

CORPORATION DEED
File #: 070002113R
Tax Parcel #:

THIS INDENTURE made the _____ day of _____ in the year of our Lord, two thousand and seven (2007).

BETWEEN, GOLDEN OAKS VILLAGE, INC. of 3701 Perkiomen Avenue, Reading, PA, 19606 (hereinafter referred to as "Grantor") party of the one part,

AND

GOLDEN OAKS VILLAGE PROPERTY OWNERS' ASSOCIATION of (hereinafter referred to as "Grantee") party of the other part,

WITNESSETH, that the said Grantor, for and in consideration of the sum of
ONE DOLLAR AND 00/100 DOLLAR
(\$1.00)

lawful money of the United States of America unto him well and truly paid by the said Grantee, at or before the sealing and delivery thereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

ALL THOSE CERTAIN lots, parcels or pieces of ground situate in the Township of Kidder, County of Carbon and Commonwealth of Pennsylvania, as shown on map of Golden Oaks Planned Residential Development as surveyed by Quad Three Group, Inc. of Wilkes-Barre, PA, dated June 30, 1997, and recorded in Carbon County Map Book Volume 3, Page 156, bounded and described as follows, to wit:

PARCEL 1 (GREEN AREA):

BEGINNING at the northeasterly corner of Lot No. 40 as located in the southerly right-of-way line of East/West Oak Lane, said corner being located South 71 degrees 12 minutes 0 seconds East 458.70 feet from a found stone corner (a corner of Game Lands No. 40); thence along the said southerly right-of-way line North 89 degrees 42 minutes 45 seconds East 20.06 feet to the northwesterly corner of Lot No. 20; thence along the same the following two (2) courses and distances:

- 1) South 9 degrees 29 minutes 15 seconds East 105.29 feet; and
- 2) North 80 degrees 30 minutes 45 seconds East 10.00 feet (the most northwesterly corner of Lot No. 21;

thence along the rear of Lots 21 through 24 South 9 degrees 29 minutes 15 seconds East 381.00 feet (the southwesterly corner of Lot No. 25); thence along the southerly line of Lot No. 25 North 80 degrees 30 minutes 45 seconds East 110.00 feet to a corner in the westerly right-of-way line of Red Oak Drive; thence along said westerly right-of-way line South 9 degrees 29 minutes 15 seconds East 20.00 feet (the northeasterly corner of Lot No. 26); thence along the northerly line of Lot No. 26 South 80 degrees 30 minutes 45 seconds West 110.00 feet; thence along the rear of Lots

26 through 28 South 9 degrees 29 minutes 15 seconds East 243.00 feet (a corner in the northerly line of Lot No. 29); thence along said northerly line of Lot No. 29 South 80 degrees 30 minutes 45 seconds West 15.00 feet to a corner in line of Lot No. 39; thence along the same the following three (3) courses and distances:

- 1) North 9 degrees 29 minutes 15 seconds West 9.80 feet;
- 2) South 80 degrees 30 minutes 45 seconds West 105.68 feet; and
- 3) South 1 degree 1 minute 15 seconds East 110.00 feet to a corner in the northerly right-of-way of West Oak Lane;

thence along said northerly right-of-way line South 80 degrees 30 minutes 45 seconds West 20.22 feet (the southeasterly corner of Lot No. 31); thence along Lot No. 31 the following two (2) courses and distances:

- 1) North 1 degree 1 minute 15 seconds West 100.08 feet; and
- 2) South 88 degrees 58 minutes 45 seconds West 9.15 feet to the most southeasterly corner of Lot No. 32;

thence along the rear of Lots 32 through 34 North 1 degree 1 minute 15 seconds West 243.00 feet to a corner; thence along the northerly line of Lot No. 34 South 88 degrees 58 minutes 45 seconds West 110.00 feet to a corner in the easterly right-of-way line of West Oak Lane; thence along said easterly right-of-way line North 1 degree 1 minute 15 seconds West 20.00 feet (the southwesterly corner of Lot No. 35); thence along the southerly line of Lot No. 35 North 88 degrees 58 minutes 45 seconds East 110.00 feet to a corner; thence along the rear of Lots 35 through 39 North 1 degree 1 minute 15 seconds West 397.00 feet to a corner in the southerly line of Lot No. 40; thence along the same the following two (2) courses and distances:

- 1) North 88 degrees 58 minutes 45 seconds East 9.68 feet; and
- 2) North 1 degree 1 minute 15 seconds West 100.88 feet to the place of BEGINNING.

CONTAINING 1.73 acres.

PARCEL 2 (GREEN SPACE NO. 2):

BEGINNING at the southwesterly corner of Lot No. 136 as located in the easterly right-of-way line of Willow Oaks Drive, said corner being located South 75 degrees 52 minutes 59 seconds East 1531.90 feet from a found stone corner (a corner of State Game Lands No. 40); thence leaving the right-of-way line and along the aforesaid Lot No. 136 the following three (3) courses and distances:

- 1) North 80 degrees 30 minutes 45 seconds East 104.86 feet;
- 2) North 8 degrees 12 minutes 15 seconds West 61.10 feet; and
- 3) North 3 degrees 5 minutes 9 seconds West 33.84 feet (the southwesterly corner of Lot No. 123);

thence along the rear of Lots 123 through 127 North 89 degrees 42 minutes 45 seconds East 387.13 feet (a corner in the westerly line of Lot No. 128); thence along said Lot 128 the following two (2) courses and distances:

- 1) South 0 degrees 17 minutes 15 seconds East 10.00 feet; and
- 2) North 89 degrees 42 minutes 45 seconds East 138.93 feet to a point for a corner in the westerly right-of-way line of East Oak Lane;

thence along the right-of-way line South 13 degrees 17 minutes 15 seconds East 22.54 feet (the northwesterly corner of Lot No. 129); thence along the same the following two (2) courses and distances:

- 1) South 81 degrees 47 minutes 45 seconds West 119.69 feet; and
- 2) South 8 degrees 12 minutes 15 seconds East 10.00 feet (the northeasterly corner of Lot No. 130);

thence along the rear of Lots 130 through 134 South 81 degrees 47 minutes 45 seconds West 405.00 feet (the northeasterly corner of Lot No. 135); thence along said Lot No. 135 South 80 degrees 30 minutes 45 seconds West 104.41 feet to a corner in the aforementioned easterly right-of-way of Willow Oaks Drive; thence along the same North 9 degrees 29 minutes 15 seconds West 20.00 feet to the place of BEGINNING.

CONTAINING 0.94 acres.

PARCEL 3 (GREEN AREA NO. 3):

BEGINNING at a found stone corner, a corner of Game Land No. 40 the common most northwesterly corner in the Golden Oaks Village; thence along said Game Lands North 89 degrees 42 minutes 45 seconds East 141.92 feet to a steel rebar for a corner; thence along the rear property line of Lots 13 through 1 South 1 degree 1 minute 15 seconds East 1095.00 feet to a steel rebar set for a corner the most southwesterly corner of Lot No. 1; thence along said Lot No. 1 the following two (2) courses and distances:

- 1) South 89 degrees 3 minutes 15 seconds East 120.00 feet to a set steel rebar for a corner; and
- 2) North 35 degrees 41 minutes 47 seconds East 46.61 feet to a steel rebar set for a corner the southwesterly side or right-of-way line of West Oak Lane along a curve;

thence by said curve an arc distance of 51.65 feet having a radius of 75.00 feet to a point; thence leaving the right-of-way and along the westerly line of a drainage to a detention pond South 10 degrees 27 minutes 16 seconds West 254.55 feet to a point; thence along the northerly line of said detention pond North 84 degrees 44 minutes 16 seconds West 292.42 feet to a steel rebar set for a corner in line of Game Lands No. 40; thence along said Game Lands North 0 degrees 51 minutes 13 seconds West 1297.70 feet to the place of BEGINNING.

CONTAINING 5.21 acres.

