Lots.

Balco Development, Inc. has manifested its agreement with this change in the restrictions, as to the balance of the promises bound by these restrictions, by exchange of deeds of record.

UNDER AND SUBJECT TO the following easement for the sole use by Linda Quodomine for the purpose of watering and pasturing horses and to place a fence around the perimeter or within the same: Beginning at a point on line of lands of Balco Development, Inc., said point being North 24 degrees 59 minutes 14 seconds West 278.46 feet from an existing iron pin at the southeast corner of lands formerly of Linda Quodomine soon to be conveyed to Balco Development, Inc.; Thence from said point of beginning through lands soon to be conveyed to Balco Development, Inc. South 65 degrees 00 minutes 46 seconds West 39.62 feet to a point in or near the center of Hemlock Creek; Thence by lands of Linda Quodomine along and near the center of Hemlock Creek North 01 degrees 10 minutes 48 seconds East 89.85 feet to a point in or near the center of Hemlock Creek; Thence by lands now or formerly of Ricky J. and Kristen E. Robinholt and lands of Balco Development, Inc, South 24 degrees 59 minutes 14 seconds East 80.64 feet to the place of Beginning comprising 1,596.52 square feet of land.

Excepting and Reserving from the above-described premises the following lots:

- Lot No. 4 conveyed to Eastern Communities Limited Partnership;
- Lot No. 6 conveyed to Eastern Communities Limited Partnership;
- Lot Nos. 9, 10, 11, 12, 13 conveyed to Eastern Communities Limited Partnership
- Lot No. 14 conveyed to Kathleen J. Harrison & Leo J. Yodock, Jr.
- Lot No. 19 conveyed to Eastern Communities Limited Partnership;
- Lot No. 21 conveyed to Eastern Communities Limited Partnership;
- Lot No. 22 conveyed to Kathleen Harrison
- Lot No. 23 conveyed to Kathleen Harrison
- Lot No. 24 conveyed to Robert E. Shirk and Karol A. Shirk

Lot No. 25 conveyed to Sophia Drinis and Chrisline M. Casson;
Lot No. 26 conveyed to Town & Country Inc., d/b/a Town & Country Homes
Lot No. 28 conveyed to Town & Country Inc., d/b/a Town & Country Homes
Lot No. 29 conveyed to Eastern Communities Limited Partnerships;
Lot No. 30 conveyed to Eastern Communities Limited Partnership;
Lot No. 31 conveyed to Eastern Communities Limited Partnership;
Lot No. 35 conveyed to Kathy J. Marzari
Lot No. 36 conveyed to Eastern Communities Limited Partnership;
Lot No. 38, conveyed to James E. Peach;

Excepting, all of the following lots, as shown on Map of Windsor Heights Country Club as prepared by David Miller Associates, Inc., dated March 3, 1996 and duly recorded.

Lot No. 1; Lot No. 2; Lot No. 5; Lot No. 16; Lot Lot No. 17; Lot No. 32; Lot No. 34; Lot No. 37; Lot No. 39;

Lot No. 40; Lot No. 43; Lot No. 44; Lot No. 45; Lot No. 46; Lot No. 47; Lot No. 48; Lot No. 49; Lot No. 50; Lot No. 51; Lot No. 52; Lot No. 53; Lot No. 54

BEING the same premises conveyed by Balco Development, Inc. to James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, Jr. and Gerald A. Beierschmitt, III, Partners of Lucas-Beierschmitt Partnership by Deed dated August 20, 2004, and recorded in the Office of the Recorder of Deeds of Columbia County to Instrument Number 200409739

EXCEPTING THEREFROM, all that certain piece, parcel and tract of land being designated as Lot No. 55 as more fully shown on the revised plan for Windsor Heights prepared by David Miller/Associates, Inc. and recorded in Columbia County Map Book 7 at Page 1787 A-E. Said Lot No. 55 being released from the Mortgage of First Columbia Bank & Trust Co. by virtue of a Partial Release of Mortgage dated January 19, 2005, and recorded on January 21, 2005, at Columbia County Instrument No. 200500736.

PARCELE

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Hemlock, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin along the Northern side of State Highway leading from Buckhorn to Frosty Valley and in line of land now or formerly of Clarence E. Derr; Thence along the lands now or formerly of Clarence E. Derr, North 27 degrees West, 142.2 feet to an iron pin; Thence by lands now or formerly of said Derr, North 63 degrees East, 100 feet to an iron pin; Thence by lands now or formerly of said Derr, South 27 degrees East, 145 feet to an iron pin along the Northern side of said aforesaid State Highway; Thence along said State Highway, South 64 degrees 40 minutes West, 100 feet to an iron pin, being the place of BEGINNING. IT BEING ALL OF LOT NO. 7 of plot of lots laid out by Clarence E. Derr in accordance with a survey draft prepared August 28, 1957, by Howard Fetterolf, R.E.

