

D397934 MB

TAX CODE NOS. 16/9/1/26; 16/9/1/22; and 16/98063 (Smithfield Township)
TAX CODE NOS. 4/3/2/17; 4/3/2/18; 4/3/1/51-7 (Delaware Water Gap Borough)

This Indenture Made the

2nd day of April in the year of our Lord two thousand and thirteen (2013).

Between **UNION MOTOR LODGE, INC.**, a New Jersey corporation with an office address of P.O. Box 725, Delaware Water Gap, PA 18327, Grantor, party of the first part

- A N D -

WATER GAP ACQUISITIONS PARTNERS, LLC, a Pennsylvania limited liability company, with an address c/o Precision Realty Group, 1429 Walnut Street, 12th Floor, Philadelphia, Pennsylvania 19102, Grantee, party of the second part.

Witnesseth, that the said party of the first part, for an in consideration of the sum of ONE MILLION ONE HUNDRED THOUSAND (\$1,100,000.00) DOLLARS-----

-----lawful money of the United States of America, unto it well and truly paid by the said party of the second part at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said party of the second part, its successors and assigns,

ALL THOSE CERTAIN tracts, pieces, or parcels of land situate mostly in the Township of Smithfield and partly in Delaware Water Gap Borough, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1

BEGINNING at a set iron pipe, the corner at the end of the 8th course of lands conveyed by Monroe Security Bank and Trust Company, Guardian of the Estates of Ila W. Staples, to Adolph Schmitt et ux by deed dated August 19, 1970, and recorded in Deed Book Vol. 390, Page 259; thence by lands of Adolph Schmitt (magnetic meridian of 1968) the following three courses and distances:

- (1) South 88 degrees 50 minutes East 359.00 feet to an iron pipe in stones;
- (2) South 1 degree 26 minutes 01 seconds East 553.00 feet to a set iron pipe; and

COMMONWEALTH AGENCY, INC.
26 W. SKIPPACK PIKE
BROAD AXE, PA 18002
(215) 643-7744

CERTIFIED PROPERTY IDENTIFICATION NUMBERS
16/9/1/26 SMITHFIELD TP
16/9/1/22 SMITHFIELD TP
16/98063 SMITHFIELD TP
4/3/2/17 DEL WATER GAP B
4/3/1/51-7 DEL WATER GAP B
4/3/2/18 DEL WATER GAP B

(3) South 88 degrees 14 minutes 51 seconds East 140.00 feet to a found iron bar; thence by lands of William R. Dikeman (magnetic meridian of 1974) South 2 degrees 05 minutes 07 seconds West 92.55 feet to a point; thence by the same South 88 degrees 35 minutes 00 seconds East 47.03 feet to a point; thence by lands of John R. Wilson South 43 degrees 47 minutes 52 seconds East 140.01 feet to a point; thence by lands of Allan Hecht South 48 degrees 42 minutes 08 seconds West 187.68 feet to a point; thence by the same South 57 degrees 13 minutes 55 seconds East 180.19 feet to a point; thence by the same North 33 degrees 15 minutes East (a former magnetic meridian) 143.1 feet to a point on the northwesterly line of a street 30 feet in width, Dogwood Drive; thence across the end of said thirty foot street, Dogwood Drive; South 43 degrees 56 minutes East (magnetic meridian of 1962) 30.00 feet to a point on the southeasterly line of Dogwood Drive; thence along the southeasterly line of Dogwood Drive North 48 degrees 44 minutes East 366 feet to a point; thence by lands of Mt. Minsi Inc. North 72 degrees 59 minutes East 33.6 feet to a point; thence by same North 47 degrees 59 minutes East 57.5 feet to an iron pipe; thence by lands C.K. Spencer South 49 degrees 26 minutes East 137.43 feet to an iron pipe; thence by the same North 40 degrees 34 minutes East 210 feet to an iron pipe; thence by lands of William C. Fisher South 49 degrees 26 minutes East 115.5 feet to an iron pipe; thence by lands of Wolfgang F. Knittel and by lands of Clifford Hauser South 48 degrees 47 minutes West (at 27.15 feet passing an iron pipe) 172.6 feet to an iron pipe; thence by lands of Clifford Hauser South 51 degrees 40 minutes East 19.2 feet to an iron pipe; thence by lands of Most Reverend J.C. McCormick South 39 degrees 48 minutes West 421.1 feet to an iron pipe; thence by lands of Thomas R. Weichel North 59 degrees 50 minutes West 13.3 feet to an iron pipe; thence by the same South 34 degrees 24 minutes West 206.75 feet to a point; thence by the same (magnetic meridian of 1974) the following four (4) courses and distances:

- (1) South 75 degrees 15 minutes East 28 feet to a point;
- (2) South 12 degrees 30 minutes West 36.6 feet to a point;
- (3) South 3 degrees East 110 feet to a point; and
- (4) South 20 degrees 45 minutes East 153.70 feet to a point;

thence by lands of said Thomas R. Weichel North 53 degrees 35 minutes East (magnetic meridian of 1962) 246.70 feet to a point in the center of Mountain Road; thence along the center of said Mountain Road South 12 degrees 20 minutes West 77.75 feet to a point on the southerly side of the bridge over Caldeno Creek; thence by lands of The United States of America (magnetic meridian of Pennsylvania State Rectangular Grid System North Zone 1927) the following seventeen (17) courses and distances:

- 1) South 35 degrees 15 minutes West 78 feet to a point;
- 2) South 51 degrees 27 minutes West 91 feet to a point;
- 3) South 57 degrees 09 minutes West 114 feet to a point;
- 4) South 41 degrees 11 minutes West 84 feet to a point;
- 5) South 36 degrees 30 minutes West 378 feet to a point;
- 6) South 40 degrees 41 minutes West 56 feet to an iron pin on the southerly side of a private road;
- 7) South 35 degrees 40 minutes East 294.00 feet to an iron pin;
- 8) South 54 degrees 20 minutes West 125.00 feet to an iron pin;

- 9) North 35 degrees 40 minutes West 82.08 feet to an iron pin;
- 10) South 79 degrees 31 minutes 15 seconds West 145.68 feet to an iron pin;
- 11) Along a curve to the left having a radius of 180.00 feet for an arc length of 60.74 feet (chord bearing and distance being South 69 degrees 51 minutes 15 seconds West 60.45 feet) to an iron pin;
- 12) South 60 degrees 11 minutes 15 seconds West 149.39 feet to an iron pipe;
- 13) Along a curve to the right having a radius of 140.00 feet for an arc length of 220.45 feet (chord bearing and distance being North 74 degrees 42 minutes 05 seconds West 198.37 feet) to an iron pin on the southerly side of a private road;
- 14) Along the southerly side of said road South 64 degrees 08 minutes West 483.87 feet to a point;
- 15) South 59 degrees 58 minutes West 413 feet to a point;
- 16) South 58 degrees 54 minutes West 289 feet to a point;
- 17) North 29 degrees 07 minutes West 14 feet more or less to a point in the centerline of a private road.

thence in and along the centerline of a private road and by lands of the United States of America the following three (3) courses and distances (magnetic meridian 1940):

- 1) South 66 degrees 05 minutes West 193.2 feet to a point;
- 2) South 81 degrees 19 minutes West 125.0 feet to a point; and
- 3) South 75 degrees 55 minutes West 254 feet to a point;

thence by the same North 42 degrees 56 minutes West (magnetic meridian from deed of 1940) 195.2 feet to an iron pipe in a stone row; thence by the same North 41 degrees 05 minutes West (magnetic meridian 1962) 393.33 feet to an iron pipe; thence by lands of Jerry Volpe North 48 degrees 13 minutes East (magnetic meridian 1962) 314.60 feet to an iron pipe; thence crossing a road leading to Township Road No. 383 and by lands of Christie Shull North 48 degrees 13 minutes East (at 14.25 feet passing the centerline of said road) 266.25 feet to an iron pipe; thence by lands of Christie Shull (magnetic meridian of 1962) the following three courses and distances:

- 1) North 49 degrees 11 minutes East 1330.44 feet to a stone corner;
- 2) South 33 degrees 19 minutes East 152.00 feet to a point; and
- 3) North 9 degrees 41 minutes East 402.58 feet to a point;

thence by lands of Luigi Riccio North 9 degrees 57 minutes East (magnetic meridian of 1962) 371.50 feet to a point; thence by lands of John H. Dennis (magnetic meridian of 1962) North 52 degrees 15 minutes East 603 feet to a found iron pipe; thence by lands of Adolph Schmitt along the westerly side of a right of way 10 feet in width South 3 degrees 30 minutes West (magnetic meridian of 1968) 49.59 feet to the place of BEGINNING.

CONTAINING 99 acres more or less according to records.

Tract No. 2

BEGINNING at a found iron pipe, the corner at the end of the first course of lands conveyed by Robert Morris Staples and Ada Staples, his wife, to Alfred Brush and Lena B. Brush, his wife, by deed dated April 15, 1967 and recorded in Deed Book Volume 347, Page 721; thence by lands of Cherry Valley Country Club Estates, Inc. North 49 degrees 38 minutes East 117.26 feet to a set iron pipe; thence by the same and by lands of George W. Anderson North 21 degrees 44 minutes West 879.40 feet to a point; thence by lands of George W. Anderson and by lands of Carl W. Nygren North 28 degrees 16 minutes East 184.00 feet to a point; thence by lands of Carl W. Nygren and by lands of Vincent J. Feeney North 3 degrees 15 minutes West 305.67 feet to a point; thence by lands of Vincent J. Feeney and by lands of Anton Redzig North 46 degrees 42 minutes East 116.00 feet to a point; thence by lands of Anton Redzig North 48 degrees 33 minutes 43 seconds East (magnetic meridian 1974) 62.58 feet to a found iron pipe; thence by the same and by lands of Edward Cielosczyk North 55 degrees 41 minutes 02 seconds East 90.06 feet to a set iron pipe; thence by lands of Edward Cielosczyk North 76 degrees 32 minutes 37 seconds East 135.88 feet to a set iron pipe; thence by lands of Edward Cielosczyk and by lands of William S. Ireland North 83 degrees 22 minutes 13 seconds East 87.73 feet to a set iron pipe; thence by lands of William S. Ireland the following six (6) courses and distances:

- (1) North 71 degrees 03 minutes 18 seconds East 68.85 feet to a set iron pipe;
- (2) North 60 degrees 20 minutes 23 seconds East 46.72 feet to a set iron pipe;
- (3) North 44 degrees 08 minutes 29 seconds East 83.05 feet to a set iron pipe;
- (4) North 53 degrees 42 minutes 50 seconds East 170.65 feet to a set iron pipe;
- (5) North 35 degrees 42 minutes 26 seconds East 39.07 feet to a set iron pipe; and
- (6) North 17 degrees 07 minutes 02 seconds East (at 54.11 feet passing a set iron pipe) 60.39 feet to a nail in the centerline of Pennsylvania Legislative Route No. 45010;

thence in and along the centerline of Township Road No. 383 the following four (4) courses and distances:

- (1) South 69 degrees 01 minutes 01 seconds East 44.23 feet to a point;
- (2) South 51 degrees 45 minutes 55 seconds East 32.72 feet to a point;
- (3) South 35 degrees 35 minutes 19 seconds East 19.65 feet to a point; and
- (4) South 6 degrees 56 minutes 01 seconds West 8.57 feet to a point;

thence by the same (bearings from magnetic meridian of 1962) the following seven (7) courses and distances:

- (1) South 13 degrees 24 minutes East 594 feet to a point;
- (2) South 14 degrees 23 minutes East 366.10 feet to a point;
- (3) South 8 degrees 54 minutes West 85.70 feet to a point;
- (4) South 37 degrees 45 minutes West 872.00 feet to a point;
- (5) South 27 degrees 16 minutes West 75.00 feet to a point;
- (6) South 12 degrees 17 minutes West 143.30 feet to a point; and

(7) South 1 degree 22 minutes West 142.80 feet to a point;

thence by lands of Alfred Brush North 53 degrees 07 minutes West 411.56 feet to the place of BEGINNING.