PARCEL 4 (GREEN AREA NO. 4):

BEGINNING at a point for a corner in a southerly line of Game Land No. 40, said corner being located along same line from a found stone corner (a corner of Game Lands No. 40) North 89 degrees 42 minutes 45 seconds East 2430.84 feet, also said corner herein being the common most northwesterly corner of lands belonging now or formerly to James J. Altemose; thence along the westerly line of said James J. Altemose South 13 degrees 14 minutes 8 seconds East 567.78 feet to an iron pin placed in found stones; thence along the northerly side or line of lands now or formerly of Michael Dias South 81 degrees 50 minutes 52 seconds West 680.39 feet to a found iron pipe and stone corner; thence along the westerly side or lines of the following said Michael Dias, now or formerly lands of Gerald and Eleanor Faulk, also now or formerly of lands of Judy Mertz South 1 degree 9 minutes 22 seconds East 684.57 feet (passing over a found iron pin in side of an

old iron pipe at 664.72 feet) to a point in the northerly margin of State Highway S.R. 940; thence by the northerly margin South 80 degrees 17 minutes 23 seconds West 30.34 feet to a point for a corner; thence leaving said highway and parallel at 30.00 feet to each of the previous three courses and distances: the foregoing are

- 1) North 1 degree 9 minutes 22 seconds West 715.63 feet;
- 2) North 81 degrees 50 minutes 52 seconds East 574.14 feet; and
- 3) North 13 degrees 14 minutes 8 seconds West 541.89 feet to a point for a corner in the aforementioned southerly line of the Game Lands;

thence along the same North 89 degrees 42 minutes 45 seconds East 30.78 feet to the place of BEGINNING.

CONTAINING 1.33 acres.

PARCEL 5 (DETENTION POND "A"):

BEGINNING at a steel pin the most northwesterly corner of the herein described tract set in the easterly line of Game Lands No. 40, said corner also located along said line from a found stone corner of same (Game Lands No. 40) South 0 degrees 51 minutes 13 seconds East 1297.70 feet; thence by a common open space the following two (2) courses and distances:

- 1) South 84 degrees 44 minutes 16 seconds East 292.42 feet to a point; and
- 2) North 10 degrees 27 minutes 16 seconds East 243.55 feet to a point on a curve in the southerly side or right-of-way line of West Oak Lane;

thence along said right-of-way line the following two (2) courses and distances:

- 1) along said curve an arc distance of 10.41 feet; and
- 2) North 80 degrees 30 minutes 45 seconds East 10.64 feet;

thence leaving said right-of-way line and along lands of a commercial 4.04 acre tract the following four (4) courses and distances:

- 1) South 10 degrees 27 minutes 16 seconds West 259.22 feet;
- 2) South 5 degrees 30 minutes 12 seconds West 121.78 feet;
- 3) South 63 degrees 24 minutes 53 seconds East 88.46 feet; and
- 4) North 85 degrees 43 minutes 33 seconds East 387.94 feet (all are points for a corner) to a point for a corner in the westerly side or right-of-way line of Golden Oaks Drive;

thence along the same South 9 degrees 29 minutes 15 seconds East 37.31 feet in the northerly margin of State Route S.R. No. 940 leading from Blakeslee to White Haven; thence by the same the following two (2) courses and distances:

- 1) South 83 degrees 39 minutes 23 seconds West 144.43 feet; and
- 2) South 83 degrees 8 minutes 23 seconds West 627.22 feet;

thence leaving said highway and along lands of the aforesaid Game Lands North 0 degrees 51 minutes 13 seconds West 277.39 feet to the place of BEGINNING.

CONTAINING 2.36 acres.

PARCEL 6 (DETENTION POND "B"):

BEGINNING at a point for a corner in the northerly margin of State Highway S.R. No. 940 leading from Blakeslee to White Haven at the easterly right-of-way line of Golden Oaks Drive, said point being located South 44 degrees 43 minutes 53 seconds East 1981.99 feet from a found stone corner (a corner of Game Land No. 40); thence along said easterly side or right-of-way line of Golden Oaks Drive the following two (2) courses and distances:

- 1) North 9 degrees 29 minutes 15 seconds West 189.76 feet to a point of curvature; and
- 2) along said curve to the right an arc distance of 39.27 feet having a radius of 25.00 feet to a point of tangency;

thence along the southerly side or right-of-way line of Willow Oaks Drive and lands of a proposed future townhouse complex North 80 degrees 30 minutes 45 seconds East 489.68 feet to a point set aside as common open space; thence by the common open space South 1 degree 9 minutes 22 seconds East 217.08 feet to a point in the northerly margin of State Highway S.R. 940; thence along same South 80 degrees 17 minutes 23 seconds West 483.23 feet to the place of **BEGINNING**.

CONTAINING 2.46 acres.

PARCEL 7 (COMMUNITY CENTER):

BEGINNING at a point for a corner in the northerly margin of State Highway S.R. No. 940 leading from Blakeslee to White Haven at the easterly right-of-way line of Red Oak Drive, said point being located South 30 degrees 3 minutes 30 seconds East 1718.23 feet from a found stone corner (a corner of Game Lands No. 40); thence along said easterly side or right-of-way line of Red Oak Drive the following two (2) courses and distances:

- 1) North 9 degrees 29 minutes 15 seconds West 179.74 feet to a point of curvature; and
- 2) along said curve to the right an arc distance of 39.27 feet having a radius of 25.00 feet to a point of tangency;

thence along the southerly side or right-of-way line of Keystone Commons North 80 degrees 30 minutes 45 seconds East 420.00 feet to a point of curvature; thence along said curve or right-of-way line of Golden Oaks Drive the following two (2) courses and distances:

- 1) on a said curve to the right an arc distance of 39.27 feet having a radius of 25.00 feet to a point of tangency; and
- 2) South 9 degrees 29 minutes 15 seconds East 190.04 feet to a point in the northerly margin of State Highway S.R. 940;

thence along the same the following two (2) courses and distances:

- 1) South 80 degrees 17 minutes 23 seconds West 263.87 feet; and
- 2) South 83 degrees 39 minutes 23 seconds West 206.44 feet to the place of **BEGINNING**.

CONTAINING 2.30 acres.

PARCEL 8 (ROAD DEDICATION-WEST OAK LANE):

BEGINNING at a point located in the westerly edge or right-of-way line of Red Oak Drive at the outer limits or right-of-way of West Oak Lane, same being located South 34 degrees 54 minutes 39 seconds East 1266.53 feet from a found stone corner (a corner of Game Lands No. 40); thence along said right-of-way line of West Oak Lane the following five (5) courses and distances:

- 1) by a curve to the left an arc distance of 39.27 feet having a radius of 25.00 feet to a point of tangency;
- 2) South 80 degrees 30 minutes 45 seconds West 333.56 feet to a point of curvature;
- 3) along said curve to the right an arc distance of 128.89 feet having a radius of 75.00 feet to a point of tangency;
- 4) North 1 degree 1 minute 15 seconds West 825.91 feet to a point of curvature; and
- 5) along said curve to the right an arc distance of 118.77 feet having a radius of 75.00 feet to a point of tangency (the start or beginning of East/West Oak Lane);

thence across the terminus or by the end of West Oak Lane South 0 degrees 17 minutes 15 seconds East 50.00 feet to a point of curvature; thence again by the right-of-way the following five (5) courses and distances:

- 1) by the curve an arc distance of 39.59 feet to a point of tangency having a radius of 25.00 feet the chord of which bears South 44 degrees 20 minutes 45 seconds West 35.58 feet;
- 2) South 1 degree 1 minute 15 seconds East 825.91 feet to a point of curvature;
- 3) along said curve to the left an arc distance of 42.96 feet having a radius of 25.00 feet to a point of tangency;
- 4) North 80 degrees 30 minutes 45 seconds East 333.56 feet to a point of curvature; and
- 5) along said curve to the left an arc distance of 35.26 feet having a radius of 25.00 feet to a point in the aforesaid right-of-way of Red Oak Drive;

thence along the same South 9 degrees 29 minutes 15 seconds East 100.00 feet to the place of **BEGINNING**.

CONTAINING 1.56 acres.