BEING THE SAME premises granted and conveyed by Sindy Traver, Administratrix of the Estate of Sidney L. Reese to James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, Jr. and Gerald A. Beierschmitt, III by Deed dated April 22, 2005, and recorded in the office of the Recorder of Deeds of Columbia County to Instrument Number 200504173.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will

be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
P. Jeffrey Hill
38 West Third Street
Bloomsburg, PA 17815

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

FIRST COLUMBIA BANK & TRUST CO., IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
VS. :
: CIVIL ACTION - LAW
JAMES P. LUCAS, LARRY G. LUCAS, :
GERALD A. BEIERSCHMITT, III and : *Writ*
GERALD A. BEIERSCHMITT, JR., : *2006-ED-176*
Partners t/a LUCAS-BEIERSCHMITT :
PARTNERSHIP, :
DEFENDANTS. : NO. 601 CV OF 2006

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA : SS.
:

To the Sheriff of Columbia County:

To satisfy the judgment, interest and costs in the above captioned matter you are directed to levy upon and to sell the following described real and personal property described in Exhibits "A" and "B".

(a)	Principal balance	\$2,441,982.71
(b)	Accrued interest to October 31, 2006 \$231.51 per day	\$ 146,427.75
(c)	Attorney's fees	\$ <u>4,500.00</u>
TOTAL		\$2,592,910.46

Plus costs.

PROTHONOTARY, Court of Common Pleas
of Columbia County, Pennsylvania

DATED: *Nov. 15th*, 2006

By: *Lauri B. Kline*

Cost
Complaint \$90.50 paid
Writ \$23.00 paid

Saturday \$7.00

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

EXHIBIT "A"

REAL PROPERTY

PARCELS

All those certain lots, pieces or parcels of land situate, lying and being in the Township of Hemlock, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Tract One:

Beginning at a point on the southern edge of the right-of-way of Township Route No. 826, said point being the northwest corner of lands herein described; then by the southern edge of the right-of-way of Township Route No. 826 the following courses and distances; (1) North $64^{\circ}34'28''$ East 262.87 feet to a point; (2) North $24^{\circ}45'33''$ West 8.50 feet to a point; (3) North $65^{\circ}14'27''$ East 35.00 feet to a point; (4) South $24^{\circ}45'33''$ East 8.50 feet to a point; (5) North $65^{\circ}14'27''$ East 41.01 feet to a point; (6) North $64^{\circ}22'12''$ East 43.89 feet to an existing iron pin; then by lands of Richard M. and Diane Angelo South $32^{\circ}39'47''$ East 21.98 feet to an existing iron pipe; then by the same South $48^{\circ}46'01''$ East 39.93 feet to an existing iron pipe; then by the same South $26^{\circ}54'58''$ East 70.05 feet to an existing iron pipe on the northern edge of a 24 foot wide alley; then by the northern edge of a 24 foot wide alley South $62^{\circ}03'54''$ West 31.12 feet to a point; then by the western edge of an unnamed alley South $26^{\circ}27'33''$ East 16.18 feet to a point; then by lands of the Christ Lutheran Church South $63^{\circ}32'27''$ West 107.25 feet to an existing iron pin; then by the same South $26^{\circ}42'37''$ East 209.98 feet to an existing iron pipe; then by the same North $64^{\circ}17'49''$ East 106.73 feet to a point on the western edge of the aforementioned unnamed alley; then by the western edge of the aforementioned unnamed alley South $26^{\circ}28'00''$ East 418.41 feet to a point at a small run; then by lands of Bloomsburg Properties and along a small run South $70^{\circ}41'06''$ West 256.56 feet to a point in a small run; then by same North $27^{\circ}38'26''$ West 369.28 feet to an existing iron pin; then by the same South $62^{\circ}18'39''$ West 100.07 feet to an existing iron pin; then by the same North $27^{\circ}38'23''$ West 384.36 feet to the place of beginning, containing 5.031 acre of land.

