

**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.

FIRST COLUMBIA BANK & TRUST CO.,  
PLAINTIFF,

VS.

JAMES P. LUCAS, LARRY G. LUCAS,  
GERALD A. BEIERSCHMITT, III and  
GERALD A. BEIERSCHMITT, JR.,  
Partners t/a LUCAS-BEIERSCHMITT  
PARTNERSHIP,

DEFENDANTS.

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA

:  
: CIVIL ACTION - LAW

:  
: NO. 601 CV OF 2006

**WRIT OF EXECUTION**

**NOTICE**

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.


The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES  
168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760

  
P. JEFFREY HILL, ESQUIRE  
Hending & Hill LLP  
Attorney for Plaintiff  
38 West Third Street  
Bloomsburg, PA 17815  
(570) 784-6770

THOMAS A. FRENCH, ESQUIRE  
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1 S. Market Square, P.O. Box 1146  
Harrisburg, PA 17108-1146  
(717) 233-5731

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

**SHERIFF'S SALE**

BY VIRTUE OF A WRIT OF EXECUTION NO. 176 F.D 2006 OF 2006 ISSUED  
OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED,  
THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE  
HIGHEST AND BEST BIDDERS, FOR CASH ~~AT THE SHERIFF'S OFFICE~~, COLUMBIA  
COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

SALE WILL BE HELD AT  
55 WILLIAMSBURG ROAD  
BLOOMSBURG, PA

February 7, 2007  
AT 1 O'CLOCK, P.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND INTEREST OF  
THE DEFENDANTS IN AND TO: See Attached Description of all Real and Personal Property

THIS real property is improved with an 18 hole golf course, pro shop and clubhouse  
including restaurant.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will,  
not later than thirty (30) days after the sale, file a Schedule of Distribution in his office where the  
same will be available for inspection and the distribution will be made in accordance with the  
Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN in execution at the suit of First Columbia Bank & Trust Co. v.  
James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, III and Gerald A. Beierschmitt, Jr.,  
Partners, t/a Lucas-Beierschmitt Partnership, Defendants.

TERMS OF SALE: Ten percent (10%) cash or certified check at time of sale. Balance cash  
or certified check within eight (8) days after sale.

PREMISES TO BE SOLD BY:

  
SHERIFF OF COLUMBIA COUNTY

P. JEFFREY HILL, ESQUIRE  
Harding & Hill LLP  
38 West Third Street  
Bloomsburg, PA 17815  
(570) 784-6770

THOMAS A. FRENCH, ESQUIRE  
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1 S. Market Square, P.O. Box 1146  
Harrisburg, PA 17108-1146  
(717) 233-5731

## PARCEL A

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 41.04 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 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 102.01 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. 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. 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 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 450.

Tax Code No. 18-07-06-01

PARCEL C:

Of 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 Lame 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 Ihmsinger South 08° 10' 40" East 223.80 feet to a point in a small stream;

Thence along lands now or formerly of Garry 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 67.04 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 Wern 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.

Herein 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 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 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 Quodmine 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 Quodmine 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 Quodmine 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 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 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.

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.



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

**NOTICE UNDER RULE 2958.3 OF JUDGMENT AND EXECUTION THEREON**

**NOTICE OF DEFENDANT'S RIGHTS**

**TO: James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, III, and  
Gerald A. Beierschmitt, Jr.  
t/a Lucas-Beierschmitt Partnership, Defendant  
55 Williamsburg Boulevard  
Bloomsburg, PA 17815**

A judgment in the amount of \$2,441,982.71 has been entered against you and in favor of the Plaintiff without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The court has issued a writ of execution which directs the sheriff to take your money or other property owned by you to pay the judgment.

If your money or property has been taken, you have the right to get the money or property back if you did not voluntarily, intelligently and knowingly give up your constitutional right to notice and hearing prior to the entry of judgment or if you have defenses or other valid objections to the judgment.