PARCEL 9 (ROAD DEDICATION-EAST/WEST OAK LANE):

BEGINNING at a point in the outer limits (or right-of-way) of East/West Oak Lane, same being located South 71 degrees 12 minutes 0 seconds East 458.70 feet from a found stone corner (a corner of Game Lands No. 40); thence along said right-of-way line of East/West Oak Lane North 89 degrees 42 minutes 45 seconds East 1714.24 feet to a point of curvature; thence by said curve to the right an arc distance of 100.79 feet having a radius of 75.00 feet to a point of tangency (the point of beginning of East Oak Lane); thence across the terminus or end of East/West Oak Lane South 76 degrees 47 minutes 45 seconds West 50.00 feet to a point of curvature; thence again by the right-of-way line a curve having an arc distance of 33.60 feet and a radius of 25.00 feet the chord of which bears North 51 degrees 47 minutes 15 seconds West 31.13 feet to a point of tangency; thence South 89 degrees 42 minutes 45 seconds West 1714.24 feet to a point at the end of West Oak Lane or beginning of the above; thence across or by abutting roads North 0 degrees 17 minutes 15 seconds West 50.00 feet to the place of **BEGINNING**.

CONTAINING 2.04 acres.

PARCEL 10 (ROAD DEDICATION-EAST OAK LANE):

BEGINNING at a point in the outer limits (or right-of-way) of where East/West Oak Lane ends and East Oak Lane begins, same being located South 86 degrees 2 minutes 4 seconds East 2131.30 feet from a found stone corner (a corner of Game Lands No. 40); thence along said right-of-way line of East Oak Lane by all of the following courses and distances:

- 1) South 13 degrees 17 minutes 15 seconds East 239.26 feet to a point of curvature;
- 2) by said curve to the right an arc distance of 124.46 feet having a radius of 75.00 feet to a point of tangency;
- 3) South 81 degrees 47 minutes 45 seconds West 583.99 feet to a point of curvature;
- 4) by said curve to the left an arc distance of 39.83 feet having a radius of 25.00 feet to a point in the right-of-way line of Willow Oaks Drive;
- 5) thence along same North 9 degrees 29 minutes 15 seconds West 100.03 feet;
- 6) along a curve an arc distance of 38.71 feet having a radius of 25.00 feet the chord which bears South 53 degrees 50 minutes 45 seconds East 35.96 feet to a point of tangency;
- 7) North 87 degrees 47 minutes 45 seconds East 586.23 feet to a point of curvature;
- 8) along said curve to the left an arc distance of 41.99 feet having a radius of 25 feet to a point of tangency;
- 9) North 13 degrees 17 minutes 15 seconds West 239.26 feet to a point at the end of East/West Oak Lane or beginning of the above; and
- 10) thence across or abutting roads North 76 degrees 42 minutes 45 seconds East 50.00 feet to the place of **BEGINNING**.

CONTAINING 1.05 acres.

PARCEL 11 (ROAD DEDICATION-WILLOW OAKS DRIVE):

BEGINNING at a point in the southerly right-of-way line where East/West Oak Lane intersects with the right-of-way line of Willow Oaks Drive said point being located South 84 degrees 29 minutes 0 seconds East 1483.29 feet from a found stone corner (a corner of Game Lands No. 40); thence leaving East/West Oak Lane and following Willow Oaks Drive right-of-way line all of the foregoing courses and distances:

- 1) along a curve to the right an arc distance of 43.28 feet having a radius of 25.00 feet the chord of which bears South 40 degrees 6 minutes 45 seconds West 38.08 feet to a point of tangency;
- 2) South 9 degrees 29 minutes 15 seconds East 920.25 feet to a point of curvature;
- 3) along said curve to the right an arc distance of 117.81 feet having a radius of 75.00 feet to a point of tangency;
- 4) South 80 degrees 30 minutes 45 seconds West 160.00 feet to a point in the right-of-way line of Golden Oaks Drive;
- 5) along the same North 20 degrees 47 minutes 50 seconds West 50.99 feet;
- 6) North 80 degrees 30 minutes 45 seconds East 170.00 feet to a point of curvature;
- 7) along same to the left an arc distance of 39.27 feet having a radius of 25.00 feet to a point of tangency ;
- 8) North 9 degrees 29 minutes 15 seconds West 936.45 feet to a point of curvature;
- 9) along said curve to the left an arc distance of 35.26 feet having a radius of 25.00 feet to a point in the aforementioned right-of-way line of East/West Oak Lane; and
- 10) along said right-of-way North 89 degrees 42 minutes 45 seconds East 101.30 feet to the place of **BEGINNING**.

CONTAINING 1.38 acres.

PARCEL 12 (ROAD DEDICATION-GOLDEN OAKS DRIVE):

BEGINNING at a point in the southerly right-of-way line where East/West Oak Lane intersects with the right-of-way line of Willow Oaks Drive, said point being located South 83 degrees 10 minutes 30 seconds East 1211.49 feet from a found stone corner (a corner of Game Lands No. 40); thence leaving East/West Oak Lane and following Willow Oaks Drive right-of-way line all of the foregoing courses and distances:

- 1) along a curve an arc distance of 43.28 feet having a radius of 25.00 feet the chord of which bears South 40 degrees 6 minutes 45 seconds West 38.08 feet to a point of tangency;
- 2) South 9 degrees 29 minutes 15 seconds East 963.98 feet to a point of curvature;
- 3) along said curve to the left an arc distance of 39.27 feet having a radius of 25.00 feet to a point in the northerly right-of-way line of Willow Oaks Drive;
- 4) along the abutting side of the same South 20 degrees 47 minutes 50 seconds West 50.99 feet to a point at the southerly right-of-way;
- 5) along a curve to the left an arc distance of 39.27 feet having a radius the chord of which bears South 35 degrees 30 minutes 46 seconds West 35.36 feet to a point of tangency;
- 6) South 9 degrees 29 minutes 15 seconds East 189.76 feet in State Highway S.R. 940 leading from Blakeslee to White Haven;
- 7) by the northerly side of the same South 80 degrees 17 minutes 23 seconds West 70.00 feet;
- 8) leaving said highway North 9 degrees 29 minutes 15 seconds West 190.04 feet to a point of curvature;
- 9) along said curve to the left an arc distance of 39.27 feet to a point in the southerly side or right-of-way line of Keystone Commons;
- 10) along the abutting side of same North 1 degree 49 minutes 21 seconds East 50.99 feet;
- 11) along a curve to the left an arc distance of 39.27 feet having a radius of 25.00 feet the chord of which bears North 35 degrees 30 minutes 46 seconds East 35.36 feet to a point of tangency;
- 12) North 9 degrees 29 minutes 15 seconds West 980.18 feet to a point of curvature;
- 13) along said curve to the left an arc distance of 35.26 feet having a radius of 25.00 feet to a point in the aforesaid right-of-way line of East/West Oak Lane;
- 14) along said right-of-way North 89 degrees 42 minutes 45 seconds East 101.30 feet to the place of **BEGINNING**.

CONTAINING 1.66 acres.

PARCEL 13 (ROAD DEDICATION-PIN OAK DRIVE):

BEGINNING at a point in the southerly right-of-way line where East/West Oak Lane intersects with the right-of-way line of Pin Oak Drive, said point being located South 81 degrees 06 minutes 43 seconds East 940.69 feet from a found stone corner (a corner of Game Lands No. 40); thence leaving East/West Oak Lane and following Pin Oak Drive right-of-way line all of the foregoing courses and distances:

- 1) along a curve to the right an arc distance of 43.28 feet having a radius of 25.00 feet the chord of which bears South 40 degrees 6 minutes 45 seconds West 38.08 feet to a point of tangency;
- 2) South 9 degrees 29 minutes 15 seconds East 1007.71 feet to a point of curvature;
- 3) along said curve to the left in Keystone Commons northerly right-of-way line;
- 4) along the same South 80 degrees 30 minutes 45 seconds West 100.00 feet to a point;
- 5) by a curve to the left an arc distance of 39.27 feet having a radius of 25.00 feet the chord of

which bears North 35 degrees 30 minutes 45 seconds East 35.36 feet to a point of tangency;
6) North 9 degrees 29 minutes 15 seconds West 1023.91 feet to a point of curvature;
7) along said curve to the left an arc distance of 35.26 feet having a radius of 25.00 feet to a point in the southerly side or right-of-way line of the aforesaid East/West Oak Lane; and
8) by the same North 89 degrees 42 minutes 45 seconds East 101.30 feet to the place of BEGINNING.