TAX CODE NO. 18,02-4

Tract Two:

Beginning at a set iron pin on the northern edge of the right-of-way of Interstate Route No. 80, said iron pin being the southwest corner of lands of the Township of Hemlock; thence by the northern edge of the right-of-way of Interstate Route No. 80 South $77^{\circ}50'07''$ West 835.28 feet to a set iron pin; thence by the same South $12^{\circ}09'36''$ East 30.00 feet to a set iron pin; thence by the same South $77^{\circ}50'01''$ W. 751.66 feet to a point; thence by the same by a curve having a radius of 2704.93, an arc distance of 313.38 feet and a chord bearing and distance of South $81^{\circ}09'19''$ West 313.20 feet to an existing iron pin; thence by lands of Donald J. and Marjorie G. Dieffenbacher North $56^{\circ}30'07''$ West 715.48 feet to an existing iron pin; thence by lands of Michael and Patricia Kuznicki, lands of John R. Jr. and Darlene L. Crawford, and lands of Ricky J. and Kristen E. Robinholt North $24^{\circ}39'31''$ East 2058.90 feet to a point; thence by the same North $82^{\circ}03'23''$ West 543.20 feet to a point in Hemlock Creek; thence by lands of Ricky J. and Kristen E. Robinholt and along and near the center of Hemlock Creek North $07^{\circ}51'58''$ W. 160.60 feet to a point; thence by the same North $11^{\circ}33'01''$ East 181.89 feet to a point; thence by the same North $13^{\circ}28'02''$ W.

159.95 feet to a point on the southern edge of the right-of-way of Township Route No. 826; thence by the southern edge of the right-of-way of Township Route No. 826 the following seven courses and distances:

- 1) North 74° 41' 52" East 11.75 feet to a point;
- 2) North 74° 17' 14" East 86.29 feet to a point;
- 3) North 71° 37' 26" East 33.81 feet to a point;
- 4) North 68° 15' 06" East 70.25 feet to a point;
- 5) North 65° 53' 11" East 117.00 feet to a point;
- 6) North 65° 22' 34" East 112.75 feet to a point;
- 7) North 65° 04' 54" East 154.23 feet to a point;

Thence by lands of Suzanne H. Gates South 27° 38' 23" East 384.36 feet to a point; thence by the same North 62° 18' 39" East 100.07 feet to an existing iron pin; thence by the same South 27° 38' 26" East 369.28 feet to a point in a small run; thence by the same and along a small run North 70° 41' 06" East 256.56 feet to a point on the western edge of an unnamed alley; thence by the western edge of an unnamed alley South 26° 28' 00" East 1643.70 feet to a point; thence across said unnamed alley and along lands of Jeffrey R. and Janet L. Sutton North 66° 01' 14" East 188.65 feet to a point on the western edge of Township Route No. 376, said point being 0.44 feet from an existing iron pin; thence by the western edge of Township Route No. 376 South 26° 30' 28" East 67.10 feet to an existing iron pin; thence by lands of the Township of Hemlock South 66° 04' 42" West 253.37 feet to an existing iron pin; thence by the same North 25° 44' 45" West 19.96 feet to an existing iron pin; thence by the same South 64° 14' 27" West 82.03 feet to an existing iron pin; thence by the same South 25° 44' 45" East 31.91 feet to an existing iron pin; thence by the same South 30° 28' 33" East 585.68 feet to the place of beginning.

Containing 95.856 acres of land. Description written by Matthew W. Laidacker, PLS.

Subject to all easements and rights-of-way as recorded by deed or shown on Drawing Number 97-202 Map of David Miller and Associates dated 3/3/98.

EXCEPTING Lot No. 27 dated April 24, 2002 and recorded as Instrument No. 200205037.
EXCEPTING Lot No. 15 dated April 30, 2002 and recorded as Instrument No. 200205219.
EXCEPTING Lot No. 8 through and including Lot No. 13 dated April 30, 2002 and recorded as Instrument No. 200205239.

TAX CODE NO. 18,02-4

Tract Three;

Beginning at a set iron pin on the northern edge of the right-of-way of James Avenue a fifty foot-wide private right-of-way, said iron pin being in line of lands of Robert P. and Mary Mae Mausteller; then by lands of Robert P. and Mary May Mausteller South 82° 03' 35" East 164.89 feet