CONTAINING 32 acres more or less.

TRACT NOS. 1 AND 2 HEREINABOVE DESCRIBED BEING THE SAME PREMISES which Fairway Realty Corporation, a Pennsylvania corporation, by its deed dated March 31, 1978 and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe in Deed Book Volume 855, Page 81, granted and conveyed unto Union Motor Lodge, Inc., a New Jersey corporation, Grantor hereof, in fee.

Tract No. 3

BEGINNING at a point in the center of Township Road No. 383 being the southwesterly corner of lands conveyed by Maurice E. Metzgar and wife to Anthony Ardito and wife, by deed dated April 1, 1969, and recorded in Deed Book Volume 372, Page 50, also being the southwesterly corner of lands conveyed by L. Mae Post to Maurice E. Metzgar and wife, by deed dated June 3, 1961, and recorded in Deed Book Volume 281, Page 498; thence by said lands of Anthony Ardito and wife and by said lands of Maurice E. Metzgar and wife (M.M. from the above last mentioned deed), South eighty-eight and one-half (88-1/2) degrees East twenty (20) Perches (330 feet) to a point; thence by said lands of Maurice E. Metzgar and wife, North sixty-eight and three-quarters (68-3/4) degrees East twenty-four and four-tenth (24.4) perches (402.6 feet) to a point; thence by the same, North seventeen and one-quarter (17-1/4) degrees East one hundred twenty (120) feet more or less to a point; thence by lands of Luigi Riccio and wife, (M.M. from Tract No. 6 in deed of Harold C. Edwards et al to Claude C. Shull Estate dated December 6, 1946, and recorded in Deed Book Volume 157, page 498) South eighty-one (81) degrees East five and ninety-eight one-hundredths (5.98) Chains (394.68 feet) to a point; thence by lands of Fairway Realty Corporation, South six (6) degrees West six and eleven one-hundredths (6.11) Chains (403.26 feet) to a point; thence by the same North thirty-five and one-half (35-1/2) degrees West two and thirty-one one-hundredths (2.31) Chains (152.46 feet) to a point; thence by the same, South forty-five and one-half (45-1/2) degrees West one thousand five hundred ninety-six (1596) feet more or less to a point on the southwesterly side of a road at the most easterly corner of lands of Jerry Volpe; thence by lands conveyed by Claude C. Shull Estate to Jerry Volpe and wife by deed dated May 17, 1962, and recorded in Deed Book Volume 296, Page 557 and along the southwesterly side of a road (M.M. from Deed Book Volume 296, Page 557), North forty-one (41) degrees twenty-nine (29) minutes West two hundred eighty-four and thirty-five one-hundredths (284.35) feet to a point; thence by lands conveyed by Jerry Volpe and wife to Jerry Volpe and wife by deed dated April 5, 1955 and recorded in Deed Book Volume 211, Page 5 and along the southwesterly side of said road (M.M. from Tract No. 6 of Deed Book Volume 157, Page 498 mentioned above), North forty-four (44) degrees West three and eighty-one one-hundredths (3.81) Chains (251.46 feet) to a point in said Township Road No. 383; thence by lands of Fairway Realty Corporation and along the center of said Township Road No. 383, North 20 degrees East 1.71 Chains (112.86 feet) to a point; thence by the same North thirty-four (34) degrees East eight hundred

fifty-eight (858) feet more or less to the place of BEGINNING. CONTAINING twenty-four (24) acres, more or less.

Description prepared from records by Edward C. Hess Associates, Stroudsburg, Pa., July 20, 1976.

BEING THE SAME PREMISES which Christie D. Shull and Margaret C. Shull, his wife, by their deed dated August 2, 1982 and recorded August 4, 1982, in Deed Book Volume 1199, Page 236, granted and conveyed unto Union Motor Lodge, Inc., Grantor hereof, in fee.

Tract No. 4

BEGINNING at a nail in the centerline of Legislative Route No. 45010, the northeasterly corner of lands conveyed by Hans Abicht et ux. to John Dennis et ux. by deed dated February 15, 1965, and recorded in Deed Book Volume 323, Page 1103, also being the northwesterly corner of the hereinafter mentioned forty foot wide right-of-way; thence along the center line of Legislative Route No. 45010 and along the northerly end of said forty foot wide right-of-way North seventy-two degrees thirty minutes East forty-two and eighty-five one-hundredths feet to a nail; thence by lands intended to be conveyed by John R. Staples to Charles Dutt South three degrees thirty minutes West (at twenty-nine feet passing a pipe) two hundred thirty and forty-seven one-hundredths feet to a pipe; thence by the same North seventy-four degrees eight minutes East two hundred two and forty-nine one-hundredths feet to a pipe; thence by lands of John R. Staples, of which this tract was formerly a part, North seventy degrees forty-one minutes twenty-two seconds East two hundred eighty-nine and forty-six one-hundredths feet to a pipe in line of lands now or formerly of Leslie Drake; thence by lands now or formerly of Leslie Drake and by lands of William Dikeman South two degrees five minutes seven seconds West eighty hundred thirty-nine and six one-hundredths feet to an iron bar; thence by lands of William Dikeman and by lands of Fairway Realty North eighty-eight degrees fourteen minutes fifty-one seconds West one hundred forty feet to a pipe; thence by lands of Fairway Realty North one degree twenty-six minutes one second East five hundred fifty-three feet to a pipe; thence by the same North eighty-eight degrees fifty minutes West three hundred fifty-nine feet to a pipe; thence by the same and by lands of John Dennis North three degrees thirty minutes East (at forty-nine and fifty-nine one-hundredths feet passing a pipe, at one hundred eleven and sixty-two one-hundredths feet passing the southwesterly corner of the above-mentioned forty foot wide right-of-way, and at three hundred nineteen and forty-eight one-hundredths feet passing a pipe) three hundred forty and eighty one-hundredths feet to the place of BEGINNING. CONTAINING 4.27 acres, more or less.

BEING THE SAME PREMISES which Willie A. Schmitt and Annmarie Schmitt, his wife, by their deed dated June 29, 1984 and recorded in the aforesaid Recorder's Office in Deed Book Volume 1368, Page 76, granted and conveyed unto Union Motor Lodge, Inc., a New Jersey corporation, in fee.

UNDER AND SUBJECT to the right-of-way intended to be granted by John R. Staples to Charles Dutt described as follows:

BEGINNING at the beginning point of the above-described tract; thence along the centerline of Legislative Route No. 45010 North seventy-two degrees thirty minutes East forty-two and eighty-five one-hundredths feet to a nail; thence by lands intended to be conveyed by John R. Staples to Charles Dutt South three degrees thirty minutes West (at twenty-nine feet passing a pipe) two hundred thirty and forty-seven one-hundredths feet to a pipe; thence through the above-described tract South seventy-four degrees eight minutes West forty-two and four tenths feet to a point in line of lands of John H. Dennis; thence by lands of John H. Dennis North three degrees thirty minutes East two hundred twenty-nine and eighteen one-hundredths feet to the place of BEGINNING.

EXCEPTING AND RESERVING out of and from the above-described Tract Nos. 1, 2, 3, and 4 all of the following lots, pieces, or parcels of land:

Exception No. 1

ALL THAT CERTAIN lot or piece or parcel of land situate in the Township of Smithfield and Borough of Delaware Water Gap, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, set iron pin being located South 3° 30' 00" West 266.10 feet from the centerline of Cherry Valley Road (L.R. 45010), said pin also being in line of lands of John Dennis; thence cutting through lands of Union Motor Lodge South 87° 54' 53" East a distance of 203.39 feet to an iron pin; thence still through lands of Union Motor Lodge South 2° 05' 07" West a distance of 331.10 feet to an iron pipe; thence still through lands of Union Motor Lodge North 87° 54' 53" West a distance of 96.43 feet to an iron pin; thence still through lands of Union Motor Lodge North 55° 00' 30" West a distance of 318.20 feet to an iron pin, said iron pin being in line of lands of John Dennis; thence along lands of John Dennis North 52° 15' 00" East a distance of 207.80 feet to an iron pipe; thence still along lands of John Dennis North 3° 30' 00" East a distance of 25.11 feet to a point and place of BEGINNING. CONTAINING 1.90 Acres. Being Lot 1 as shown on a plan titled "Subdivision Plan of Union Motor Lodge, Inc." dated May 1990 and revised July 1990 and recorded in the Monroe County Recorder of Deeds Office in Plat Book 62, Page 372.

TOGETHER WITH the rights of ingress, egress and regress over remaining lands of Grantor on the portion of lands situate between lands of John Dennis and Charles Dutt, leading from Cherry Valley Road (L.R. 45010) to the within conveyed premises, not to exceed forty feet in width, as shown on the above referred to recorded plan.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., a New Jersey corporation, by its deed dated December 17, 1999 and recorded in the aforesaid Recorder's Office in Record Book Volume 1765, Page 92, granted and conveyed unto Albert J. Broda III and Diane Broda, his wife, in fee.