CONTAINING 1.23 acres.

PARCEL 14 (ROAD DEDICATION-RED OAK DRIVE):

BEGINNING at a point in the southerly right-of-way line where East/West Oak Lane intersects with the right-of-way line of Red Oak Drive, said point being located South 77 degrees 23 minutes 28 seconds East 672.09 feet from a found stone corner (a corner of Game Lands No. 40); thence leaving East/West Oak Lane and following Red Oak Drive right-of-way line all of the foregoing courses and distances:

- 1) along a curve to the right an arc distance of 43.28 feet having a radius of 25 feet the chord of which bears South 40 degrees 6 minutes 45 seconds West 38.08 feet;
- 2) South 9 degrees 29 minutes 15 seconds East 1051.44 feet to a point of curvature;
- 3) along said curve to the right an arc distance of 35.36 feet having a radius of 25.00 feet to a point in the northerly side or right-of-way line of Keystone Commons;
- 4) along the abutting side of same South 20 degrees 47 minutes 50 seconds East 50.99 feet to a point at the southerly right-of-way;
- 5) along a curve to the left an arc distance of 39.27 feet having a radius of 25.00 feet, the chord of which bears South 35 degrees 30 minutes 46 seconds West 35.36 feet to a point of tangency;
- 6) South 9 degrees 29 minutes 15 seconds East 179.74 feet in State Highway 940 leading from Blakeslee to White Haven;
- 7) by the northerly side of the same South 83 degrees 39 minutes 23 seconds West 70.11 feet;
- 8) leaving said highway North 9 degrees 29 minutes 15 seconds West 250.90 feet;
- 9) North 80 degrees 30 minutes 45 seconds East 10.00 feet;
- 10) North 9 degrees 29 minutes 15 seconds West 1092.64 feet to a point of curvature;
- 11) along said curve to the left an arc distance of 35.26 feet having a radius of 25.00 feet to a point in the aforesaid right-of-way line of East/West Oak Lane; and
- 12) along said right-of-way North 89 degrees 42 minutes 45 seconds East 101.30 feet to the place of BEGINNING.

CONTAINING 1.72 acres.

PARCEL 15 (ROAD DEDICATION-KEYSTONE COMMONS):

BEGINNING at a point the most northwesterly corner of the herein described tract in the northerly right-of-way line of same (Keystone Commons) the same being located South 34 degrees 2 minutes 49 seconds East 1488.61 feet from a found stone corner (a corner of Game Land No. 40); thence by said right-of-way line North 80 degrees 30 minutes 45 seconds East 440.00 feet to a point in the right-of-way line of Golden Oaks Drive; thence along same South 1 degree 49 minutes 21 seconds West 50.99 feet to the southerly side of or right-of-way line of Keystone Commons; thence along same and lands set aside as Commercial Space South 80 degrees 30 minutes 45 seconds West 420.00 feet to a point at the right-of-way line of Red Oak Drive; thence by same North 20 degrees 47 minutes 50 seconds West 50.00 feet to the place of BEGINNING.

CONTAINING 0.49 acres.

PARCEL 16 (COMMON OPEN SPACE-GREEN AREA NO. 5):

BEGINNING at a set steel pin for a corner, the most southwesterly corner of Lot No. 59 located in the easterly side or right-of-way line of Red Oak Drive same being also located South 47 degrees 32 minutes 33 seconds East 963.19 feet from a found stone corner (a corner of Game Lands No. 40); thence along the southerly line of Lot No. 59 and Lot No. 46 North 80 degrees 30 minutes 45 seconds East 220.00 feet to a set steel pin in the westerly side or right-of-way line of Pin Oak Drive; thence along same South 9 degrees 29 minutes 15 seconds East 20.00 feet to a set steel pin the most northeasterly corner of Lot No. 47; thence leaving said right-of-way and along the northerly line of Lot No. 47 and Lot No. 58 South 80 degrees 30 minutes 45 seconds West 220.00 feet also to a set steel pin for a corner in the aforementioned easterly right-of-way of Red Oak Drive; thence along said right-of-way North 9 degrees 29 minutes 15 seconds West to the place of **BEGINNING**.

CONTAINING 0.10 acres.

PARCEL 17 (COMMON OPEN SPACE-GREEN AREA NO. 6)

BEGINNING at a set steel pin for a corner, the most southwesterly corner of Lot No. 84 located in the easterly side or right-of-way line of Pin Oak Drive same being also located South 57 degrees 49 minutes 13 seconds East 1156.23 feet from a found stone corner (a corner of Game Lands No. 40); thence along the southerly line of Lot No. 84 and Lot No. 69 North 80 degrees 30 minutes 45 seconds East 220.00 feet to a set steel pin in the westerly side or right-of-way line of Golden Oaks Drive; thence along same South 9 degrees 29 minutes 15 seconds East 20.00 feet to a set steel pin the most northeasterly corner of Lot No. 70; thence leaving said right-of-way and along the northerly line of Lot No. 70 and Lot No. 83 South 80 degrees 30 minutes 45 seconds West 220.00 feet also to a set steel pin for a corner in the aforementioned easterly right-of-way of Pin Oak Drive; thence along said right-of-way North 9 degrees 29 minutes 15 seconds West to the place of **BEGINNING**.

CONTAINING 0.10 acres.

PARCEL 18 (COMMON OPEN SPACE-GREEN AREA NO. 7):

BEGINNING at a set steel pin for a corner, the most southwesterly corner of Lot No. 118 located in the easterly side or right-of-way line of Golden Oaks Drive same being also located South 65 degrees 57 minutes 38 seconds East 1360.00 feet from a found stone corner (a corner of Game Lands No. 40); thence along the southerly line of Lot No. 118 and Lot No. 103 North 80 degrees 30 minutes 45 seconds East 220.00 feet to a set steel pin in the westerly side or right-of-way line of Willow Oaks Drive; thence along same South 9 degrees 29 minutes 15 seconds East 20.00 feet to a set steel pin the most northeasterly corner of Lot No. 104; thence leaving said right-of-way and along the northerly line of Lot No. 104 and Lot No. 117 South 80 degrees 30 minutes 45 seconds West 220.00 feet also to a set steel pin for a corner in the aforementioned easterly right-of-way of Golden Oaks Drive; thence along said right-of-way North 9 degrees 29 minutes 15 seconds West to the place of **BEGINNING**.

CONTAINING 0.10 acres.

The above described premises are all pursuant to a survey by Karl A. Hennings, Professional Land Surveyor.

BEING PART OF THE SAME PREMISES which Michael Berardi, Sr. & Rose Marie Berardi, H/W, by Deed dated 12/27/1994 and recorded 12/29/1994 in the Office for the Recorder of Deeds in and for the County of Carbon, and Commonwealth of Pennsylvania in Record Book Volume 606, Page 115, granted and conveyed unto O.M.H.P., Inc., now by Corporate Name Change recorded in Deed Book Volume 609, Page 295, Golden Oaks Village, Inc., grantor herein.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way 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 Grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described herein with the buildings and improvements thereon erected, the hereditaments and premises hereby granted or mentioned, and intended so to be with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

AND the said Grantor, its successors or assigns do covenant, promise and agree, to and with the said Grantee, its successors and assigns by these presents, that the said Grantor, its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against the said Grantor, its successors and assigns against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them, or any of them, shall and will **SPECIALLY WARRANT** and forever **DEFEND**.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be executed and its common or corporate seal hereto affixed.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF US:

Golden Oaks Village, Inc.

By _____

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF _____)

On this the ____ day of _____, 2007, before me, a Notary Public, the undersigned officer personally appeared Michael Berardi, Sr., who acknowledged herself to be the Secretary of **Golden Oaks Village, Inc.**, and as such officer, being duly authorized to do so, did execute this instrument, for the purposes therein contained.