You have a right to a prompt court hearing if you claim that you did not voluntarily, intelligently and knowingly give up your rights to notice and hearing prior to the entry of the judgment. If you wish to exercise this right, you must immediately fill out and sign the petition to strike the judgment which accompanies the writ of execution and delivery it to the Sheriff of Columbia County at Columbia County Courthouse, Bloomsburg, PA 17815 (570) 389-5622.

IT IS IMPORTANT THAT YOU ACT PROMPTLY. IT WILL BE TOO LATE TO REGAIN YOUR PROPERTY IF YOU WAIT UNTIL AFTER THE PROPERTY HAS BEEN SOLD BY THE SHERIFF OR TURNED OVER TO THE PLAINTIFF.

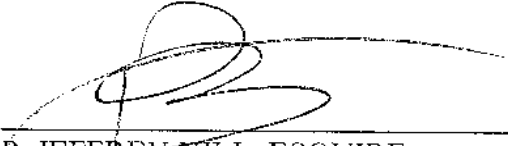
YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services  
168 E. 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P. O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375



---

P. JEFFREY HILL, ESQUIRE  
Harding & Hill LLP  
Attorney for Plaintiff  
38 West Third Street  
Bloomsburg, PA 17815  
(570) 784-6770  
Attorney ID #30004

THOMAS A. FRENCH, ESQUIRE  
Rhoads & Sinon LLP  
Attorney for Plaintiff  
1 South Market Square  
P. O. Box 1146  
Harrisburg, PA 17108-1146  
(717) 233-5731

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

**PETITION TO STRIKE JUDGMENT**

**REQUEST FOR PROMPT HEARING**

I hereby certify that I did not voluntarily, intelligently and knowingly give up my right to notice and hearing prior to the entry of judgment. I petition the court to strike the judgment on this ground and request a prompt hearing on this issue.

I verify that the statements made in this Request for Hearing are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

Notice of the hearing should be given to me at:

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State

\_\_\_\_\_  
Telephone Number

DATED: \_\_\_\_\_

\_\_\_\_\_  
DEFENDANT

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

**CLAIM FOR EXEMPTION**

**TO THE SHERIFF:**

I, the above-named Defendant, claim exemption of property from levy or attachment:

1. From my personal property in my possession which has been levied upon,

(a) I desire that my \$300.00 statutory exemption be:

(i) set aside in kind (specify property to be set aside in kind): \_\_\_\_\_  
\_\_\_\_\_;

(ii) paid in cash following the sale of the property levied upon; or

(b) I claim the following exemption (specify property and basis of exemption): \_\_\_\_\_;

2. From my property that is in the possession of a third party, I claim the following exemptions:

(a) my \$300.00 statutory exemptions: \_\_\_\_\_ in  
cash; \_\_\_\_\_ in kind (specify property) \_\_\_\_\_  
\_\_\_\_\_;

(b) Social Security benefits on deposit in the amount of \$ \_\_\_\_\_;

(c) other (specify amount and basis of exemption): \_\_\_\_\_  
\_\_\_\_\_;

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at :(address and telephone number).\_\_\_\_\_;

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. Cons. State. §4904 relating to unsworn falsification to authorities.

DATE:\_\_\_\_\_

\_\_\_\_\_  
Defendant

**MAJOR EXEMPTIONS UNDER PENNSYLVANIA  
AND FEDERAL LAW**

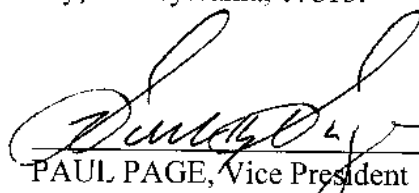
1. \$300.00 statutory exemption.
2. Bibles, school books, sewing machines, uniforms and equipment.
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and accounts.
6. Certain veteran and armed forces benefits.
7. Certain insurance proceeds.
8. Such other exemptions as may be provided by law.