Exception No. 2

ALL THAT CERTAIN lot, parcel or tract of lands situate in the Borough of Delaware

Water Gap, County of Monroe and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at an iron pipe set on the southerly edge of a certain 30.00 feet wide road known as Dogwood Drive, said pipe being the most northeasterly corner of Lot 2 as shown on a certain map entitled "Minor Subdivision of Lands of Union Motor Lodge, Inc." as recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 64, Page 71; thence leaving Lot 2 and along the southerly edge of said road, North 49 degrees 33 minutes 16 seconds East 100.00 feet to an iron pipe, said pipe being a corner of lands of Union Motor Lodge, Inc., as recorded in Deed Book Volume 855, Page 81, the Grantor herein; thence leaving said road and along the land of Union Motor Lodge, Inc., South 40 degrees 26 minutes 44 seconds East 80.00 feet to an iron pipe; thence along the same, South 30 degrees 40 minutes 37 seconds East 71.61 feet to an iron pipe; thence along the same, South 49 degrees 55 minutes 38 seconds West 87.85 feet to an iron pipe, said pipe being a corner of Lot 2; thence leaving the lands of Union Motor Lodge, Inc., North 40 degrees 26 minutes 44 seconds West 150.00 feet to the place of BEGINNING.

CONTAINING a total of 14,603.490 square feet or 0.3353 acres, more or less. Bearings are based on a Magnetic Meridian as per a survey by George Fetch, Jr., P.L.S. in October, 1988.

BEING Lot No. 3, as shown on the aforementioned map.

UNDER AND SUBJECT to the rights of the Water Gap Country Club and Union Motor Lodge, Inc. for the use of the existing golf course.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., a New Jersey corporation, by its deed dated May 6, 1992 and recorded in the aforesaid Recorder's Office in Record Book Volume 1872, Page 943 granted and conveyed unto William E. Moser and Anna Moser, his wife, in fee.

Exception No. 3

ALL THAT CERTAIN lot, parcel or piece of land situate in the Borough of Delaware Water Gap, County of Monroe and Commonwealth of Pennsylvania, being Lot Number 2, Lands of Union Motor Lodge, Inc., as shown on a plan of lots record in the aforesaid Recorder's Office in Plot Book Volume 64, Page 71.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its deed dated April 11, 1994 and recorded in the aforesaid Recorder's Office on April 14, 1994 in Record Book Volume 1947, Page 667, granted and conveyed unto Edward S. Kemp and Mary I. Kemp, in fee.

Exception No. 4

ALL THAT CERTAIN lot, parcel or piece of land situate in the Borough of Delaware Water Gap, County of Monroe and Commonwealth of Pennsylvania, being Lot Number 1,

Lands of Union Motor Lodge, Inc., as shown on a plan of lots recorded in the aforesaid Recorder's Office in Plot Book Volume 64, Page 71.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its deed dated January 22, 1996 and recorded January 24, 1996 in the aforesaid Recorder's Office in Record Book Volume 2021, Page 8134, granted and conveyed unto Michael Trigani and Maurice Ropp, in fee.

Exception No. 5

ALL THAT CERTAIN lot, piece or parcel of land containing Lot 1, Fairway Estates as recorded in Record Book Volume 2056, Page 4891.

Exception No. 6

ALL THAT CERTAIN lot, piece, or parcel of land containing 1.3431 acres as recorded in Record Book Volume 2057, Page 3488.

Exception No. 7

ALL THAT CERTAIN lot, piece, or parcel of land containing Lot 1A, Section 2, Subdivision of Raymond Roberts as recorded in Record Book 2079, Page 4528.

Exception No. 8

ALL THAT CERTAIN lot, piece, or parcel of land containing Lot 1B, Subdivision of Raymond Roberts as recorded in Record Book Volume 2078, Page 5612.

Exception No. 9

ALL THAT CERTAIN lot, piece, or parcel of land containing 17,742 square feet as recorded in Record Book Volume 2080, Page 5138.

Exception No. 10

ALL THAT CERTAIN lot, piece, or parcel of land conveyed to the United States of America as recorded in Record Book Volume 2134, Page 2337.

Exception No. 11

ALL THAT CERTAIN tract, parcel or piece of land situated in the Township of Smithfield, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

COMMENCING at an iron pin on the southerly side of a private road connecting Township Route No. 405 and Township Route No. 383, the said iron pin intended to be the

northeasterly end of the third (North 64° 08' East, 844 feet) course of Tract No. 527, from which the intersection of said private road and the said Township Route No. 405 bears (bearings from the Pennsylvania State Rectangular Grid System, North Zone, 1927 N.A. Datum) North 44° 30' East, distant 1028 feet and the southeasterly corner of the Water Gap Country Club Clubhouse bears North 22° 17' 08" East, distant 307.88 feet; thence along the southerly side of said private road, by lands of Fairway Realty Corporation South 64° 08' West, 109.13 feet to the True Point of Beginning; thence on a line severing the lands of the subject owner South 30° 33' East, 123.28 feet to a point in the lines of a tract of land now or formerly owned by the United States of America, designated as Tract 527, Delaware Water Gap National Recreation Area, thence leaving the lands of the subject owner and extending along said Tract 527, South 60° 11' 15" West 112.00 feet to an iron pin, a point of curvature; thence still by the same, on a curve to the right having a radius of 140.00 feet an arc length of 220.45 feet (the chord bearing North 74° 42' 05" West 198.37 feet) to an iron pin on the southerly said of the said private road; thence along the southerly side of said private road by said lands of Fairway Realty Corporation, North 64° 08' East, 251.00 feet to the place of BEGINNING.

CONTAINING 0.66 of an acre, more or less.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., a New Jersey corporation, by its deed dated August 19, 2002 and recorded in the aforesaid Recorder's Office in Record Book Volume 2134, Page 2337 granted and conveyed unto the United States of America, in fee.

Together with a right of access for ingress, egress or regress across the existing private road, from Mountain Road (Township Route 405) and back.

SUBJECT TO those rights outstanding in third parties for existing easements for public roads and highways, public utilities, railroads and pipelines.

Exception No. 12

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Delaware Water Gap, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pine on the westerly right-of-way of Kimberly Ave., said pin being in common with land N/F Leroy Kaiser; thence, along the westerly right-of-way of Kimberly Ave., S. 02° 14' 07" W a distance of 59.13 feet to an iron pin; thence, continuing along the westerly right-of-way of Kimberly Ave., S 34° 58' 06" E a distance of 8.13 feet to an iron pin on the northwesterly right-of-way of Shepard Ave.; thence, along the northwesterly right-of-way of Shepard Ave., on a curve to the left whose radius is 220.00 feet, an arc distance of 128.39 feet to an iron pin; thence, continuing along the northwesterly right-of-way of Shepard Ave., on a curve to the right whose radius is 180 feet, an arc distance of 67.25 feet to an iron pin in common with Lot 3 of Fairway Estates-Phase II; thence along a line partly in common with Lot 3 and partly in common with Lot 5 of Fairway Estates-Phase II, N 01° 28' 00" E a distance of 193.49 feet to an iron pin in common with lands N/F Leroy Kaiser; thence,

along a line in common with land N/F Leroy Kaiser S 86° 49' 16" E a distance of 144.59 feet to the point of beginning.

CONTAINING 0.41 acres, more or less.

Subject to a drainage swale easement 10 feet wide along the common line with lands N/F Leroy Kaiser.

Being more particularly set forth on Sincavage Associates, Inc. Drawing Number P-5373-2A titled "Revised Final Subdivision Plan - Fairway Estates-Phase II" dated January 29, 2003 and recorded in the aforesaid Recorder's Office in Plat Book Volume 75, Page 26 on February 26, 2003.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its corrective deed dated March 29, 2004 and recorded in the aforesaid Recorder's Office in Record Book Volume 2194, Page 3470, granted and conveyed unto Randolph G. Philpotts and Marguerite J. Cowles, in fee.

Exception No. 13

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Delaware Water Gap, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right-of-way of Shepard Avenue, said pin being in common with Fairway Estates-Phase I, Lot 2, thence, along a line in common with Lot 2, S 02° 07' 34" W, a distance of 198.76 feet to an iron pin in common with lands of Union Motor Lodge, Inc.; thence, along a line in common with lands of Union Motor Lodge, Inc. N 87° 52' 36" W a distance of 65 feet to an iron pin; thence, continuing along a line in common with lands of Union Motor Lodge, Inc., N 24° 19' 05" W a distance of 149.03 feet to an iron pin on the southerly right-of-way of Shepard Avenue; thence, along the southerly right-of-way of Shepard Avenue, N 65° 40' 55" E a distance of 146.71 feet to the point of BEGINNING.

CONTAINING 17,391 sq. ft., more or less.

Being more particularly set forth on Sincavage Associates, Inc. Drawing Number P-5372-2A titled "Revised Final Subdivision Plan-Fairway Estates-Phase II" dated January 29, 2003 and recorded in the aforesaid Recorder's Office in Plat Book Volume 75, Page 26 on February 26, 2003.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its corrective deed dated March 29, 2004 and recorded in the aforesaid Recorder's Office in Record Book Volume 2199, Page 5220, granted and conveyed unto Marshall E. Anders, unmarried, in fee.

Exception No. 14

Lot One

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Delaware Water Gap, County of Monroe and Commonwealth of Pennsylvania, being Lot 2, as shown on a plan titled "Fairway Estates, located in Borough of Delaware Water Gap, Monroe Cty., PA, Revised Final Subdivision Plan", dated November 13, 2003, and recorded December 8, 2003, in the Monroe County Plot Book Volume 75, Page 218.

Lot Two

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Delaware Water Gap, County of Monroe and Commonwealth of Pennsylvania, being Lot 3, as shown on a plan titled "Fairway Estates-Phase II, located in Borough of Delaware Water Gap, Monroe Cty., PA, Revised Final Subdivision Plan", dated November 29, 2002, and revised January 29, 2003, and recorded February 26, 2003, in the Monroe County Plot Book Volume 75, Page 26.

EXCEPTION NO. 14 LOTS 1 AND 2 BEING THE SAME PREMISES which Union Motor Lodge, Inc., a New Jersey Corporation, by its corrective deed dated May 21, 2004 and recorded in the aforesaid Recorder's Office in Record Book Volume 2191, Page 7669, granted and conveyed to Northern Region Developers, LLC, a New York Limited Liability Company, in fee.

Exception No. 15

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Delaware Water Gap, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly right-of-way of Shepard Court, said pin being in common with Lot 4; thence, along the easterly right-of-way of Shepard Court the following three (3) courses: 1. N 24° 19' 45" W a distance of 21.28 feet; 2. On a curve to the right whose radius is 180.00 feet, an arc distance of 86.08 feet; 3. N 03° 04' 53" E a distance of 53.81 feet to an iron pin on the southerly right-of-way of Shepard Court cul de sac; thence, along the southerly right-of-way of Shepard Court cul de sac, S 86° 55' 07" E a distance of 40.00 feet to a point in common with Lot 6; thence, along a line in common with Lot 6, S 86° 55' 07" E a distance of 224.30 feet to an iron pin common with Fairway Estates Phase I, Lot 3; thence, along a line in common with Lot 3, S 02° 07' 24" W a distance of 31.81 feet to an iron pin in common with Lot 3; thence, along a line partly in common with Lot 3 and partly in common with Lot 4, S 65° 40' 55" W a distance of 264.55 feet to the point of BEGINNING.