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

_____(SEAL)
Notary Public

Prepared by:
RealData Services, Inc.
Three Landmark Center
East Stroudsburg, PA 18301
570.424.5600

The address of the above-named grantee is:

11th Amendment to Planned Community Declaration of
Golden Oaks Village, a Planned Community
Kidder Township, Carbon County, Pennsylvania

THIS AMENDMENT made this _____ day of _____, 2007, by Golden Oaks Village, Inc., (“Declarant”), being the owner in fee simple of the Additional Real Estate which may be added to Golden Oaks Village, a Planned Community.

Witnesseth that:

- A) Pursuant to a certain Declaration executed by Declarant dated November 28, 2000 and recorded December 6, 2000 in the office for the Recording of Deeds in and for Carbon County, Pennsylvania, in Deed Book 0911, Page 0085, (“Original Declaration”), Declarant submitted to the provisions of the Pennsylvania Uniform Planned Community Act 68 Pa.C.S. § 5101 et seq. (“Act”) certain real estate described therein and created a flexible planned community known as Golden Oaks Village, a Planned Community (the “Planned Community”).
- B) As used in this Amendment to the Declaration, the term “Declaration” shall mean the Original Declaration as Amended. The Declarant has caused to be recorded the following Amendments to the Declaration of Planned Community, as follows:

First Amendment dated 1/22/2001, recorded 3/21/2001 in Record Book Volume 0926, Page 0244;

Second Amendment dated 10/02/2001, recorded 10/17/2001 in Record Book Volume 0971, Page 0986;

Third Amendment dated 04/12/2002, recorded 4/19/2002 in Record Book Deed Book Volume 1016, Page 0140;

Fourth Amendment dated 7/9/2002, recorded 7/16/2002 in Record Book Volume 1037, Page 36;

Fifth Amendment dated 10/6/2002, recorded 10/28/2002 in Record Book Volume 1062, Page 472;

Sixth Amendment dated 1/24/2003, recorded 3/18/2003 in Record Book Volume 1100, Page 665;

Seventh Amendment dated 1/27/2004, recorded 1/30/2004 in Record Book Volume 1200, Page 455.

Eighth Amendment dated 9/17/2004, recorded 9/22/2004 in Record Book Volume 1265, Page 827.

Ninth Amendment dated 12/13/2006, recorded 1/15/2007 in Record Book Volume 1541, Page 227.

Tenth Amendment dated 10/15/2007, recorded 10/26/2007 in Record Book Volume 1635, Page 681.

C) Pursuant to Article 7 of the Declaration, Declarant reserved an option to expand the Planned Community, in conformity with Section 5211 of the Act, without the consent of any Unit Owner or Eligible Mortgagee, thereby creating additional Units, Limited Common Elements. Common Elements or any combination thereof. Declarant hereby amends the Declaration by adding portions of the Additional Real Estate, so that the Land of the Planned Community is as described in Exhibit "A-1" and the Additional Real Estate is as described in Exhibit "B-1" to this Amendment.

D) Pursuant to the provisions of Article 7 of the Declaration and § 5211 of the Act, Declarant declares that the Declaration is amended as follows:

1. The terms "Plats" and "Plans" as defined in Section 2.2 (j) of the Declaration shall henceforth mean the Plats and Plans attached as an Exhibit to the Original Declaration, as amended by reference herein to Additional Real Estate shown thereon, which is now added to and incorporated in the Planned Community.

There are one **hundred** (100) Units located on the Additional Real Estate being added at this time, being **Units 2, 3, 23, 25A&B, 26A&B, 27A&B, 28A&B, 29A&B, 30A&B, 31A&B, 32A&B, 33A&B, 34A&B, 35A&B, 36A&B, 37A&B 38A&B, 39A&B, 40A&B, 41A&B, 44, 48, 50A&B, 52A&B, 53A&B, 54A&B, 55A&B, 63, 64A&B, 65A&B, 67A&B, 70A&B, 78, 98, 100A&B, 101A&B, 102A&B, 103A&B, 104, 105, 106, 109, 110A&B, 119A&B, 120A&B, 121A&B, 122A&B, 123, 124, 125, 126, 128A&B, 129A&B, 132, 133, 134, 135A&B, 136A&B, 138, 139 and 140, plus Phase 1, Stage 3, and Phase 1, Stage 4**, plus the Common Elements and Limited Common Elements, all as shown on the Original Declaration Plat, recorded as an exhibit to the Original Declaration.

2. In accordance with Section 7.2 of the Declaration, the Percentage Interests appurtenant to each Unit shall henceforth be as set forth in Exhibit "C-1" attached hereto and made a part hereof, which Exhibit is hereby substituted for Declaration Exhibit "C" as referred to in Section 2.2 (k) of the Declaration.

3. The Declaration is hereby amended to add to the former legal description of the Land of Golden Oaks Village, a Planned Community, Exhibit "A-1".

4. Except as specifically amended hereby, the Original Declaration remains in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the Declarant has executed this Amendment the day and year first above written.

Golden Oaks Village, Inc., Declarant

BY: _____

Michael Berardi, Sr.

Secretary

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONROE

On this, the _____ day of _____, 2007, before me, the undersigned officer, personally appeared **Michael Berardi, Sr.**, who acknowledged himself to be the **Secretary of Golden Oaks Village, Inc.**, and that he as such officer, being authorized to do so, executed the foregoing Declaration for the purposes therein contained by signing as President of the Corporation.

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

NOTARY PUBLIC

Exhibit A-1

“Land of the Planned Community”

ALL THOSE CERTAIN lots, parcels or pieces of land situate in the Township of Kidder, County of Carbon, and Commonwealth of Pennsylvania, being Units **1, 2, 3,4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20A&B, 21, 22, 23, 24, 25A&B, 26A&B, 27A&B, 28A&B, 29A&B, 30A&B, 31A&B, 32A&B, 33A&B, 34A&B, 35A&B, 36A&B, 37A&B, 38A&B, 39A&B, 40A&B, 41A&B, 42, 44, 45, 46, 47, 48, 49, 50A&B, 51A&B, 52A&B, 53A&B, 54A&B, 55A&B, 56A&B, 57A&B, 58A&B, 59, 60, 61, 63, 64A&B, 65A&B, 66, 67A&B, 68, 69, 70A&B, 71, 72, 74, 75, 76, 77, 78, 79, 81, 82, 83A&B, 84, 85, 86, 87, 88A&B, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100A&B, 101A&B, 102A&B, 103A&B, 104, 105, 106, 108, 109, 110A&B, 111A&B, 112, 113, 115, 116, 117, 118A&B, 119A&B, 120A&B, 121A&B, 122A&B, 123, 124, 125, 126, 127, 128A&B, 129A&B, 130, and 131, 132, 133, 134, 135A&B, 136A&B, 138, 139 and 140**, Stage 1, and Phase 1, Stage 3 and Phase 1, Stage 4, Golden Oaks Village, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Carbon, in Plot Book Volume 3, Page 156.