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

**AFFIDAVIT OF WHEREABOUTS OF TENANT**

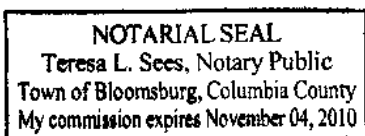
COMMONWEALTH OF PENNSYLVANIA	:
	: SS.
COUNTY OF COLUMBIA	:

I, PAUL PAGE, Vice President of First Columbia Bank & Trust Co., being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that Windsor Heights Bar & Restaurant, LLC, tenant, has its principal place of business at 55 Williamsburg Boulevard, Bloomsburg, Columbia County, Pennsylvania, 17815.

  
 \_\_\_\_\_  
 PAUL PAGE, Vice President  
 First Columbia Bank & Trust Co.

Sworn to and Subscribed  
 before me this 14<sup>TH</sup> day  
 of November, 2006.

  
 \_\_\_\_\_  
 NOTARY PUBLIC




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

**AFFIDAVIT OF WHEREABOUTS**

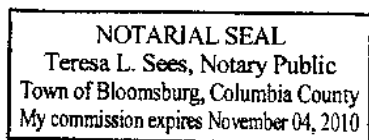
COMMONWEALTH OF PENNSYLVANIA	:
	: SS.
COUNTY OF COLUMBIA	:

I, PAUL PAGE, Vice President of First Columbia Bank & Trust Co., being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, III and Gerald A. Beierschmitt, Jr., Partners, t/a Lucas-Beierschmitt Partnership, Defendant, at the time that judgment was entered, the Defendant's place of business was 55 Williamsburg Boulevard, Bloomsburg, Columbia County, Pennsylvania, 17815.

  
 PAUL PAGE, Vice President  
 First Columbia Bank & Trust Co.

Sworn to and Subscribed  
 before me this 14<sup>TH</sup> day  
 of November, 2006.

  
 NOTARY PUBLIC





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

**AFFIDAVIT PURSUANT TO PA. R.C.P. 3129.1**

I, P. Jeffrey Hill, Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located in the Township of Hemlock, County of Columbia, State of Pennsylvania: (see attached description)

**1. Name and address of Owner(s) or Reputed Owner(s):**

James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, Jr. and Gerald A. Beierschmitt, III,  
Partners t/a Lucas-Beierschmitt Partnership.

**2. Name and address of Defendant(s) in the judgment:**

James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, III and Gerald A. Beierschmitt, Jr.,  
Partners t/a Lucas-Beierschmitt Partnership  
55 Williamsburg Boulevard  
Bloomsburg, PA 17815

**3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:**

A. Cart Parts  
3541 Enterprise Way  
Miramar, FL 33025

With a copy to:

Frederick Weinberg, Esquire  
Gordan & Weinberg  
21 South 21<sup>st</sup> Street  
Philadelphia, PA 19103

- B. Ford Motor Credit Co.  
P. O. Box 6508  
Mesa, Arizona 85216-6508

With a copy to:

Thomas Dominczyk, Esquire  
Suite 935, One Penn Center at Suburban Station  
1617 JFK Blvd.  
Philadelphia, PA 19103

**4. Name and address of the last recorded holder of every mortgage of record:**

First Columbia Bank & Trust Co.  
11 West Main Street  
Bloomsburg, PA 17815

**5. Name and address of every other person who has any record lien on the property:**

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

**6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:**


First Columbia Bank & Trust Co.  
11 West Main Street  
Bloomsburg, PA 17815

**7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:**

Linda Quodomine  
41 Schoolhouse Road  
Bloomsburg, PA 17815

Windsor Heights Bar & Restaurant LLC, Tenant  
55 Williamsburg Boulevard  
Bloomsburg, PA 17815

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information, and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. 4904 relating to unsworn falsification to authorities.



---

P. JEFFREY HILL, ESQUIRE  
Harding & Hill LLP  
Attorney for Plaintiff  
38 West Third Street  
Bloomsburg, PA 17815  
(570) 784-6770


THOMAS A. FRENCH, ESQUIRE  
Rhoads & Sinon LLP  
Attorney for Plaintiff  
1 S. Market Square, P.O. Box 1146  
Harrisburg, PA 17108-1146  
(717) 233-5731

Dated: 11/15/06

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

**WAIVER OF WATCHMAN**

Any Deputy Sheriff levying upon or attaching any property under the within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying each person of such levy or attachment, without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of such property before the Sheriff's Sale thereof.