CONTAINING 25, 865 sq. ft., more or less.

Subject to a 10 foot wide drainage easement along the common line with Lot 6.

Being more particularly set forth on Sincavage Associates, Inc. Drawing Number P-5373-2A titled "Revised Final Subdivision Plan-Fairway Estates-Phase II" dated January 29,

2003 and recorded in the aforesaid Recorder's Office in Plat Book Volume 75, Page 26 on February 26, 2003.

BEING THE SAME PREMISES which Union Motor Lodge, Inc, by its corrective deed dated March 29, 2004 and recorded in the aforesaid Recorder's Office in Record Book Volume 2194, Page 3477, granted and conveyed unto Thomas L. Campbell and Cordula Campbell, husband and wife, in fee.

Exception No. 16

ALL THAT CERTAIN lot of land situated in the Borough of Delaware Water Gap, Monroe County, Pennsylvania, said lot know as Lot 6 as shown on a map entitled "Revised Final Subdivision Plan Fairway Estates Phase II", prepared by Sincavage Associates, Inc. dated November 29, 2002 revised January 29, 2003, filed in the aforesaid Recorder's Office in Plot Book Volume 75, Page 26 said Lot 6 being bounded and described as follows:

BEGINNING at an iron pin at the northeasterly corner of Lot 6 as shown on the above-referenced filed map; thence

1. Along the west side of a 6' wide alley South two (02) degrees seven (07) minutes twenty-four (24) seconds West, one hundred sixty-eight and fifty-six one-hundredths (168.56) feet to an iron pin; thence

2. Along Lot 5 North eighty-six (86) degrees fifty-five (55) minutes seven (07) seconds West two hundred twenty-four and thirty one-hundredths (224.30) feet to an iron pin on the right-of-way line of Shepard Place; thence

3. Along the right-of-way line of Shepard Place on a curve to the left with a radius of eighty (80) feet, an arc length of one hundred fifty-six and nine one-hundredths (156.09) feet and a chord bearing and distance of North thirty-seven (37) degrees eleven (11) minutes (09) seconds East, one hundred thirty-two and forty-eight one-hundredths (132.48) feet to an iron pin; thence

4. Along Lot 7 North seventy-one (71) degrees seventeen (17) minutes twenty-five (25) seconds East one hundred fifty-eight and fifty-two one hundredths (158.52) feet to the POINT OF BEGINNING.

CONTAINING 21,485 Square Feet +/-.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its deed dated November 21, 2003 and recorded in the aforesaid Recorder's Office in Record Book Volume 2175, Page 247, granted and conveyed unto Manuel Fors and Alexandra Fors, Husband and Wife, in fee.

Exception No. 17

ALL THAT CERTAIN lot, parcel or piece of lands situate in the Borough of Delaware Water Gap, County of Monroe, and Commonwealth of Pennsylvania, being Lot 7, Phase II, Fairway Estates, as shown on a plan of lots recorded in the aforesaid Recorder's Office in Plot Book Volume 75, Page 26.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its deed dated March 24, 2004 and recorded June 25, 2004 in the aforesaid Recorder's Office in Record Book Volume 2194, Page 3492, granted and conveyed unto Ravi Mamidela, in fee.

Exception No. 18

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Delaware Water Gap, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the northerly right-of-way of Shepard Avenue, said pin being in common with Lot 3; thence, along a line in common with Lot 3, N 24° 19' 05" W a distance of 140.08 feet to an iron pin in common with Lot 5; thence, along a line in common with Lot 5, S 65° 40' 55" W a distance of 108.00 feet to an iron pin on the easterly right-of-way of Shepard Place; thence, along the easterly right-of-way of Shepard Place, S 24° 19' 05" E a distance of 140.08 feet to an iron pin, being the intersection of the easterly right-of-way of Shepard Place and the northerly right-of-way of Shepard Avenue; thence, along the northerly right-of-way of Shepard Avenue N 65° 40' 55" E a distance of 108.00 feet to the point of BEGINNING.

CONTAINING 15,129 sq. ft., more or less.

Being more particularly set forth on Sincavage Associates, Inc. Drawing Number P-5373-2A titled "Revised Final Subdivision Plan-Fairway Estates-Phase II" dated January 29, 2003 and recorded in the aforesaid Recorder's Office in Plat Book Volume 75, Page 26 on February 26, 2003.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its deed dated September 11, 2002, and recorded in the aforesaid Recorder's Office in Record Book Volume 2131, Page 4962, granted and conveyed unto Lynn J. Harrison, in fee.

Exception No. 19

ALL THOSE CERTAIN lots or pieces of ground, with buildings and improvements thereon erected, situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Lot 1

BEGINNING at a point in the easterly sideline of Totts Gap Road (T-383), where the same is intersected by the northerly sideline of Wolf Hollow Road (40' wide) and running;

thence

1. Along the aforesaid easterly sideline of Totts Gap Road, N 10° 35' 20" E, 59.07';
thence
2. Still along the same, N 25° 42' 29" E., 96.12' to a point; thence
3. S 68° 25' 26" E, 251.09' to a point in the westerly sideline of Rolling Hill Road (40' wide); thence
4. Along the same on a curve to the left in a southerly direction having a radius of 170.00', an arc length of 45.88' and a central angle of 15° 27' 44" to a point of tangency; thence
5. Still along the same, S 06° 06' 50" W. 89.90' to a point of curvature; thence
6. Still along the same on a curve to the right in a southerly direction having a radius of 130.00', an arc length of 67.48 and a central angle of 29° 44' 21" to a point of compound curvature; thence
7. On a curve to the right in a southerly and westerly direction having a radius of 25.00', an arc length of 39.27' and a central angle of 90° 00' 00" to a point of tangency in the northerly sideline of Wolf Hollow Drive (40' wide); thence
8. Along the same, N 54° 08' 49" W, 255.05' to the POINT OR PLACE OF BEGINNING.

CONTAINING 51,135 square feet or 1.174 acres.

UNDER AND SUBJECT TO a certain 12.52 foot drainage easement lying contiguous to, parallel with, and easterly of the 2nd course described above.

UNDER AND SUBJECT TO a certain 10 foot wide cart path easement lying contiguous to, parallel with, and northerly of the 8th course described above.

Also being known and designated at Lot 1 as shown on a map entitled "Final Subdivision Plat of Wolf Hollow at Water Gap Country Club, Smithfield Township, Monroe County, Pennsylvania" dated December 14, 2004, revised December 14, 2004 by Surveying Technologies, Inc., Ramsey, NJ and record in the aforesaid Recorder's Office in Plot Book Volume 77, pages 15-18 on January 12, 2005.

Lot 2

BEGINNING at a point in the easterly sideline of Totts Gap Road (T-383) the following courses and distances from where the same is intersected by the northerly sideline of Wolf Hollow Road (40' wide):

(a) Along the aforesaid easterly sideline of Totts Gap Road, N 10° 35' 20" E, 59.07'; thence

(b) Still along the same, N 25° 42' 29" E, 96.12' to the point or place of beginning and running; thence

1. Along the aforesaid easterly sideline of Totts Gap Road, N 25° 42' 29" E, 186.56' to a point; thence

2. S 62° 03' 19" E, 255.77' to a point in the westerly sideline of Rolling Hill Road (40' wide); thence

3. Along the same, S 27° 56' 41" W, 139.71' to a point of curvature; thence

4. Still along the same on a curve to the left in a southerly direction having a radius of 170.00', and arc length of 18.90' and a central angle of 06° 22' 07" to a point; thence

5. N 68° 25' 26" W, 251.09' to the POINT OR PLACE OF BEGINNING.

CONTAINING 42,562 square feet or 1.00 acres.

UNDER AND SUBJECT TO a 12.51' wide drainage easement lying contiguous to, parallel with, and easterly of the 1st course described above.

Also being known and designated as Lot 2 as shown on a map entitled "Final Subdivision Plat of Wolf Hollow at Water Gap Country Club, Smithfield Township, Monroe County, Pennsylvania" dated December 14, 2004, revised December 14, 2004 by Surveying Technologies, Inc., Ramsey, NJ and recorded in the aforesaid Recorder's Office in Plot Book Volume 77, Pages 15-18 on January 12, 2005.

EXCEPTION NO. 19 LOTS 1 AND 2 BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its deed dated May 12, 2005 and recorded May 20, 2005, in the aforesaid Recorder's Office in Record Book Volume 2226, Page 2524, granted and conveyed unto John M. Woychick, Jr. and Diane M. Woychick, husband and wife, in fee.

Exception No. 20

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, being known as Lot 3, Wolf Hollow at Water Gap Country Club, as set forth on Map recorded in Plot Book 77, pages 15-18.

BEGINNING at a point in the easterly sideline of Totts Gap Road (T-383) the following courses and distances from where the same is intersected by the northerly sideline of Wolf Hollow Road (40' wide);

(a) Along the aforesaid easterly sideline of Totts Gap Road, N 10 degrees 35' 20" E, 59.07'; thence

(b) Still along the same, N 25 degrees 42' 29" E, 282.68' to the point or place of beginning and running; thence

1) Along the aforesaid easterly sideline of Totts Gap Road, N 25 degrees 42' 29" E 171.43' to a point; thence

2) S 59 degrees 11' 20" E, 241.30' to a point; thence

3) S 50 degrees 14' 43" E, 50.00' to a point in the westerly sideline of Rolling Hill Road (40' wide); thence

4) Along the same, S 39 degrees 45' 17" W 116.67' to a point of curvature; thence

5) Still along the same on a curve to the left in a southerly direction having a radius of 170.00', an arc length of 35.04' and a central angle of 11 degrees 48' 36" to a point; thence

6) N 62 degrees 03' 19" W, 255.77' to the point or place of BEGINNING.

CONTAINING 44,519 square feet or 1.022 acres.

The above being subject to a 12.52' wide drainage easement lying contiguous to, parallel with and easterly of the 1st course described above.