Exhibit B-1

“Additional Real Estate”

PARCEL NO. 1:

ALL THAT CERTAIN lot or parcel of ground situate in the Township of Kidder, County of Carbon, State of Pennsylvania, bounded and described as follows:

Beginning at a point for a corner in the Easterly side or line of Pennsylvania State Game Lands No. 40. Said point being in the right-of-way of State Route No. 0940 and being the Southwesterly most corner of the herein described tract. THENCE along line of said gamelands North 0 (zero) degrees, 51 minutes, 13 seconds, West 1575.08 feet to a found stone corner. THENCE continuing along said gamelands North 89 degrees, 42 minutes, 45 seconds, East 2430.84 feet to a point for a corner, said point being a corner of lands of James J. Altemose. THENCE along Westerly line of said James J. Altemose South 13 degrees, 14 minutes, 08 seconds, East 567.78 feet to an iron pin placed in found stone corner. Said pin being a corner of lands of Michael Dias. THENCE along the Northerly land of Michael Dias South 81 degrees, 50 minutes, 52 seconds West 680.39 feet to a found iron pipe in stones. THENCE along Westerly lines of aforesaid Michael Dias, along the Westerly line of Gerald and Eleanor Faulk and also the Westerly line of lands of Judy Mertz South 1 degree, 09 minutes, 22 seconds East 684.57 feet (passing over a found iron pin inside of an iron pipe at 664.72 feet) to a point for a corner within the right-of-way of the aforesaid S.R. 0940. THENCE within the Northerly margin of said S.R. No. 0940 the following three (3) courses and distances: (1) South 80 degrees, 17 minutes, 23 seconds West 847.44 feet to a point. (2) South 83 degrees, 39 minutes, 23 seconds West 420.98 feet to a point and (3) South 84 degrees, 08 minutes, 23 seconds, West for a distance of 627.22 feet, said point being the point of BEGINNING, CONTAINING 71.84 acres, and BEING All of that certain parcel, namely Parcel No. 1 as found in Deed Book Volume 606, Page 115.

PARCEL NO. 2:

ALL THAT CERTAIN lot or parcel of ground situate in the Township of Kidder, County of Carbon, State of Pennsylvania, as shown in survey plan by Merlyn J. Jenkins, Registered Professional Land Surveyor, of Merlyn J. Jenkins & Associates, Inc., Pottsville, Pennsylvania, dated October 7, 1994, and being designated as Drawing No. SK-1408, bounded and described as follows:

Beginning at an iron pin located on the South right-of-way line of PennDOT S.R. #0940, said point being situate South ten degrees no minutes and forty-two seconds East (S 10°00'42" E) a distance of forty-three and eight hundredths feet (43.08') and North seventy nine degrees fifty-nine minutes and eighteen seconds East (N 79°59'18" E) a distance of one hundred eighty-four and sixty-two hundredths feet (184.62') from an old iron pin located at the intersection of the West line of land of Judy Mertz with the North right-of-way line of aforementioned PennDOT S.R. #0940; THENCE FROM THE PLACE OF BEGINNING along line of lands of George H. Wieder, the following six (6) courses and distances:

- 1) South fourteen degrees twenty minutes and seven seconds East (S 14°20'07" E) for a distance of three hundred fifty-four and fifty-five hundredths feet (354.55') to a point;
- 2) South fourteen degrees twenty-nine minutes and twenty-seven seconds East (S 14°29'27" E) for a distance of seventy-four and eighteen hundredths feet (74.18') to a point;
- 3) South fourteen degrees fifty-one minutes and forty-two seconds East (S 14°51'42" E) for a distance of one hundred sixteen and forty-seven hundredths feet (116.47') to a point;
- 4) South twenty-two degrees fifteen minutes and thirty-seven seconds East (S 22°15'37" E) for a distance of one hundred eighteen and sixty-five hundredths feet (118.65') to an iron pin;

5) South sixty-two degrees forty-four minutes and twenty-three seconds West (S 62°44'23" W) for a distance of three hundred and no hundredths feet (300.00') to an iron pin;

6) North sixteen degrees eleven minutes and twenty-seven seconds West (N 16°11'27" W) for a distance of seven hundred fifty-two and eighty-three hundredths feet (752.83') to an iron pin; thence along the aforementioned South right-of-way line of PennDOT S.R. #0940, North seventy-nine degrees fifty-nine minutes and eighteen seconds East (N 79°59'18" E) for a distance of three hundred and no hundredths feet (300.00') to the place of beginning. Containing 205,109.39 Square Feet (4.709 Acres) and being shown in greater detail on a plan laid out by Merlyn J. Jenkins, Registered Professional Land Surveyor, of Merlyn J. Jenkins & Associates, Inc., Pottsville, Pennsylvania, dated October 7, 1994, and being designated as Drawing No. SK-1408.

40-FOOT WIDE UTILITY AND ACCESS EASEMENT

ALL THAT CERTAIN lot or parcel of ground situate in the Township of Kidder, County of Carbon, State of Pennsylvania, as shown in survey plan by Merlyn J. Jenkins, Registered Professional Land Surveyor, of Merlyn J. Jenkins & Associates, Inc., Pottsville, Pennsylvania, dated October 7, 1994, and being designated as Drawing No. SK-1408, bounded and described as follows:

Beginning at an iron pin located on the South right-of-way line of PennDOT S.R. #0940, said point being situate South ten degrees no minutes and forty-two seconds East (S 10°00'42" E) a distance of forty-three and eight hundredths feet (43.08') and North seventy nine degrees fifty-nine minutes and eighteen seconds East (N 7° 59'18" E) a distance of one hundred eighty-four and sixty-two hundredths feet (184.62') from an old iron pin located at the intersection of the West line of land of Judy Mertz with the North right-of-way line of aforementioned PennDOT S.R. #0940; THENCE FROM THE PLACE OF BEGINNING along the aforementioned South right-of-way line of PennDOT S.R. #0940, North seventy-nine degrees fifty-nine minutes and eighteen seconds East (N 79°59'18" E) for a distance of twenty and six hundredths feet (20.06') to a point; thence through lands of George H. Wieder, the following ten (10) courses and distances:

1) South fourteen degrees twenty minutes and seven seconds East (S 14°20'07" E) for a distance of three hundred fifty-three and no hundredths feet (353.00') to a point;

2) South fourteen degrees twenty-nine minutes and twenty-seven seconds East (S 14°29'27" E) for a distance of seventy-four and nine hundredths feet (74.09') to a point;

3) South fourteen degrees fifty-one minutes and forty-two seconds East (S 14°51'42" E) for a distance of one hundred fifteen and eleven hundredths feet (115.11 ') to a point;

4) South twenty-two degrees fifteen minutes and thirty-seven seconds East (S 22°15'37" E) for a distance of one hundred seventeen and twenty-three hundredths feet (117.23') to a point;

5) South twenty-three degrees no minutes and twenty-seven seconds East (S 23°00'27" E) for a distance of one hundred eighty-nine and ninety-four hundredths feet (189.94') to a point;

6) South thirty degrees fifty-four minutes and twenty-two seconds East (S 30°54'22" E) for a distance of one hundred seven and two hundredths feet (107.02') to a point;

7) South fifty degrees fifty-three minutes and two seconds East (S 50°53'02" E) for a distance of two hundred ninety-seven and twenty hundredths feet (297.20') to a point;

8) South forty-three degrees thirty-five minutes and twenty-two seconds East (S 43 °35'22" E) for a distance of one hundred seventy-one and thirty-two hundredths feet (171.32') to a point;

9) South seventy degrees forty-two minutes and twenty-two seconds East (S 70°42'22" E) for a distance of one hundred twelve and one hundredth feet (112.01') to a point;

10) South eighty-five degrees two minutes and seventeen seconds East (S 85°02'17" E) for a distance of one hundred eight and seventy-five hundredths feet (108.75') to a point;

thence further through lands of George H. Wieder and through a portion of Black Creek, South sixty-two degrees fifty-two minutes and seven seconds East (S 62°52'07" E) for a distance of one hundred thirty-seven and ninety-two hundredths feet (137.92') to a point; thence further through a portion of Black Creek, South twenty-seven degrees seven minutes and twenty-six seconds West (S 27°07'26" W) for a distance of forty and no hundredths feet (40.00') to a point; thence still further through a portion of Black Creek and still further through lands of George H. Wieder, North sixty-two degrees fifty-two minutes and seven seconds West (N 62°52'07" W) for a distance of one hundred thirty and eight hundredths feet (130.08') to a point; thence still further through lands of George H. Wieder, the following six (6) courses and distances:

1) North eighty-five degrees two minutes and seventeen seconds West (N 85°02'17" W) for a distance of one hundred five and ninety-five hundredths feet (105.95') to a point;

2) North seventy degrees forty-two minutes and twenty-two seconds West (N 70°42'22" W) for a distance of one hundred twenty-six and sixty-nine hundredths feet (126.69') to a point;

3) North forty-three degrees thirty-five minutes and twenty-two seconds West (N 43°35'22" W) for a distance of one hundred seventy-eight and forty-two hundredths feet (178.42') to a point;