to an existing iron pin; then by the same North 07° 41' 36" East 539.55 feet to a point near the western edge of Hemlock Creek; then by the same North 40° 33' 22" West 245.85 feet to a point near the western edge of Hemlock Creek; then by the same North 78° 18' 23" West 79.68 feet to a point near the center of Hemlock Creek; then by lands of Gary Bittenbender along and near the center of Hemlock Creek North 83° 14' 29" East 72.14 feet to a point; then by the same South 44° 24' 30" East 102.01 feet to a point; then by the same South 61° 04' 16" East 93.79 feet to a point; then by the same and lands of Bloomsburg Properties South 13° 28' 02" East 315.81 feet to a point; then by lands of Bloomsburg Properties continuing along and near the center of Hemlock Creek South 11° 33' 01" West 181.89 feet to a point; then by the same South 07° 51' 58" East 160.60 feet to a point; then by the same South 82° 03' 23" East 543.20 feet to a set iron pin; then by the same South 24° 39' 31" West 1439.34 feet to an existing iron pin; then by lands of John R. Jr. and Darlene L. Crawford North 24° 59' 14" 768.13 feet to an existing iron pin; then by lands of Linda J. O'Flaherty North 24° 27' 55" East 101.92 feet to an existing iron pin; then by lands of Lara J. Pecile South 75° 46' 38" East 206.48 feet to a set iron pin; then by lands of Lara J. Pecile South 75° 46' 38" East 206.48 feet to a set iron pin; then by the same North 17° 15' 40" East 211.33 feet to a set iron pin; then by the same North 01° 15' 35" East 109.68 feet to existing iron pin; then by the same North 85° 54' 59" West 71.36 feet to an existing iron pin on the eastern edge of the right-of-way of the cul-de-sac of James Avenue; then by the eastern edge of the cul-de-sac of James Avenue by a curve having a radius of 40.00 feet, an arc distance of 26.73 feet, and a chord bearing a distance North 15° 09' 37" West 26.23 feet to a set iron pin; then by the eastern edge of the right-of-way of James Avenue North 17° 01' 38" East 71.97 feet to a point; then by the same by a curve having a radius of 255.00, an arc distance of 153.96 feet and a chord bearing and distance of North 00° 16' 28" West 151.63 feet to a point; then by the same by a curve having a radius of 176.83, an arc distance 199.02 and a chord bearing and distance of North 49° 48' 54" West 188.68 feet to the place of beginning and containing 14.688 acres of land.

Subject to all easements and rights-of-way as recorded by deed or shown on the above plot plan.

TAX CODE NO. 18,02-4

EXCEPTING Lot No. 56 dated March 6, 2000 and recorded as Instrument No. 200002001.
EXCEPTING Lot No. 41 dated March 31, 2000 and recorded as Instrument No. 20003446.
EXCEPTING Lot No. 42 dated June 12, 2001 and recorded as Instrument No. 200105506.
EXCEPTING Lot No. 18 dated May 17, 2000 and recorded as Instrument No. 200006119.
EXCEPTING Lot No. 20 dated July 21, 2000 and recorded as Instrument No. 200007626.
EXCEPTING Lot No. 33 dated February 7, 2001 and recorded as Instrument No. 200101554.
EXCEPTING Lot No. 3 dated September 14, 2001 and recorded as Instrument No. 200109234.
EXCEPTING Lot No. 7 dated October 31, 2002, intended to be duly recorded.

PARCEL B

Of those certain lots, pieces or parcels of land situate, lying and being in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Tract 1:

Beginning at a point in the center of State Route No. 4006, also being known as "School House Road" said point also being the northwest corner now or formerly of L. Wayne Laidacker and Helen E. Laidacker, husband and wife, and the southwest corner of lands herein described; thence by the centerline of State Route No. 4006 the following courses and distances; North twelve degrees nineteen minutes thirty-eight seconds West (N. 12° 19' 38" W.) 111.01 feet; North nine degrees twenty-five minutes thirty-three seconds West (N. 09° 25' 33" W.) 69.35 feet; North four degrees thirty-two minutes thirty-four seconds West (N. 04° 32' 34" W.) 58.01 feet; North two degrees one minute twenty-eight seconds East (N. 02° 01' 28" E.) 66.18 feet; North eight degrees fifty-five minutes forty-three seconds East (N. 08° 55' 43" E.) 85.46 feet; North fifteen degrees thirty-eight minutes eighteen seconds East (N. 15° 38' 18" E.) 72.09 feet; North twenty-one degrees thirty-three minutes six seconds East (N. 21° 33' 06" E.) 59.56 feet to a point; thence by Lot No. 3 of said Laidacker and passing through an iron pin set on line and crossing through Hemlock Creek South forty-four degrees thirteen minutes fifty-seven seconds East (S. 44° 13' 57" E.) 1,459.68 feet to a rebar set corner; then by lands of Bloomsburg Properties South twenty-four degrees thirty-nine minutes thirty-one seconds West (S. 24° 39' 31" W.) 259.78 feet to a rebar set corner; then by Lot No. 1 of said Laidacker and crossing through Hemlock Creek North fifty degrees thirteen minutes ten seconds West (N. 50° 13' 10" W.) 1,206.39 feet and passing through an iron pin set on line to the place of beginning.