ALSO BEING KNOWN and designed at Lot 3 as shown on a map entitled "Final Subdivision Plat of Wolf Hollow at Water Gap Country Club, Smithfield Township, Monroe County, Pennsylvania" dated December 14, 2004, revised December 14, 2004 by Surveying Technologies, Inc., Ramsey, NJ and recorded in the aforesaid Recorder's Office in Plot Book Volume 77, Pages 15-18 on January 12, 2005.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., and Professional Consulting, Inc., by their deed dated March 30, 2006 and recorded in the aforesaid Recorder's Office in Record Book Volume 2262, Page 5212, granted and conveyed unto International Custom Built Homes, Inc., in fee.

Exception No. 21

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, being known as Lot 4, Wolf Hollow at Water Gap Country Club, as set forth on Map recorded in Plot Book 77, Pages 15-18.

BEGINNING at a point in the easterly sideline of Totts Gap Road (T-383) the following

courses and distances from where the same is intersected by the northerly sideline of Wolf Hollow Road (40' wide);

(a) Along the aforesaid easterly sideline of Totts Gap Road, N 10 degrees 35' 20" E, 59.07; thence

(b) Still along the same, N 25 degrees 42' 29" E, 454.11' to the point or place of beginning and running; thence

1) Along the aforesaid easterly sideline of Totts Gap Road, N 25 degrees 42' 29" E 121.24' to a point; thence

2) S 73° 53' 29" E, 359.17' to a point in the westerly sideline of Rolling Hill Road (40' wide); and

3) Along the same on a curve to the right in a southerly direction having a radius of 150.00' an arc length of 77.72' and a central angle of 29° 41' 16" to a point of tangency; thence

4) Still along the same, S 50° 00' 27" W, 82.39' to a point of curvature; thence

5) Still along the same on a curve to the left in a southerly direction having a radius of 170.00' an arc length of 30.42' and a central angle of 10° 15' 11" to a point of tangency; thence

6) Still along the same, S 39° 45' 17" W, 36.21' to a point; thence

7) N 50° 14' 43" W, 50.00' to a point; thence

8) N 59° 11' 20" W, 241.30' to the POINT OR PLACE OF BEGINNING.

CONTAINING 53,575 square feet or 1.230 acres.

The above being subject to a 12.52' wide drainage easement lying contiguous to, parallel with and easterly of the 1st course described above.

ALSO BEING KNOWN and designated as Lot 4 as shown on a map entitled "Final Subdivision Plat of Wolf Hollow at Water Gap Country Club, Smithfield Township, Monroe County, Pennsylvania" dated December 14, 2004, revised December 14, 2004 by Surveying Technologies, Inc., Ramsey, NJ, and recorded in the aforesaid Recorder's Office in Plot Book Volume 77, Pages 15-18 on January 12, 2005.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its deed dated May 31, 2006, and recorded in the aforesaid Recorder's Office in Record Book Volume 2269, Page 6487, granted and conveyed unto International Custom Built Homes, Inc., in fee.

Exception No. 22

ALL THAT CERTAIN lot, tract or piece of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT in the easterly sideline of Totts Gap Road (T-383) the following courses and distances from where the same is intersected by the northerly sideline of Wolf Hollow Road (40' wide):

a) Along the aforesaid easterly sideline of Totts Gap Road, N 10° 35' 20" E, 59.07'; thence

b) Still along the same, N 25° 42' 29" E, 575.35' to the point or place of beginning and running; thence

1) Along the aforesaid easterly sideline of Totts Gap Road, N 25° 42' 29" E, 129.40' to a point; thence

2) S 64° 17' 31" E, 53.83' to a point; thence

3) S 78° 53' 45" E, 193.03' to a point; thence

4) N 80° 52' 16" E., 61.70' to a point in the westerly sideline of Rolling Hill Road (40' wide); thence

5) Along the same on a curve to the right in a southerly direction having a radius of 130.00', an arc length of 47.46' and a central angle of 20° 54' 58" to a point of tangency; thence

6) Still along the same, S 01° 21' 36" W, 93.29' to a point of curvature; thence

7) Still along the same on a curve to the right in a southerly direction having a radius of 150.00', an arc length of 49.64' and a central angle of 18° 57' 35" to a point, thence

8) N 73° 53' 29" W, 359.17' to the POINT OR PLACE OF BEGINNING.

CONTAINING 44,282 square feet or 1.017 acres.

The above being subject to a 12.52 wide drainage easement lying contiguous to parallel with and easterly of the 1st course described above.

Also being known and designated as Lot 5 as shown on a map entitled "Final Subdivision Plat of Wolf Hollow at Water Gap Country Club, Smithfield Township, Monroe County, Pennsylvania" dated December 14, 2004, revised December 14, 2004 by Surveying Technologies, Inc., Ramsey, NJ, and recorded in the aforesaid Recorder's Office in Plot Book Volume 77, Pages 15-18 on January 12, 2005.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its deed dated August 17, 2005 and recorded in the aforesaid Recorder's Office in Record Book Volume 2237, Page 5697 granted and conveyed unto Emile Guillot, in fee.

Exception No. 23

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, being known as Lot 6, Wolf Hollow at Water Gap Country Club, as set forth on Map recorded in Plot Book 77, Pages 15-18.

BEGINNING at a point in the westerly sideline of Rolling Hill road (40' wide) where the same is intersected by the curve connecting the southerly sideline of Raven's Nest Road and running; thence

- 1) Along the aforesaid southerly sideline and the westerly sidelines of Rolling Hill Road, S 02 degrees 53' 44" E 61.85' to the point of curvature; thence
- 2) Still along the same on a curve to the left in a southerly direction having a radius of 170.00', an arc length of 49.43' and a central angle of 16 degrees 39' 38" to a point of tangency; thence
- 3) Still along the same, S 19 degrees 33' 22" E, 53.84' to the point of curvature; thence
- 4) Still along the same on a curve to the right in a southerly direction having a radius of 130.00', an arc length of 23.66' and a central angle of 10 degrees 25' 39" to a point; thence
- 5) S 80 degrees 52' 16" W 61.70' to a point; thence
- 6) N 78 degrees 53' 45" W. 193.03' to a point; thence
- 7) N 64 degrees 17' 31" W 53.83' to a point in the aforesaid easterly sideline of Totts Gap Road (T-383); thence
- 8) Along the same, N 25 degrees 42' 29" E 124.88' to a point of curvature; thence
- 9) Along the same on a curve to the left in a northerly direction having a radius of 166.50', an arc length of 7.39' and a central angle of 02 degrees 32' 36" to a point of reverse curvature; thence
- 10) On a curve to the right in a northerly and easterly direction having a radius of 25.00', an arc length of 25.64' and a central angle of 58 degrees 45' 17" to a point of tangency in the southerly sideline of Raven's Nest Road; thence
- 11) Along the same, N 81 degrees 55' 10" E, 158.64' to a point of curvature; thence

12) On a curve to the right in an easterly and southerly direction having a radius of 25.00', an arc length of 41.53' and a central angle of 95 degrees 11' 06" to the point or place of BEGINNING.

CONTAINING 45,420 square feet or 1.043 acres.

The above being subject to a 12.52' wide drainage easement lying contiguous to, parallel with and easterly of the 8th course described above.

ALSO BEING KNOWN and designated as Lot 6 as shown on a map entitled "Final Subdivision Plat of Wolf Hollow at Water Gap Country Club, Smithfield Township, Monroe County, Pennsylvania" dated December 14, 2004, revised December 14, 2004 by Surveying Technologies, Inc., Ramsey, NJ, and recorded in the aforesaid Recorder's Office in Plot Book Volume 77, Pages 15-18 on January 12, 2005.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its deed dated May 31, 2006 and recorded in the aforesaid Recorder's Office in Record Book Volume 2269, Page 6766 granted and conveyed unto International Custom Built Homes, Inc., in fee.

Exception No. 24

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, being known as Lot 7, Wolf Hollow at Water Gap Country Club, as set forth on Map recorded in Plot Book 77, Pages 15-18.

BEGINNING at a point in the easterly sideline of Rolling Hill Road (40' wide) where the same is intersected by the northerly sideline of Wolf Hollow Drive (40' wide) and running; thence

- 1) Along the aforesaid easterly sideline of Rolling Hill road on a curve to the right in a northerly direction having a radius of 25.00' an arc length of 16.09' and a central angle of 36° 52' 12" to a point of reverse curvature; thence
- 2) Still along the same on a curve to the left in a northerly direction having a radius of 170.00' an arc length of 88.24' and a central angle of 29° 44' 21" to a point of tangency; thence
- 3) Still along the same N 06° 06' 50" E 61.35' to a point; thence
- 4) S 83° 53' 10" E 50.00' to a point; thence
- 5) S 59° 30' 04" E 242.93' to a point; thence
- 6) S 36° 24' 32" W 200.07' to a point in the aforementioned northerly sideline of Wolf Hollow Drive; thence

7) Along the same N 54° 08' 49" W 225.52' to the point or place of BEGINNING.

CONTAINING 47,148 square feet or 1.082 acres.

The above being subject to a 28' wide drainage easement lying contiguous to parallel with and westerly of the 6th course described above.

Also being known and designated as Lot 7 as shown on a map entitled "Final Subdivision Plat of Wolf Hollow at Water Gap Country Club, Smithfield Township, Monroe County, Pennsylvania" dated December 14, 2004, revised December 14, 2004 by Surveying Technologies, Inc., Ramsey, NJ, and recorded in the aforesaid Recorder's Office in Plot Book Volume 77, Pages 15-18 on January 12, 2005.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its deed dated December 20, 2005 and recorded in the aforesaid Recorder's Office in Record Book Volume 2252, Page 6504, granted and conveyed unto International Custom Built Homes, Inc., in fee.

Exception No. 25

ALL THOSE CERTAIN lots, pieces or parcels of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, being known as Lots 8, 9, 10 and 11, Wolf Hollow at Water Gap Country Club, as set forth on Map recorded in Plot Book Volume 77, Pages 15-18.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its deed dated August 4, 2009 and recorded in the aforesaid Recorder's Office in Record Book Volume 2358, Page 230 granted and conveyed unto McGinley Creative Group, LLC, in fee.