4) North fifty degrees fifty-three minutes and two seconds West (N 50°53'02" W) for a distance of three hundred one and seventy hundredths feet (301.70') to a point;

5) North thirty degrees fifty-four minutes and twenty-two seconds West (N 30°54'22" W) for a distance of one hundred sixteen and eighty-two hundredths feet (116.82') to a point;

6) North twenty-three degrees no minutes and twenty-seven seconds West (N 23°00'27" W) for a distance of one hundred ninety-two and ninety-six hundredths feet (192.96') to a point; thence through lands of Michael Berardi, Sr. and Rose Marie Berardi, designated as Parcel #2, the following four (4) courses and distances:

1) North twenty-two degrees fifteen minutes and thirty-seven seconds West (N 22°15'37" W) for a distance of one hundred twenty and seven hundredths feet (120.07') to a point;

2) North fourteen degrees fifty-one minutes and forty-two seconds West (N 14°51'42" W) for a distance of one hundred seventeen and eighty-three hundredths feet (117.83') to a point;

3) North fourteen degrees twenty-nine minutes and twenty-seven seconds West (N 14°29'27" W) for a distance of seventy-four and twenty-seven hundredths feet (74.27') to a point;

4) North fourteen degrees twenty minutes and seven seconds West (N 14°2-07" W) for a distance of three hundred fifty-six and nine hundredths feet (356.09') to a point; thence along the aforementioned South right-of-way line of PennDOT S.R. #0940, North seventy-nine degrees fifty-nine minutes and eighteen seconds East (N 79°59'18" E) for a distance of twenty and six hundredths feet (20.06') to the place of beginning. Being a nominal 40-foot Wide utility and access easement and being shown in greater detail on a plan laid out by Merlyn J. Jenkins, Registered Professional Land Surveyor, of Merlyn J. Jenkins & Associates, Inc., Pottsville, Pennsylvania dated October 7, 1994, and being designated as Drawing No. SK-1408.

40-FOOT WIDE SANITARY SEWER RIGHT-OF-WAY

THROUGH LANDS OF GEORGE H. WIEDER

ALL THAT CERTAIN lot or parcel of ground situate in the Township of Kidder, County of Carbon, State of Pennsylvania, as shown in survey plan by Merlyn J. Jenkins, Registered Professional Land Surveyor, of Merlyn J. Jenkins & Associates, Inc., Pottsville, Pennsylvania, dated October 7, 1994, and being designated as Drawing No. SK-1408, bounded and described as follows:

Beginning at a point located on the South right-of-way line of PennDOT S.R. #0940, said point being situate South ten degrees no minutes and forty-two seconds East (S 10°00'42" E) a distance of forty-three and eight hundredths feet (43.08') and South seventy-seven degrees fifteen minutes and eight seconds West (S 77°15'08" W) a distance of two hundred thirty and seventy-five hundredths feet (230.75') from an old iron pin located at the intersection of the West line of land of Judy Mertz with the North right-of-way line of aforementioned PennDOT S.R. #0940; THENCE FROM THE PLACE OF BEGINNING along the aforementioned South right-of-way line of PennDOT S.R. #0940, North seventy-nine degrees fifty-nine minutes and eighteen seconds East (N 79°59'18" E) for a distance of twenty-five and seventy-seven hundredths feet (25.77') to a point; thence through lands of George H. Wieder, South forty-nine degrees seven minutes and six seconds East (S 49°07'06" E) for a distance of thirty-six and twenty-six hundredths feet (36.26') to a point; thence further through the same, North eighty-one degrees eleven minutes and forty-eight seconds East (N 81°11'48" E) for a distance of seventy and eighty-eight hundredths feet (70.88') to a point; thence along the West line of lands of Michael Berardi, Sr. and Rose Marie Berardi, designated as Parcel No. 2, South sixteen degrees eleven minutes and twenty-seven seconds East (S 16°11'27" E) for a distance of forty and thirty-four hundredths feet (40.34') to a point; thence further through lands of George H. Wieder, South eighty-one degrees eleven minutes and forty-eight seconds West (S 81°11'48" W) for a distance of ninety-four and fifty-eight hundredths feet (94.58') to a point; thence still further through the same, North forty-nine degrees seven minutes and six seconds West (N 49°07'06" W) for a distance of eighty-seven and twenty-nine hundredths feet (87.29') to a point; thence along the aforementioned South right-of-way line of PennDOT S.R. #0940, North seventy-nine degrees fifty-nine minutes and eighteen seconds East (N 79°59'18" E) for a distance of twenty-five and seventy-seven hundredths feet (25.77') to the place of beginning. Being a nominal 40-foot wide sanitary sewer right-of-way through lands of George H. Wieder and being shown in greater detail on a plan laid out by Merlyn J. Jenkins, Registered Professional Land Surveyor, of Merlyn J. Jenkins & Associates, Inc., Pottsville, Pennsylvania, dated October 7, 1994, and being designated as Drawing No. SK-1408.

EXCEPTING AND RESERVING thereout and therefrom the above described parcels, premises conveyed by Fred W. Sheaman, Shirley J. Sheaman, H/W, and Leonard J. Sturmak, t/a Oakwood Mobile Home Park (Grantors) to Michael J. Dugan and Janet E. Dugan, H/W (Grantees) recorded in Deed Book Volume 490, Page 567.

EXCEPTING AND RESERVING thereout and therefrom the above described parcels, the following descriptions:

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Kidder, County of Carbon, State of Pennsylvania, bounded and described as follows:

BEGINNING at a rebar placed for a corner in the Southerly side or line of the Pennsylvania State Game Lands No. 40, said corner being the most Northwesterly corner of the herein described tract and common to the most Northeasterly corner of Lot No. 18, said corner also

being located North 89 degrees 42 minutes 45 seconds East 713.92 feet from a found stone corner (a corner of Game Lands No. 40).

THENCE along said Game Lands No. 40 North 89 degrees 42 minutes 45 seconds East 260 feet common to the most Northwesterly corner of Lot No. 19.

THENCE along the Westerly side or line of said Lot No. 19 South 0 (zero) degrees 17 minutes 15 seconds East 100 feet to a rebar placed for a corner in the Northerly side or right-of-way line of East/West Oak Lane.

THENCE along said right-of-way line South 89 degrees 42 minutes 45 seconds West 260 feet to a rebar placed for a corner.

THENCE leaving said right-of-way line and along the Easterly side of the aforesaid No. 18 North 0 (zero) degrees 17 minutes 15 seconds West 100 feet to the place of **BEGINNING**. **CONTAINING** 26,000 sq. ft. or .0597 acres. **BEING THE WELL LOT.**

AND EXCEPTING THE FOLLOWING DESCRIPTION:

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Kidder, County of Carbon, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Northerly margin of State Route S.R. 0940 leading from Blakeslee to White Haven, said point being the most Southwesterly corner of the herein described tract and being further located North 84 degrees 8 minutes 23 seconds East 287.42 feet from the Southwesterly corner of the original tract of which this was a part.

THENCE leaving said right of way and through said original tract North 6 degrees 57 minutes 34 seconds East 476.02 feet to a point for a corner in the Southerly side or right-of-way of West Oak Lane.

THENCE along said Southerly line of West Oak Lane North 84 degrees 8 minutes 23 seconds East 339.80 to a point of curvature.

THENCE along a curve to the right an arc distance of 39.27 feet, said curve having a radius of 25 feet, the chord of which bears South 54 degrees 29 minutes 15 seconds East 35.36 feet to a point in the Westerly side or right-of-way line of Red Oak Drive.

THENCE along said right-of-way line South 9 Degrees 29 minutes 15 seconds East 210.06 feet to a point for a corner.

THENCE South 80 degrees 30 minutes 45 seconds West 10 feet to a point for a corner.

THENCE South 9 degrees 29 minutes 15 seconds East 250.90 feet to a point for a corner in the aforementioned Northerly margin of State Route No. 940.