Containing 10.00 acres of land. Being Lot No. 2 of the L. Wayne Laidacker and Helen E. Laidacker Subdivision dated June 18, 1996.

Also including a 15 foot sewer easement as shown on a plot plan as prepared by Matthew W. Laidacker P.L.S. dated June 18, 1996

This description was prepared from survey draft of Orangeville Surveying Consultants dated June 18, 1996, approved by the Hemlock Township Supervisors on August 13, 1996, and recorded in Columbia County Map Book 7, Page 1053 on August 21, 1996.

Tax Code No. 18-07-06-01

Tract 2:

Beginning at a point in the center of State Route No. 4006, also being known as "School House Road" said point also being on line of lands of Donald J. and Marjorie G. Dieffenbacher and also being the southwest most corner of lands herein described; thence by the centerline of State Route No. 4006 the following courses and distances; North five degrees forty-six minutes thirty-three seconds East (N. 05° 46' 33" E.) 397.97 feet to a point; thence by the same North two degrees fifty-three minutes twelve seconds East (N. 02° 53' 12" E.) 67.06 feet to a point; thence by the same North two degrees two minutes twenty-two seconds West (N. 02° 02' 22" W.) 75.16 feet to a point; thence by the same North eight degrees zero minutes five seconds West (N. 08° 00' 05" W.) 89.38 feet to a point; thence by the same North twelve degrees nineteen minutes thirty-eight seconds West (N. 12° 19' 38" W.) 55.30 feet to a point; thence by Lot No. 2 of Laidacker and passing through an iron pin on line and crossing through Hemlock Creek South fifty degrees thirteen minutes ten seconds East (S. 50° 13' 10" E.) 1,206.39 feet to a rebar set; thence by lands of Bloomsburg Properties South twenty-four degrees thirty-nine minutes thirty-one seconds West (S. 24° 39' 31" W.)

259.78 feet to an existing iron rebar with cap; thence by lands of Donald J. and Marjorie G. Dieffenbacher and crossing through Hemlock Creek North sixty-four degrees fifty-five minutes eighteen seconds West (N. 64° 55' 18" W.) 803.57 feet to a rebar set; thence by the same and crossing through Frozen Run South eighty-three degrees zero minutes thirty-four seconds West (S. 83° 00' 34" W.) 108.20 feet and passing through a rebar set on line to the place of beginning.

Containing 9.242 acres of land. Being Lot No. 1 of the L. Wayne Laidacker and Helen E. Laidacker Subdivision dated June 18, 1996.

Also including a 15 foot sewer easement as shown on a plot plan as prepared by Matthew W. Laidacker P.L.S. dated June 18, 1996

This description was prepared from survey draft of Orangeville Surveying Consultants dated June 18, 1996, approved by the Hemlock Township Supervisors on August 13, 1996, and recorded in Columbia County Map Book 7, Page 1053 on August 21, 1996.

Excepting and Reserving 8.772 acres to Linda Quodamine by deed dated December 5, 2003 and recorded in Columbia County at Instrument #200315680, as more fully shown on a map of survey recorded in Map Book 8, Page 460.

Tax Code No. 18-07-06-01

PARCEL C:

All that certain parcel, piece or plot of land situate, lying and being in the Township of Hemlock, County of Columbia and State of Pennsylvania, more fully described and bounded as follows, to wit:

Beginning at a point on the northerly right-of-way of State Route #4006 known as Schoolhouse Road at the centerline of Hemlock Creek;

Thence along the centerline of said Hemlock Creek and along lands now or formerly of Pinebrook Homes the following 30 courses and distances

North 13° 42' 30" West, 96.51 feet to a point;
North 47° 42' 00" West, 128.90 feet to a point;
North 38° 37' 50" West, 90.07 feet to a point;
South 85° 57' 00" West, 172.53 feet to a point;
North 33° 07' 40" West, 74.86 feet to a point;
North 11° 47' 00" West 171.33 feet to a point;
North 18° 05' 40" East 155.52 feet to a point;
North 11° 18' 00" East 102.02 feet to a point;
North 35° 55' 00" East 54.44 feet to a point;
North 80° 41' 40" East 143.90 feet to a point;