Exception No. 26

ALL THAT CERTAIN lot, tract or piece of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the easterly sideline of Rolling Hill Road (40' wide) the following courses and distances from where the same is intersected by the curve connecting the southerly sideline of Raven's Nest Road (40' wide):

a) Along the aforesaid easterly sideline of Rolling Hill Road, S 02° 53' 44" E, 70.02' to a point of curvature; thence

b) Still along the same on a curve to the left in a southerly direction having a radius of 130.00', an arc length of 37.80' and a central angle of 16° 39' 38" to a point of tangency; thence

- c) Still along the same, S 19° 33' 22" E, 53.84' to a point of curvature; thence
- d) Still along the same on a curve to the right in a southerly direction having a radius of 170.00', an arc length of 29.04' and a central angle of 09° 47' 18" to the point or place of beginning and running; thence
- 1) N 83° 46' 22" E, 50.00' to a point; thence
 - 2) S 84° 26' 33" E, 358.28' to a point; thence
 - 3) S 28° 06' 53" W, 274.02' to a point; thence
 - 4) N 61° 59' 50" W, 261.87' to a point; thence
 - 5) N 81° 11' 09" W, 50.00' to a point in the aforesaid easterly sideline of Rolling Hill Road; thence
 - 6) Along the same on a curve to the left in a northerly direction having a radius of 190.00', an arc length of 24.72' and a central angle of 07° 27' 15" to a point of tangency; thence
 - 7) Still along the same, N 01° 21' 36" E, 93.29' to a point of curvature; thence
 - 8) Still along the same on a curve to the left in a northerly direction having a radius of 170.00', an arc length of 33.02' and a central angle of 11° 07' 41" to the point or place of BEGINNING.

CONTAINING 70,391 square feet or 1.616 acres.

ALSO BEING KNOWN as Lot 12 as shown on a map entitled "Final Subdivision Plat of Wolf Hollow at Water Gap Country Club, Smithfield Township, Monroe County, Pennsylvania" dated December 14, 2004, revised December 14, 2004 by Surveying Technologies, Inc., Ramsey, NJ, and recorded in the aforesaid Recorder's Office in Plot Book Volume 77, Pages 15-18 on January 12, 2005.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its deed dated January 4, 2007 and recorded in the aforesaid Recorder's Office in Record Book Volume 2293, Page 1077, granted and conveyed unto Jeffrey Cheng, in fee.

Exception No. 27

ALL THAT CERTAIN lot, tract or piece of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING known and designated as Lot 13 as shown on a map entitled "Final Subdivision Plat of Wolf Hollow at Water Gap Country Club, Smithfield Township, Monroe County, Pennsylvania" dated December 14, 2004, revised December 14, 2004 by Surveying Technologies, Inc., Ramsey, NJ, and recorded in the aforesaid Recorder's Office in Plot Book Volume 77, Pages 15-18 on January 12, 2005.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its deed dated August 19, 2005 and recorded in the aforesaid Recorder's Office in Record Book Volume 2237, Page 339, granted and conveyed unto Kuang M. Cheng, in fee.

Exception No. 28

ALL THAT CERTAIN lot, tract or piece of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the southerly sideline of Raven's Nest Road the following courses and distances from where the same is intersected by the curve connecting the easterly sideline of Rolling Hill Road:

- a) Along the aforesaid southerly side of Raven's Nest Road, N 81 degrees 55' 10" E, 38.77' to a point of curvature; thence
- b) Still along the same on a curve to the left in an easterly direction having a radius of 170.00', an arc length of 62.93' and a central angle of 21 degrees 12' 36" to a point of tangency; thence
- c) Still along the same, N 60 degrees 42' 34" E, 15.44' to a point or place of beginning and running; thence
- 1) Along the aforesaid southerly sideline of Raven's Nest Road, N 60 degrees 42' 34" E, 226.55' to a point of curvature; thence
- 2) Still along the same on a curve to the right in an easterly direction having a radius of 156.71', an arc length of 133.71' and a central angle of 48 degrees 53' 15" to a point of tangency; thence
- 3) Still along the same, S 70 degrees 24' 11" E, 54.60' to a point; thence
- 4) S 19 degrees 35' 49" W, 50.00' to a point; thence
- 5) S 08 degrees 02' 16" W, 343.89' to a point; thence
- 6) N 84 degrees 26' 33" W, 163.67' to a point; thence
- 7) Still along the same, N 29 degrees 17' 26" W, 307.61' to the point or place of

BEGINNING.

CONTAINING 102,318 square feet or 2.349 acres.

ALSO BEING KNOWN and designated as Lot 14 as shown on a map entitled "Final Subdivision Plat of Wolf Hollow at Water Gap Country Club, Smithfield Township, Monroe County, Pennsylvania" dated December 14, 2004, revised December 14, 2004 by Surveying Technologies, Inc., Ramsey, NJ, and recorded in the aforesaid Recorder's Office in Plot Book Volume 77, Pages 15-18 on January 12, 2005.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its deed dated August 3, 2006, and recorded in the aforesaid Recorder's Office in Record Book Volume 2263, Page 270, granted and conveyed unto Kuang Min Cheng and Hsueh Hsia Wu-Cheng, Husband and Wife, in fee.

Exception No. 29

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, being known as Lot 15, Wolf Hollow at Water Gap Country Club, as set forth on Map recorded in Plot Book 77, Pages 15-18.

BEGINNING at a point in the northerly sideline of Raven's Nest Road the following courses and distances from where the southerly sideline of Raven's Nest Road is intersected by the curve connecting the easterly sideline of Rolling Hill Road:

- a) Along the aforesaid southerly sideline of Raven's Nest Road, N 81 degrees 55' 10" E, 36.77' to a point of curvature; thence
- b) Still along the same on a curve to the left in an easterly direction having a radius of 170.00', an arc length of 62.93' and a central angle of 21 degrees 12' 36" to a point of tangency; thence
- c) Still along the same, N 60 degrees 42' 34" E, 241.99' to a point of curvature; thence
- d) Still along the same on a curve to the right in an easterly direction having a radius of 156.71', an arc length of 133.71' and a central angle of 48 degrees 53' 15" to a point of tangency; thence
- e) Still along the same, S 70 degrees 24' 11" E, 127.86' to a point of curvature; thence
- f) Still along the same on a curve to the right in a southeasterly direction having a radius of 25.00', an arc length of 23.18' and a central angle of 53 degrees 07' 48" to a point of reverse curvature; thence

g) Still along the same on a curve to the left in an easterly direction having a radius of 50.00', an arc length of 205.65' and a central angle of 235 degrees 39' 54" to the point or place of beginning and running; thence

1) Along the aforesaid northerly sideline of Raven's Nest Road on a curve to the left in a westerly direction having a radius of 50.00', an arc length of 44.15' and a central angle of 50 degrees 35' 43" to a point of reverse curvature; thence

2) Still along the same on a curve to the right in a westerly direction having a radius of 25.00', an arc length of 23.18' and a central angle of 53 degrees 07' 48" to a point of tangency; thence

3) Still along the same, N 70 degrees 24' 11" W, 127.86' to a point of curvature; thence

4) Still along the same on a curve to the left in a westerly direction having a radius of 196.71', an arc length of 40.95' and a central angle of 11 degrees 55' 39" to a point; thence

5) Along the sideline of Raven's Nest Road N 07 degrees 40' 10" E, 84.55' to a point; thence

6) N 07 degrees 40' 10" E, 72.32' to a point; thence

7) S 89 degrees 44' 26" E, 427.09' to a point; thence

8) S 14 degrees 43' 20" E, 90.55' to a point; thence

9) S 75 degrees 16' 40" W 239.43' to a point; thence

10) S 17 degrees 03' 44" W 50.00' to the point or place of BEGINNING.

CONTAINING 68,881 square feet or 1.581 acres.

SUBJECT to a variable width Golf Course Easement lying adjacent to and westerly of the 8th course described above.

ALSO BEING KNOWN and designated as Lot 15 as shown on a map entitled "Final Subdivision Plat of Wolf Hollow at Water Gap Country Club, Smithfield Township, Monroe County, Pennsylvania" dated December 14, 2004, revised December 14, 2004 by Surveying Technologies, Inc., Ramsey, NJ, and recorded in the aforesaid Recorder's Office in Plot Book Volume 77, Pages 15-18 on January 12, 2005.

BEING THE SAME PREMISES which Union Motor Lodge, by its deed dated March 30, 2006 and recorded in the aforesaid Recorder's Office in Record Book Volume 2262, Page 5231, granted and conveyed unto International Custom Built Homes, Inc., in fee.

Exception No. 30

ALL THAT CERTAIN lot, trace or piece of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point (the "Beginning Point") in the right-of-way of the cul-de-sac at the end of Raven's Nest Road as shown on the below referenced recorded plat which beginning point is the common corner of said Raven's Nest Road cul-de-sac with Lot 17 and the within described Lot 16 as shown on the below referenced recorded plat and which Beginning Point is located the following courses and distances from where the southerly right-of-way line of Raven's Nest Road is intersected by the curve connecting the same with the easterly sideline of Rolling Hill Road as shown on the below referenced recorded plat:

- a) Along the aforesaid southerly sideline of Raven's Nest Road, N 81° 55' 10" E 36.77' to a point of curvature; thence
- b) Still along the same on a curve to the left in an easterly direction having a radius of 170.00', an arc length of 62.93' and a central angle of 21° 12' 36" to a point of tangency; thence
- c) Still along the same, N 60° 42' 34" E 241.99' to a point of curvature; thence
- d) Still along the same on a curve to the right in an easterly direction having a radius of 156.71', an arc length of 133.71' and a central angle of 48° 53' 15" to a point of tangency; thence
- e) Still along the same S 70° 24' 11" E 127.86' to a point of curvature; thence
- f) Still along the same on a curve to the right in a southeasterly direction having a radius of 25.00', an arc length of 23.18' and a central angle of 53° 07' 48" to a point of reverse curvature; thence
- g) Still along the same on a curve to the left in an easterly direction having a radius of 50.00', an arc length of 120.65' and a central angle of 138° 15' 37" to the said Beginning Point

and thence from said Beginning said Lot 16 is bounded and described as follows:

- 1) Along the aforesaid right-of-way of the cul-de-sac at the end of Raven's Nest Road on a curve to the left in an easterly and northerly direction having a radius of 50.00', an arc length of 85.00' and central angle of 97° 24' 17" to a point; thence
- 2) N 17° 03' 44" E 50.00' to a point; thence
- 3) N 75° 16' 40" E 239.43' to a point; thence

- 4) S 14° 43' 20" E 323.14 feet to a point; thence
- 5) N 65° 31' 59" W 326.87' to the point or place of BEGINNING.

CONTAINING 55,245 square feet or 1.268 acres.

ALSO BEING KNOWN and designated as Lot 16 as shown on a map entitled "Final Subdivision Plat of Wolf Hollow at Water Gap Country Club, Smithfield Township, Monroe County, Pennsylvania" dated December 14, 2004, revised December 14, 2004 by Surveying Technologies, Inc., Ramsey, NJ, and recorded in the aforesaid Recorder's Office in Plot Book Volume 77, Pages 15-18 on January 12, 2005.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its corrective deed dated December 21, 2007 and recorded in the aforesaid Recorder's Office in Record Book Volume 2325, Page 365, granted and conveyed unto Wayne K. Lippold and Jennifer Lippold, Husband and Wife, in fee.