  
 P. JEFFREY HILL, ESQUIRE  
 Harding & Hill LLP  
 Attorney for Plaintiff  
 38 West Third Street  
 Bloomsburg, PA 17815  
 (570) 784-6770

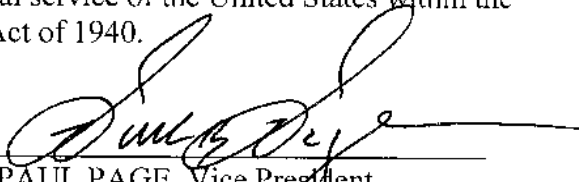
THOMAS A. FRENCH, ESQUIRE  
 Rhoads & Sinon LLP  
 Attorney for Plaintiff  
 1 S. Market Square, P.O. Box 1146  
 Harrisburg, PA 17108-1146  
 (717) 233-5731

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

**AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANTS**

COMMONWEALTH OF PENNSYLVANIA :  
 : SS.  
 COUNTY OF COLUMBIA :

I, PAUL PAGE, Vice President of First Columbia Bank & Trust Co., being duly sworn according to law, depose and say that I did investigate the status of James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, III and Gerald A. Beierschmitt, Jr., Partners t/a Lucas-Beierschmitt Partnership, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally and that to the best of my knowledge, information and belief James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, III and Gerald A. Beierschmitt, Jr. Partners t/a Lucas-Beierschmitt Partnership are not now, nor was James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, III and Gerald A. Beierschmitt, Jr. Partners t/a Lucas-Beierschmitt Partnership within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.

  
 PAUL PAGE, Vice President  
 First Columbia Bank & Trust Co.

SWORN to and SUBSCRIBED  
 before me this 14<sup>TH</sup> day of  
NOVEMBER, 2006.

  
 NOTARY PUBLIC

NOTARIAL SEAL  
 Teresa L. Sees, Notary Public  
 Town of Bloomsburg, Columbia County  
 My commission expires November 04, 2010

MAIN STREET OFFICE  
16 West Main Street  
Bloomsburg, PA 17815-1703  
570.389.0663 telephone  
570.389.8027 facsimile

Susan M. Hill  
Wm. Kim Hill

# HARDING & HILL LLP

ATTORNEYS AT LAW

THIRD STREET OFFICE  
38 West Third Street  
Bloomsburg, PA 17815-1707  
570.784.6770 telephone  
570.784.6075 facsimile

Elwood R. Harding  
P. Jeffrey Hill

November 15, 2006

Tim Chamberlain, Sheriff  
Sheriff's Office  
Columbia County Courthouse  
Bloomsburg, PA 17815

**RE: First Columbia Bank & Trust Co. v. Lucas-Beierschmitt Partnership, et al  
No. 601 CV of 2006**

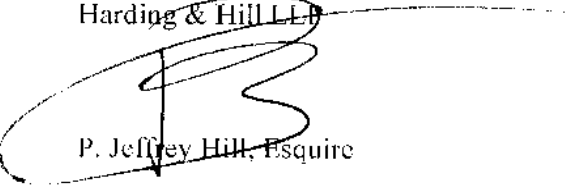
Dear Sheriff Chamberlain:

I am delivering to you the following documents which are to be served upon James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, III and Gerald A. Beierschmitt, Jr., Partners t/a Lucas-Beierschmitt Partnership located at 55 Williamsburg Boulevard, Bloomsburg, Pennsylvania:

1. Notice Under Rule 2958.3 of Judgment and Execution Thereon – Notice of Defendant's Rights;
2. Petition to Strike Judgment – Request for Prompt Hearing;
3. Praecipe for Writ of Execution Confessed Judgment with attached descriptions of real property and list of personal property;
4. Writ of Execution with attached descriptions of real property and list of personal property;
5. Writ of Execution – Notice;
6. Claim for Exemption with attached Major Exemptions Under Pennsylvania and Federal Law;
7. Descriptions of real property and list of personal property;
8. Sheriff's Sale with attached descriptions of real property and list of personal property;
9. Affidavit of Whereabouts of Tenant;
10. Affidavit of Whereabouts;
11. Affidavit Pursuant to Pa. R.C.P. 3129.1;
12. Waiver of Watchman;
13. Affidavit of Non-Military Service of Defendants.