North 47° 23' 10" East 108.42 feet to a point;
North 27° 01' 00" East 109.09 feet to a point;
North 15° 04' 20" East 168.26 feet to a point;
North 26° 54' 00" East 26.21 feet to a point;
North 12° 16' 10" West 32.44 feet to a point;
North 34° 32' 40" West 149.41 feet to a point;
North 16° 30' 40" West 39.93 feet to a point;
North 28° 16' 40" East 37.53 feet to a point;
North 58° 40' 30" East 96.39 feet to a point;
North 44° 03' 00" East 76.71 feet to a point;
North 86° 30' 40" East 29.16 feet to a point;
South 76° 49' 40" East 28.89 feet to a point;
South 46° 52' 00" East 123.65 feet to a point;
South 86° 06' 40" East 178.80 feet to a point;
North 28° 58' 50" East 83.65 feet to a point;
North 52° 54' 20" East 66.72 feet to a point;
North 10° 24' 20" East 156.05 feet to a point;
North 11° 52' 20" West 54.65 feet to a point;
North 26° 52' 10" West 80.11 feet to a point;
North 15° 05' 30" West 66.31 feet to a point on the southerly right-of-way line of SR #4010 known as Dahl Road, and at the centerline of said Hemlock Creek;

Thence along the southerly right-of-way of Dahl Road North 79° 33' 30" East 333.89 feet to a point;

Thence along the same and along the westerly right-of-way of SR 0044, also known as Buckhorn Road along a curve to the right with a radius of fifty 50.00 feet, a curve length of 73.55' and a long chord that bears South 58° 18' 00" East 67.10 feet to a point;

Thence along the westerly right-of-way of said Buckhorn Road South 16° 15' 10" East 155.55 feet to a found railroad spike;

Thence along lands now or formerly of Larue Hock South 76° 58' 50" West 200.00 feet to a point;

Thence by the same South 13° 35' 10" East 284.84 feet to a found iron pin;

Thence along lands now or formerly of Dina Hutson South 10° 01' 20" East 150.00 feet to a found iron pin;

Thence along lands now or formerly of Albert Hunsinger South 08° 10' 40" East 223.80 feet to a point in a small stream;

Thence along lands now or formerly of Garey Bittenbender and Leona Parks the following four courses and distances;

South 79° 30' 10" West 485.23 feet to a point in said small stream;
South 04° 03' 50" West 86.10 feet to an iron pin;

South 35° 18' 20" West 167.04 feet to an iron pin;

South 15° 04' 20" East 452.69 feet to an iron pin in line of lands now or formerly of the Buckhorn Lutheran Parish;

Thence by the same and lands now or formerly of Warn Pursel and lands now or formerly of Sidney Reese South 71° 04' 00" West 300.25 feet to an iron pin;

Thence by lands now or formerly of said Pursel South 19° 03' 20" East 139.95 feet to a point on the northerly right-of-way of said Schoolhouse Road;

Thence along said right-of-way of Schoolhouse Road South 79° 27' 00" West 98.29 feet to the point and place of beginning.

Containing 22.06 acres and being described as Parcel No. 1 on a survey performed by James M. Wood, PLS dated October 20, 2002 and last revised on November 7, 2002. Said survey was approved for subdivision and recorded in Columbia County in Map Book 8, Page 315 to Instrument No. 200213538.

Under and Subject to the following restriction, which shall be a covenant running with the land:

1. No commercial or residential building may be constructed on said property.

Tax Code No.: 18-02-04-18

PARCEL D:

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an existing iron bar in line of lands of Balco Development, Inc., said iron bar being the northwest corner of lands herein described;

THEN through lands of Linda Quodomine North 65 degrees 17 minutes 33 seconds East 143.47 feet to a set iron pin;

THEN through lands of the same South 70 degrees 51 minutes 05 seconds East 27.76 feet to a point in or near the center of Hemlock Creek, said point being 13.20 feet East of a iron pin set on the last described line;

THEN through lands of Linda Quodomine and along and near the center of Hemlock Creek North 01 degrees 10 minutes 48 seconds East 89.85 feet to a point;

THEN by lands of Balco Development, Inc. South 24 degrees 59 minutes 14 seconds East 359.10 feet to an existing iron pin;

THEN by lands of Balco Development, Inc. South 24 degrees 39 minutes 34 seconds West 100.00 feet to an existing iron pin;

THEN by lands of Balco Development, Inc. North 44 degrees 13 minutes 57 seconds West 384.75 feet to the place of **BEGINNING**.