Exception No. 31

ALL THAT CERTAIN lot, trace or piece of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the southerly sideline of Raven's Nest Road the following courses and distances from where the same is intersected by the curve connecting the easterly sideline of Rolling Hill Road:

- a) Along the aforesaid southerly sideline of Raven's Nest Road, N 81° 55' 10" E 36.77' to a point of curvature; thence
 - b) Still along the same on a curve to the left in an easterly direction having a radius of 170.00', an arc length of 62.93', and a central angle of 21° 12' 36" to a point of tangency; thence
 - c) Still along the same, N 60° 42' 34" E 241.99' to a point of curvature; thence
 - d) Still along the same on a curve to the right in an easterly direction having a radius of 156.71', an arc length of 133.71' and a central angle of 48° 53' 15" to a point of tangency; thence
 - e) Still along the same S 70° 243' 11" E 111.00' to a point of curvature; thence
- 1) Along the aforesaid southerly sideline of Raven's Nest Road, S 70° 24' 11" E 16.86' to a point of curvature; thence

2) Still along the same on a curve to the right in a southeasterly direction having a radius of 25.00', an arc length of 23.18' and a central angle of 53° 07' 48" to a point of reserve curvature; thence

3) Still along the same on a curve to the left in an easterly direction having a radius of 50.00', an arc length of 120.65' and a central angle of 138° 15' 37"; thence

4) S 65° 31' 59" E 326.87' to a point; thence

5) S 22° 53' 47" W 452.21' to a point; thence

6) N 56° 23' 27" W 372.91' to a point; thence

7) N 36° 47' 12" E 180.06' to a point; thence

8) N 18° 19' 22" W 191.59' to a point; thence

9) N 19° 35' 49" E 50.00' to the point or place of BEGINNING.

CONTAINING 155,687 square feet or 3.574 acres.

Subject to a variable width golf course easement lying adjacent to and westerly of the 5th course described above.

ALSO BEING KNOWN and designated as Lot 17 as shown on a map entitled "Final Subdivision Plat of Wolf Hollow at Water Gap Country Club, Smithfield Township, Monroe County, Pennsylvania" dated December 14, 2004, revised December 14, 2004 by Surveying Technologies, Inc., Ramsey, NJ, and recorded in the aforesaid Recorder's Office in Plot Book Volume 77, Pages 15-18 on January 12, 2005.

BEING THE SAME PREMISES which Union Motor Lodge, Inc., by its deed dated June 11, 2007 and recorded in the aforesaid Recorder's Office in Record Book Volume 2311, Page 690, granted and conveyed unto Emile Guillot, in fee.

Exception No 32

ALL THAT CERTAIN lot, tract or piece of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING known and designated as Lot 18 as shown on a map entitled "Final Subdivision Plat of Wolf Hollow at Water Gap Country Club, Smithfield Township, Monroe County, Pennsylvania" dated December 14, 2004, revised December 14, 2004 by Surveying Technologies, Inc., Ramsey, NJ, and recorded in the aforesaid Recorder's Office in Plot Book Volume 77, Pages 15-18 on January 12, 2005.

BEING PART OF THE SAME PREMISES which Christie D. Shull and Margaret Shull, his wife, by their deed dated August 2, 1983 and recorded in the aforesaid Recorder's Office in Record Deed Volume 1199, Page 236, granted and conveyed unto Union Motor Lodge, Inc., Grantor hereof, in fee.

Exception No. 33

ALL THAT CERTAIN 15 foot wide right-of-way or strip of land for the construction and maintenance of a water main, situate in the Borough Delaware Water Gap, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the division line between lands of Thomas R. Weichel on the South, from lands of Union Motor Lodge, Inc. on the North, said point being S 62° 19' 33" E 29.96 feet from the most northerly corner of lands of Thomas R. Weichel; thence extending through and across lands of Union Motor Lodge, Inc., the following three (3) courses and distances: (1) N 17° 04' 45" E 151.52 feet to a point; (2) N 29° 40' 32" E 159.08 feet to a point; (3) N 5° 30' 20" W 109.07 feet to a point on the southwesterly line of a right-of-way of the Borough of Delaware Water Gap; thence along the southwesterly line of said right-of-way, S 52° 47' 06" E 20.42 feet to a point; thence extending through and across lands of Union Motor Lodge, Inc., the following three (3) courses and distances: (1) S 5° 30' 20" E 99.98 feet to a point; (2) S 29° 40' 32" W 162.18 feet to a point; (3) S 17° 04' 45" W 152.67 feet to a point in the division line between lands of Thomas Weichel on the South from lands of Union Motor Lodge, Inc. on the North; thence along said division line, N 62° 19' 33" W 15.26 feet to the place of BEGINNING. CONTAINING 6259 square feet.

BEING THE SAME PREMISES taken from Union Motor Lodge, Inc., Grantor hereof, by the Borough of Delaware Water Gap in an eminent domain proceeding indexed in the Court of Commons Pleas of the 43rd Judicial District, Monroe County, Pennsylvania, indexed to No. _____ Civil, 1991. The Notice of Filing of Declaration of Taking was recorded in the aforesaid Recorder's Office in Record Book 1785, Page 0563.

Exception No. 34

Tract I

ALL THAT CERTAIN lot of land situated in Smithfield Township, Monroe County, Pennsylvania, as shown on map entitled "Survey Map of a Portion of Lands N/F Union Motor Lodge, Inc., Smithfield Twp., Monroe Co., Pennsylvania" prepared by Niclaus Engineering Corporation dated November 3, 2000 revised through March 12, 2001, said lot being known as PIN #16-7310-00-64-6042, said lot of land being bounded and described as follows:

BEGINNING at an old 3' tall iron pipe, said pipe being the point of beginning in a deed from Stewart I. Hufsmith to Fairway Realty Corp. dated June 28, 1968 filed at the Monroe County Courthouse in Deed Book Volume 361, Page 818; thence,

1. Along lands of Union Motor Lodge, Inc. North seventy-five (75) degrees twenty-six

(26) minutes zero (00) seconds East, six hundred seventy-three and ten one-hundredths (673.10) feet to a found pipe north of a paved golf cart path; thence,

2. Along the same South thirteen (13) degrees twenty-three (23) minutes thirty-six (36) seconds East, one hundred fifty-four and seventy-six one-hundredths (154.76) feet to a found iron pin in a gravel road; thence,

3. In and along a gravel road, along lands of the United States of America, South sixty-six (66) degrees six (06) minutes twenty-four (24) seconds West, one-hundred ninety-three and twenty one-hundredths (193.20) feet to a point; thence,

4. Partially in and along said road and along lands of the United States of America South eighty-one (81) degrees twenty (20) minutes twenty-four (24) seconds West, one hundred twenty-five and zero-hundredths (125.00) feet to a point south of said road; thence,

5. Along land of the United States of America South seventy-six (76) degrees nine (09) minutes thirteen (13) seconds West, two hundred fifty-three and thirty-one one hundredths (253.31) feet to a found iron pipe near the end of a stone row; thence,

6. Along lands of the United States of America and generally along a stone row North forty-five (45) degrees, twenty-six (26) minutes fifty-one (51) seconds West, one hundred ninety-eight and seven one-hundredths (198.07) feet to the POINT OF BEGINNING.

CONTAINING 2.46 acres +/-.

Tract II

BEGINNING at a found old 2' tall iron pipe, said pipe being the point of beginning in a deed from Stewart I. Hufsmith to Fairway Realty Corp. dated June 28, 1968 recorded in the aforesaid Recorder's Office in Deed Book Volume 361, Page 818; thence,

1. Along lands of the United States of America North forty-one (41) degrees forty-six (46) minutes fifty-four (54) seconds West, one hundred seventy and zero one-hundredths (170.00) feet to a point; thence,

2. Through Lands of Union Motor Lodge, Inc. South eighty (80) degrees eight (08) minutes seventeen (17) seconds East, three hundred twelve and thirty-six one-hundredths (312.36) feet to a point in a paved roadway; thence,

3. Through the same South fourteen (14) degrees thirty-four (34) minutes zero (00) seconds East, twenty-two and zero (22.00) feet to a point; thence,

4. Along other lands of Union Motor Lodge, Inc. known as PIN # 16-7310-00-64-6042 South seventy-five (75) degrees twenty-six (26) minutes zero (00) seconds West, two hundred six and sixty-five one-hundredths (206.65) feet to a point of the POINT OF BEGINNING.

CONTAINING 0.43 acres +/-.

EXCEPTION NO. 33 TRACTS I AND II BEING THE SAME PREMISES which Union Motor Lodge, Inc., a New Jersey corporation, by its deed dated March 11, 2009 and recorded in the aforesaid Recorder's Office in Record Book Volume 2350, Page 2382, granted and conveyed unto Terry Lynn Teel, in fee.

Exception No. 35

EXCEPTING AND RESERVING unto the Grantor, its successors and assigns, all right, title and interest in and to Basin No. 1, Basin No. 2, and all streets and roads depicted on the Wolf Hollow Subdivision Plan recorded in the aforesaid Recorder's Office in Plot Book Volume 77, Page 15. Grantor, its successors and assigns, shall have the unrestricted right, liberty and privilege of conveying the said Basin No. 1, Basin No. 2, and all streets depicted on the aforesaid Wolf Hollow Subdivision Plan to any person or entity and/or convey and dedicate Basin 1, Basin No. 2, and all or any part of the streets depicted on the Wolf Hollow Subdivision Plan to Smithfield Township or any other governmental entity or agency.

Exception No. 36

EXCEPTING AND RESERVING unto the Grantor, its successors and assigns, all right, title and interest in and to all streets and roads depicted on the map entitled "Revised Final Subdivision Plan, Fairway Estates, Phase II" prepared by Sincavage Associates, Inc. dated November 29, 2002, revised January 29, 2003, and recorded in the aforesaid Recorder's Office in Plot Book Volume 75, Page 26.