THENCE within said right-of-way the following two (2) courses and distances: (1) South 83 degrees 39 minutes 23 seconds West 144.43 feet and (2) South 84 degrees 8 minutes 23 seconds West 339.80 feet to the place of **BEGINNING**, **CONTAINING** 199,428.49 square feet or 4.578 acres. Land set aside for Commercial in Golden Oaks Village.

Excluding all those certain Units set forth on Exhibit A-1 attached hereto.

Exhibit C-1

“Land of the Planned Community”

Unit #	Parcel Identifier Number	Votes per Unit	Percentage of Ownership
1	75A-20-A1	1	.5525
2	75A-20-A2	1	.5525
3	75A-20-A3	1	.5525
4	75A-20-A4	1	.5525
5	75A-20-A5	1	.5525
6	75A-20-A6	1	.5525
7	75A-20A7	1	.5525
8	75A-20-A8	1	.5525
9	75A-20-A9	1	.5525
10	75-20-A10	1	.5525
11	75A-20-A11	1	.5525
12	75A-20-A12	1	.5525
13	75A-20-A13	1	.5525
14	75A-20-A14	1	.5525
15	75A-20-A15	1	.5525
16	75A-20-A16	1	.5525
17	75A-20-A17	1	.5525
18	75A-20-A18	1	.5525
19	75A-20-A19	1	.5525
20A	75A-20-A20A	1	.5525
20B	75A-20-A20B	1	.5525
21	75A-20-A21	1	.5525
22	75A-20-A22	1	.5525
23	75A-20-A23	1	.5525

24	75A-20-A24	1	.5525
25A	75A-20-A25A	1	.5525
25B	75A-20-A5B	1	.5525
26A	75A-20-A26A	1	.5525
26B	75A-20-A26B	1	.5525
27A	75A-20-A27A	1	.5525
27B	75A-20-A27B	1	.5525
28A	75A-20-A28A	1	.5525
28B	75A-20-A28B	1	.5525
29A	75A-20-A29A	1	.5525
29B	75A-20-A29B	1	.5525
30A	75A-20-A30A	1	.5525
30B	75A-20-A30B	1	.5525
31A	75A-20-A31A	1	.5525
31B	75A-20-A31B	1	.5525
32A	75A-20-A32A	1	.5525
32B	75A-20-A32B	1	.5525
33A	75A-20-A33A	1	.5525
33B	75A-20-A33B	1	.5525
34A	75A-20-A34A	1	.5525
34B	75A-20-A34B	1	.5525
35A	75A-20-A35A	1	.5525
35B	75A-20-A35B	1	.5525
36A	75A-20-A36A	1	.5525
36B	75A-20-A36B	1	.5525
37A	75A-20-A37A	1	.5525
37B	75A-20-A37B	1	.5525
38A	75A-20-A38A	1	.5525
38B	75A-20-A38B	1	.5525
39A	75A-20-A39A	1	.5525
39B	75A-20-A39B	1	.5525

40A	75A-20-A40A	1	.5525
40B	75A-20-A40B	1	.5525
41A	75A-20-A41A	1	.5525
41B	75A-20-A41B	1	.5525
			.5525
42	75A-20-A42	1	.5525
45	75A-20-A45	1	.5525
46	75A-20-A46	1	.5525
47	75A-20-A47	1	.5525
49	75A-20-A49	1	.5525
50A	75A-20-A50A	1	.5525
50B	75A-20-A50B	1	.5525
51A	75A-20-A51A	1	.5525
51B	75A-20-A51B	1	.5525
52A	75A-20-A52A	1	.5525
52B	75A-20-A52B	1	.5525
53A	75A-20-A53A	1	.5525
53B	75A-20-A53B	1	.5525
54A	75A-20-A54A	1	.5525
54B	75A-20-A54B	1	.5525
55A	75A-20-A55A	1	.5525
55B	75A-20-A55B	1	.5525
			.5525
56A	75A-20-A56A	1	.5525
56B	75A-20-A56B	1	.5525
57A	75A-20-A57A	1	.5525
57B	75A-20-A57B	1	.5525

58A	75A-20-A58A	1	.5525
58B	75A-20-A58B	1	.5525
59	75A-20-A59	1	.5525
60	75A-20-A60	1	.5525
61	75A-20-A61	1	.5525
63	75A-20-A63	1	.5525
64A	75A-20-A64A	1	.5525
64B	75A-20-A64B	1	.5525
65A	75A-20-A65A	1	.5525
65B	75A-20-A65B	1	.5525
66	75A-20-A66	1	.5525
67A	75A-20-A67A	1	.5525
67B	75A-20-A67B	1	.5525
68	75A-20-A68	1	.5525
69	75A-20-A69	1	.5525
70A	75A-20-A70A	1	.5525
70B	75A-20-A70B	1	.5525
71	75A-20-A71	1	.5525
72	75A-20-A72	1	.5525
74	75A-20-A74	1	.5525
75	75A-20-A75	1	.5525
76	75A-20-A76	1	.5525
77	75A-20-A77	1	.5525
78	75A-20-A78	1	.5525
79	75A-20-A79	1	.5525
81	75A-20-A81	1	.5525
82	75A-20-A82	1	.5525
83A	75A-20-A83A	1	.5525

83B	75A-20-A83B	1	.5525
84	75A-20-A84	1	.5525
85	75A-20-A85	1	.5525
86	75A-20-A86	1	.5525
87	75A-20-A87	1	.5525
88A	75A-20-A88A	1	.5525
88B	75A-20-A88B	1	.5525
89	75A-20-A89	1	.5525
90	75A-20-A90	1	.5525
91	75A-20-A91	1	.5525
92	75-20-A92	1	.5525
93	75-20-A93	1	.5525
94	75A-20-A94	1	.5525
95	75A-20-A95	1	.5525
96	75A-20-A96	1	.5525
97	75A-20-A97	1	.5525
98	75A-20-A98	1	.5525
99	75A-20-A99	1	.5525
100A	75A-20-A100A	1	.5525
100B	75A-20-A100B	1	.5525
101A	75A-20-A101A	1	.5525
101B	75A-20-A101B	1	.5525
102A	75A-20-A102A	1	.5525
103B	75A-20-A102B	1	.5525
104	75A-20-A104	1	.5525

105	75A-20-A105	1	.5525
106	75A-20-A106	1	.5525
108	75A-20-108	1	.5525
109	75A-20-A109	1	.5525
110A	75A-20-A110A	1	.5525
110B	75A-20-A110B	1	.5525
111A	75A-20-A111A	1	.5525
111B	75A-20-A111B	1	.5525
112	75A-20-A112	1	.5525
113	75A-20-A113	1	.5525
115	75A-20-A115	1	.5525
116	75A-20-A116	1	.5525
117	75A-20-A117	1	.5525
118 A	75A-20-A118A	1	.5525
118B	75A-20-A118B	1	.5525
119A	75A-20-A119A	1	.5525
119B	75A-20-A119B	1	.5525
120A	75A-20-A120A	1	.5525
120B	75A-20-A120B	1	.5525
121A	75A-20-A121A	1	.5525
121B	75A-20-A121B	1	.5525
122A	75A-20-A122A	1	.5525
122B	75A-20-A122B	1	.5525
123	75A-20-A123	1	.5525
124	75A-20-A124	1	.5525
125	75A-20-A125	1	.5525
126	75A-20-A126	1	.5525
			.5525
127	75A-20-A127	1	.5525

128A	75A-20-A128A	1	.5525
128B	75A-20-A128B	1	.5525
129A	75A-20-A129A	1	.5525
129B	75A-20-A129B	1	.5525
130	75A-20-A130	1	.5525
131	75A-20-A131	1	.5525
132	75A-20-A132	1	.5525
133	75A-20-A133	1	.5525
134	75A-20-A134	1	.5525
135A	75A-20-A135A	1	.5525
135B	75A-20-A135B	1	.5525
136A	75A-20-A136A	1	.5525
136B	75A-20-A136B	1	.5525
138	75A-20-A138	1	.5525
139	75A-20-A139	1	.5525
140	75A-20-A140	1	.5525
		1	.5525

181 Units

100.00%