Enclosed is a check in the amount of \$1,500.00, payable to the "Columbia County Sheriff". The sale of the real estate and personal property shall be held simultaneously. If you have any questions, please call me. Thank you for your assistance.

Very truly yours,  
Harding & Hill LLP



P. Jeffrey Hill, Esquire

PJH/ts  
Enclosures



LOAN DIVISION TREASURER'S CHECK

044741

60-593  
313

DATE 11-09-06

PAY TO THE ORDER OF Columbia County Sheriff

\$ 1,500.00

VOID OVER \$1,500.00

F.C.B. & T.CO. \$1,500.00

Lucas-Beierschmitt

AUTHORIZED SIGNATURE

⑈044741⑈ ⑆031305936⑆ 027⑈285⑈0⑈

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

**SHERIFF'S SALE**

BY VIRTUE OF A WRIT OF EXECUTION NO. \_\_\_\_\_ OF 2006 ISSUED  
OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED,  
THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE  
HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA  
COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

\_\_\_\_\_, 2007  
AT \_\_\_\_\_ O'CLOCK, \_\_.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND INTEREST OF  
THE DEFENDANTS IN AND TO: See Attached Description of all Real and Personal Property

THIS real property is improved with an 18 hole golf course, pro shop and clubhouse  
including restaurant.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will,  
not later than thirty (30) days after the sale, file a Schedule of Distribution in his office where the  
same will be available for inspection and the distribution will be made in accordance with the  
Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN in execution at the suit of First Columbia Bank & Trust Co. v.  
James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, III and Gerald A. Beierschmitt, Jr.,  
Partners, t/a Lucas-Beierschmitt Partnership, Defendants.

TERMS OF SALE: Ten percent (10%) cash or certified check at time of sale. Balance cash  
or certified check within eight (8) days after sale.

PREMISES TO BE SOLD BY:

\_\_\_\_\_  
SHERIFF OF COLUMBIA COUNTY

P. JEFFREY HILL, ESQUIRE  
Harding & Hill LLP  
38 West Third Street  
Bloomsburg, PA 17815  
(570) 784-6770

THOMAS A. FRENCH, ESQUIRE  
Rhoads & Sinon LLP  
1 S. Market Square, P.O. Box 1146  
Harrisburg, PA 17108-1146  
(717) 233-5731



## PARCEL A

Of 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  $63^{\circ}34'28''$  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 41.04 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 Mansteller; then by lands of Robert P. and Mary Mae Mansteller 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 33° 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 B. 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° 46' 30" East 96.39 feet to a point;  
North 44° 03' 00" East 76.71 feet to a point;  
North 86° 36' 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 260.00 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 Carey 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 157.04 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 Warr 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 Quodmine Residue) shall not build any part of a golf green within 50 yards of any boundary with the Quodmine 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 1 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 Quodmine Residue, said 8.772 acres conveyed by Balco Development, Inc. to Linda Quodmine 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 Quodamine 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 Quodamine 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 Quodamine 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.

**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.

## PARCEL A

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  $36^{\circ} 54' 58''$  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  $41^{\circ} 33' 01''$  East 181.89 feet to a point; thence by the same North  $43^{\circ} 28' 02''$  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 0.41 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**

¶¶¶ 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 Quatromine 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:

Off 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 Lame Hock South 76° 58' 50" West 260.00 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 Wern 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, P.L.S. 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.: 13-02-04-18