EXCEPTED AND RESERVED RIGHTS

EXCEPTING AND RESERVING unto the Seller, its successors and assigns all of the following rights, benefits, liberties and privileges which shall run with the land for the benefit of Grantor and its successors and assigns:

1. Permanent rights of ingress, egress, and regress over, upon, and under the above-described premises consisting of Tract Nos. 1, 2, 3, and 4, less the above-described exceptions, to repair, restore, maintain and replace a certain drainage pipe and associated drainage structures serving the above-referenced residential real estate subdivision depicted on the aforesaid map entitled "Revised Final Subdivision Plan, Fairway Estates, Phase II" prepared by Sincavage Associates, Inc. dated November 29, 2002, revised January 29, 2003, and recorded in the aforesaid Recorder's Office in Plot Book Volume 75, Page 26 (hereinafter sometimes referred to as "Fairway Estates"). Grantee hereby acknowledges that part of the storm water management system serving the Fairway Estates residential real estate subdivision was constructed under part of the Water Gap Country Club golf course on the above-described premises which storm water management system must be periodically serviced, repaired and replaced to maintain the proper functioning of said storm water management system. In the event the repair, restoration, maintenance or replacement of the drainage pipe(s), associated drainage structures, appurtenances, fixtures, equipment, and related grading and materials constituting the storm water management system serving Fairway Estates requires excavation

or other disturbance of the Water Gap Country Club golf course or any part of the above-described premises Grantor, its successors or assigns, shall be obligated at its expense to restore the above-described premises to as near the condition existing prior to such work in a commercially reasonable manner and to the extent that any such disturbance involves any part of the Water Gap Country Club golf course fairway(s) the restoration standard shall be to a customary golf course fairway condition. Grantor, its successors or assigns, shall have the unrestricted right, liberty and privilege to: (i) assign, set over and transfer the ownership of the aforesaid storm water management system serving the Fairway Estate residential real estate subdivision to any property owners association now existing or hereafter formed to serve the Fairway Estates property owners; and (ii) assign, set over and transfer the obligation to maintain said storm water system including the part of said system under the above-described premises to any such property owners association; and (iii) assign, set over and transfer to any such property owners association the rights, benefits, privileges and obligations set forth in this paragraph to any such property owners association. The rights, benefits, and privileges herein set forth shall run with the land and shall extend to the successors and assigns of the Grantor.

2. Permanent rights of ingress, egress, and regress over, upon, and under the above-described premises to repair, restore, maintain and replace: (i) the storm water basin and storm water management system serving the Wolf Hollow residential real estate subdivision constructed on Lot 18 depicted on the Wolf Hollow Subdivision Plan recorded in the aforesaid Recorder's Office in Plot Book Volume 77, Page 15 ("Basin No. 1"); (ii) a second storm water basin constructed on lands of Grantor of the northwestern side of Totts Gap Road opposite and to the northwest of Road C depicted on the above-described Plot Plan for the Wolf Hollow residential real estate subdivision ("Basin No. 2"). Grantor, its successors and assigns, shall have unrestricted permanent rights of ingress, egress, and regress over, upon and under the above-described premises to repair, restore, maintain, and replace Basin Nos. 1 and 2 and associated drainage structures and storm water management facilities serving the Wolf Hollow residential real estate subdivision which are in, upon or under the above-described premises. Grantor, its successors or assigns, shall have the unrestricted right, liberty and privilege to: (i) assign, set over and transfer the ownership of the aforesaid storm water management system serving the Wolf Hollow residential real estate subdivision to any property owners association now existing or hereafter formed to serve the Wolf Hollow property owners; and (ii) assign, set over and transfer the obligation to maintain said storm water system including the part of said system under the above-described premises to any such property owners association; and (iii) assign, set over and transfer to any such property owners association the rights, benefits, privileges and obligations set forth in this paragraph to any such property owners association. The rights, benefits, and privileges herein set forth shall run with the land and shall extend to the successors and assigns of the Grantor.

In extension and not limitation of the rights, benefits, and privileges hereby excepted and reserved unto Grantor, its successors and assigns as set forth in paragraphs 1 and 2, above, Grantee for itself and its successors and assigns covenants and agrees with Grantor that Grantee shall not in any manner interfere with the aforesaid storm water management systems serving the Fairview Estates and Wolf Hollow subdivisions or interfere with or in any way modify the flow of storm water through the storm water management systems depicted on the aforesaid Fairview Estates and Wolf Hollow Subdivision Plans without the prior written permission of all governmental agencies, bodies, and authorities having jurisdiction.

UNDER AND SUBJECT to an Access Road Easement and Maintenance Agreement dated March 11, 2009 by and between Grantor (therein referred to as the "Developer") and Terry Lynn Teel ("Teel") which is recorded in the aforesaid Recorder's Office in Record Book Volume 2350, Page 2389 as amended by a certain First Amendment to Access Road Easement and Maintenance Agreement of even date herewith which is intended to be recorded contemporaneously with the recordation of this deed.


Together with all and singular the buildings, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, in law equity, or otherwise howsoever, of, in, and to the same and every part thereof,

To have and to hold the said lot, parcel or piece of ground, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, to and for the only proper use and behoof of the said party of the second part, its successors and assigns, forever.

And the said party of the first part, for itself, its successors and assigns, does by these presents, covenant, grant and agree, to and with the said party of the second part, its successors and assigns, that it, the said party of the first part, its successors and assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, against it, the said party of the first part, its successors and assigns, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any party thereof, shall and will **S P E C I A L L Y W A R R A N T** and forever **DEFEND**.


In Witness Whereof, the said Corporation has caused these presents to be executed and its common or corporate seal hereto affixed.

ATTEST:


(~~Asst.~~) Secretary

(CORPORATE SEAL)

UNION MOTOR LODGE, INC.

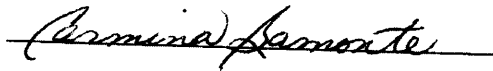
By: 
(~~Vice~~) President

STATE OF PENNSYLVANIA :
 :
 : SS
COUNTY OF MONROE :
 :

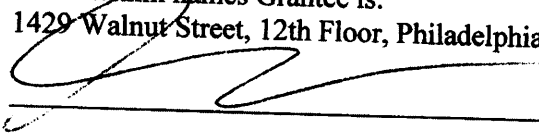
On this, the 2nd day of April, 2013, before me, a Notary Public in and for said County and State, the undersigned officer, personally appeared Shirley A. Broda, who acknowledged herself to be the President of **Union Motor Lodge, Inc.**, a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes herein contained by signing the name of the corporation by herself as President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

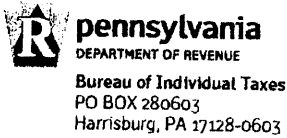
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Carmina Samonte, Notary Public
Stroudsburg Boro, Monroe County
My Commission Expires Feb. 18, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



The correct and precise P.O. address
of the within names Grantee is:
1429 Walnut Street, 12th Floor, Philadelphia, Pennsylvania 19102



Prepared by:
Newman, Williams, Mishkin, Corveleyn, Wolfe & Fareri, P.C.
712 Monroe Street
Stroudsburg, Pennsylvania 18360



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

Table with Recorder's Use Only fields: State Tax Paid, Book Number, Page Number, Date Recorded

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: Commonwealth Agency, Inc. Telephone Number: (215) 643-7744. Mailing Address: 25 Skippack Pike, Broad Axe, PA 19002

B. TRANSFER DATA

Grantor: UNION MOTOR LODGE, INC., a New Jersey business corporation and WATER GAP COUNTRY CLUB, INC.

C. Date of Acceptance of Document 4/2/2013

Grantee: WATER GAP ACQUISITIONS PARTNERS, LLC a Pennsylvania limited liability company and Water Gap Management Partner

Mailing Address: PO Box 725, Delaware Water Gap, PA 18327. City: Phila, State: PA, ZIP Code: 19102

D. REAL ESTATE LOCATION

Street Address: 288 Mountain Road, County: Monroe, School District: Stroudsburg (Del. Water Gap) East Stroudsburg (Smithfield Twp), City: Smithfield Twp and Delaware Water Gap, Parcel #'s: 4/3/2/17; 4/3/2/18; 4/3/1751-7

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? [] Y [] N

Table with valuation data: 1. Actual Cash Consideration 1,100,000.00, 2. Other Consideration +, 3. Total Consideration = 1,100,000.00, 4. County Assessed Value 12,660.00 (Del Water Gap) 455,590.00 (Smithfield Twp), 5. Common Level Ratio Factor X 5.15, 6. Fair Market Value 2,411,487.50 TOTAL 12,660.00 (Del Water Gap) 455,590.00 (Smithfield)

F. EXEMPTION DATA

Table with exemption data: 1a. Amount of Exemption Claimed 0, 1b. Percentage of Grantor's Interest in Real Estate 100, 1c. Percentage of Grantor's Interest Conveyed 100

Check Appropriate Box Below for Exemption Claimed.

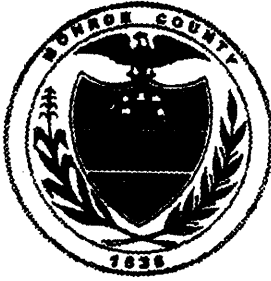
- Will or intestate succession.
Transfer to a trust.
Transfer from a trust.
Transfer between principal and agent/straw party.
Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
Transfer from mortgagor to a holder of a mortgage in default.
Corrective or confirmatory deed.
Statutory corporate consolidation, merger or division.
Other (Please explain exemption claimed.)

2% TO THE BOROUGH OF DELAWARE WATER GAP 98% TO THE TOWNSHIP OF SMITHFIELD

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: Commonwealth Agency, Inc., By: S Woznick Date: April 2, 2013

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



COUNTY OF MONROE

RECORDER OF DEEDS
7th & MONROE STREETS
STROUDSBURG, PA 18360
Area Code (570) 517-3969

Helen Diecidue - Recorder

Instrument Number - 201310248
Recorded On 4/16/2013 At 1:25:48 PM

Book - 2418 Starting Page - 6739
* Total Pages - 37

- * Instrument Type - DEED
- Invoice Number - 635524
- * Grantor - UNION MOTOR LODGE INC
- * Grantee - WATER GAP ACQUISITIONS PARTNERS LLC
- User - BLH
- * Customer - SIMPLIFILE LC E-RECORDING

* FEES

STATE TRANSFER TAX	\$11,000.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$23.50
RECORDING FEES	\$78.50
AFFORDABLE HOUSING	\$13.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TAX CODE CERTIFICATION FEES	\$60.00
STROUDSBURG SCHOOL REALTY TAX	\$110.00
EAST STROUDSBURG SCHOOL REALTY TAX	\$5,390.00
DELAWARE WATER GAP BOROUGH SMITFIELD TOWNSHIP	\$5,390.00
TOTAL PAID	\$22,180.50

RETURN DOCUMENT TO:
COMMONWEALTH AGENCY, INC
25 SKIPPACK PIKE
BROAD AXE, PA 19002

MC GIS Registry UPI Certification
On April 16, 2013 By CL

TAX ID #
16/9/1/26
16/9/1/22
16/98063
Total Tax IDs: 6



I Hereby CERTIFY that this document is recorded in the Recorder's Office of Monroe County, Pennsylvania

Helen Diecidue

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW THE LAST PAGE OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