CONTAINING 1.120 acres of land and designated as Lot No. 2 on a survey draft prepared by Matthew W. Laidacker, PLS, Orangeville surveying Consultants Inc. dated February 3, 2003 and recorded in Columbia County Map Book 8 Page 460.

Being **SUBJECT TO** a 15 foot wide sanitary sewer easement.

SUBJECT TO the additional covenant and restriction that Balco Development, Inc., its successors and assigns, the burden of which shall run with the lands conveyed herein and the lands more particularly described in the deed recorded at Columbia County Instrument No. 200206040, less certain lands conveyed by deed dated December 5, 2003, from Balco Development, Inc. to Linda Quodomine comprised of 8.772 acres in Hemlock Township, Columbia County, PA (hereafter, the "Balco Residue"), shall be bound to construct a graded accessway to the creek at the eastern portion of Linda Quodomine's residual lands comprised of the lands described at Columbia County Instrument No. 200109314, less the lands conveyed herein (hereafter, the "Quodomine Residue"). The accessway shall be built to a size, location and to specifications designated by Linda Quodomine, so long as the same are reasonable. The duties of Balco Development, Inc., its successors and assigns shall include bringing in such fill, other materials and all labor and machinery necessary to complete said work.

SUBJECT TO the additional covenant and restriction that Balco Development,

Inc., its successors and assigns (the burden of which shall run with the lands defined herein as the Balco Residue and the benefit of which shall run with the lands defined herein as the Quodomine Residue) shall not build any part of a golf green within 50 yards of any boundary with the Quodomine Residue. On or before December 31, 2003, Balco Development, Inc. shall plant evergreens (of douglas fir, blue spruce, hemlock or white pine variety) on the Balco Residue, no less than 6 feet in height, no less than 8 feet on center from each other in 2 rows no less than 10 feet nor more than 15 feet apart, between the northeasterly boundary of the Balco Residue (which has a course of North 44 degrees 13 minutes 57 seconds West) and any golf green constructed within 300 feet of said boundary, said planting to be centered on said golf green as it is approached from its fairway. Balco Development, Inc., its successors and assigns shall maintain said buffer planting at all times in the future.

SUBJECT TO the following restrictions to be applied to the premises herein conveyed and the Quodomine Residue, said 8.772 acres conveyed by Balco Development, Inc. to Linda Quodomine by deed dated December 5, 2003 located in Hemlock Township, Columbia County, PA, and the Balco Residue (the said three (3) parcels subject to said restrictions shall hereafter be referred to as the "Affected Lots"; as to the Balco Residue, Balco Development, Inc. has manifested agreement to the following restrictions, and extinguishment of the former restrictions applicable to the Affected Lots, by exchange of deeds now of record):

(1) No structure other than a single family dwelling, a barn, fences, workshop, guest house and related accessory structures shall be erected or placed upon any affected lot or portion thereof. Any such structure shall be erected according to all applicable township zoning requirements.

(2) An owner of a lot within the Affected Lots may maintain horses thereon.

(3) No mobile homes shall be erected or placed upon any of said Affected Lots or any portion thereof.

(4) No junked or unlicensed motor vehicles except well maintained and working golf carts as well as tractors and other farm equipment, shall be permitted to remain on any of said Affected Lots.

(5) Each single family dwelling shall contain a minimum of 1400 square feet, interior measure, excluding basements and garage areas.

(6) These restrictions shall run with the ownership of each Affected Lot and shall be binding upon and enure to the benefit of each owner of an Affected Lot.

(7) These restrictions shall apply only to the Affected Lots.

(8) These restrictions shall remain in effect for 50 years from the date first imposed.

(9) The restrictions set forth herein shall entirely displace and replace the restrictions recorded at Columbia County Record book 637, Page 1085, and modified at Columbia County Record Book 655, Page 215 and said original restrictions and the modification thereof shall, in themselves, no longer be in force and effect and the present restrictions shall constitute covenants running with the land constituted by the Affected Lots.

Balco Development, Inc. has manifested its agreement with this change in the restrictions, as to the balance of the promises bound by these restrictions, by exchange of deeds of record.

UNDER AND SUBJECT TO the following easement for the sole use by Linda Quodomine for the purpose of watering and pasturing horses and to place a fence around the perimeter or within the same: Beginning at a point on line of lands of Balco Development, Inc., said point being North 24 degrees 59 minutes 14 seconds West 278.46 feet from an existing iron pin at the southeast corner of lands formerly of Linda Quodomine soon to be conveyed to Balco Development, Inc.; Thence from said point of beginning through lands soon to be conveyed to Balco Development, Inc. South 65 degrees 00 minutes 46 seconds West 39.62 feet to a point in or near the center of Hemlock Creek; Thence by lands of Linda Quodomine along and near the center of Hemlock Creek North 01 degrees 10 minutes 48 seconds East 89.85 feet to a point in or near the center of Hemlock Creek; Thence by lands now or formerly of Ricky J. and Kristen E. Robinholt and lands of Balco Development, Inc. South 24 degrees 59 minutes 14 seconds East 80.64 feet to the place of Beginning comprising 1,596.52 square feet of land.

Excepting and Reserving from the above-described premises the following lots:

Lot No. 4 conveyed to Eastern Communities Limited Partnership;
Lot No. 6 conveyed to Eastern Communities Limited Partnership;
Lot Nos. 9, 10, 11, 12, 13 conveyed to Eastern Communities Limited Partnership;
Lot No. 14 conveyed to Kathleen J. Harrison & Leo J. Yodock, Jr.
Lot No. 19 conveyed to Eastern Communities Limited Partnership;
Lot No. 21 conveyed to Eastern Communities Limited Partnership;
Lot No. 22 conveyed to Kathleen Harrison
Lot No. 23 conveyed to Kathleen Harrison
Lot No. 24 conveyed to Robert E. Shirk and Karol A. Shirk
Lot No. 25 conveyed to Sophia Drinis and Christine M. Casson;
Lot No. 26 conveyed to Town & Country Inc., d/b/a Town & Country Homes
Lot No. 28 conveyed to Town & Country Inc., d/b/a Town & Country Homes
Lot No. 29 conveyed to Eastern Communities Limited Partnership;
Lot No. 30 conveyed to Eastern Communities Limited Partnership;
Lot No. 31 conveyed to Eastern Communities Limited Partnership;
Lot No. 35 conveyed to Kathy J. Marzari
Lot No. 36 conveyed to Eastern Communities Limited Partnership;
Lot No. 38, conveyed to James E. Peach;

Excepting and Reserving to the Grantor herein, all of the following lots, as shown on Map of Windsor Heights Country Club as prepared by David Miller Associates, Inc., dated March 3, 1996 and duly recorded.

:

Lot No. 1; Lot No. 2; Lot No. 5; Lot No. 16; Lot No. 17; Lot No. 32;
Lot No. 34; Lot No. 37; Lot No. 39; Lot No. 40; Lot No. 43; Lot No. 44;
Lot No. 45; Lot No. 46; Lot No. 47; Lot No. 48; Lot No. 49; Lot No. 50;
Lot No. 51; Lot No. 52; Lot No. 53; Lot No. 54

BEING the same premises conveyed by Balco Development, Inc. to James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, Jr. and Gerald A. Beierschmitt, III, Partners of Lucas-Beierschmitt Partnership by Deed dated August 20, 2004, and recorded in the Office of the Recorder of Deeds of Columbia County to Instrument Number 200409739

EXCEPTING THEREFROM, all that certain piece, parcel and tract of land being designated as Lot No. 55 as more fully shown on the revised plan for Windsor Heights prepared by David Miller/Associates, Inc. and recorded in Columbia County Map Book 7 at Page 1787 A-E. Said Lot No. 55 being released from the Mortgage of First Columbia Bank & Trust Co. by virtue of a Partial Release of Mortgage dated January 19, 2005, and recorded on January 21, 2005, at Columbia County Instrument No. 200500736.

PARCEL E

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Hemlock, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin along the Northern side of State Highway leading from Buckhorn to Frosty Valley and in line of land now or formerly of Clarence E. Derr; Thence along the lands now or formerly of Clarence E. Derr, North 27 degrees West, 142.2 feet to an iron pin; Thence by lands now or formerly of said Derr, North 63 degrees East, 100 feet to an iron pin; Thence by lands now or formerly of said Derr, South 27 degrees East, 145 feet to an iron pin along the Northern side of said aforesaid State Highway; Thence along said State Highway, South 64 degrees 40 minutes West, 100 feet to an iron pin, being the place of BEGINNING. IT BEING ALL OF LOT NO. 7 of plot of lots laid out by Clarence E. Derr in accordance with a survey draft prepared August 28, 1957, by Howard Fetterolf, R.E.

BEING THE SAME premises granted and conveyed by Sindy Traver, Administratrix of the Estate of Sidney L. Reese to James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, Jr. and Gerald A. Beierschmitt, III by Deed dated April 22, 2005, and recorded in the office of the Recorder of Deeds of Columbia County to Instrument Number 200504173.