(N.P SEAL) 048909

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CUMBERLAND COUNTY NC 10/05/2006
31
$36.00

STATE OF NORTH CAROLINA Real Estate Excise Tax

RECEIVED
10- 5-2006 PM 2:30:36
J. LEE WARREN JR.
REGISTER OF DEEDS
CUMBERLAND CO., N.C.

STATE OF NORTH CAROLINA

CONSERVATION EASEMENT

CUMBERLAND COUNTY
SPO File Number 26-AAV
Prepared by: Office of the Attorney General
Property Control Section
Return to: Blane Rice, State Property Office
1321 Mail Service Center
Raleigh, NC 27699-1321 Rev. = $36.00

THIS CONSERVATION EASEMENT DEED, made this 28 day of Sept., 2006, by **ROLF B. WALLIN and wife TERI STUKES WALLIN,** ("**Grantor**"), whose mailing address is 2716 Elmhurst Drive, Fayetteville, NC 28304, to the State of North Carolina, ("**Grantee**"), whose mailing address is State of North Carolina, Department of Administration, State Property Office, 1321 Mail Service Center, Raleigh, NC 27699-1321. The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH:

WHEREAS, pursuant to the provisions of N.C. Gen. Stat. § 143-214.8 et seq., the State of North Carolina has established the Ecosystem Enhancement Program (formerly known as the Wetlands Restoration Program) within the Department of Environment and Natural Resources for the purposes of acquiring, maintaining, restoring, enhancing, creating and preserving wetland and riparian resources that contribute to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; and

WHEREAS, The State of North Carolina is qualified to be the Grantee of a Conservation Easement pursuant to N.C. Gen. Stat. § 121-35; and

WHEREAS, the Ecosystem Enhancement Program in the Department of Environment and Natural Resources has approved acceptance of this instrument; and

WHEREAS, the Department of Environment and Natural Resources, the North Carolina Department of Transportation and the United States Army Corps of Engineers, Wilmington District entered into a Memorandum of Agreement, (MOA) duly executed by all parties in Greensboro, NC on July 22, 2003. This MOA recognizes that the Ecosystem Enhancement Program is to provide for compensatory mitigation by effective protection of the land, water and natural resources of the State by restoring, enhancing and preserving ecosystem functions; and

WHEREAS, the acceptance of this instrument for and on behalf of the State of North Carolina was granted to the Department of Administration by resolution as approved by the Governor and Council of State adopted at a meeting held in the City of Raleigh, North Carolina, on the 8th day of February 2000; and

WHEREAS, Grantor owns in fee simple certain real property situated, lying, and being in Cross Creek Township, Cumberland County, North Carolina (the "**Property**"), and being more particularly described as that certain parcel of land containing approximately 2.90 acres and being conveyed to the Grantor by deed as recorded in **Deed Book 4200 at Page 463** of the Cumberland County Registry, North Carolina; and

WHEREAS, Grantor is willing to grant a Conservation Easement over the herein described areas of the Property, thereby restricting and limiting the use of the included areas of the Property to the terms and conditions and purposes hereinafter set forth, and Grantee is willing to accept such Conservation Easement. This Conservation Easement shall be for the protection and benefit of the waters of **Blount's Creek**.

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions, and restrictions hereinafter set forth, Grantor unconditionally and irrevocably hereby grants and conveys unto Grantee, its successors and assigns, forever and in perpetuity, a Conservation Easement of the nature and character and to the extent hereinafter set forth, over a described area of the Property, referred to hereafter as the "**Easement Area**", for the benefit of the people of North Carolina, and being all of the tract of land as shown on a plat of survey entitled "PERMANENT CONXERVATION EASEMENT ROLF B. WALLIN" dated July, 2006, prepared by Carson G. Balzrette, R.L.S., and **recorded in Plat Book 117, Page 188,** Cumberland County Registry; said Tract being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

The purposes of this Conservation Easement are to maintain, restore, enhance, create and preserve wetland and/or riparian resources in the Easement Area that contribute to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; to maintain permanently the Easement Area in its natural condition, consistent with these purposes; and to prevent any use of

the Easement Area that will significantly impair or interfere with these purposes. To achieve these purposes, the following conditions and restrictions are set forth:

I. DURATION OF EASEMENT

This Conservation Easement shall be perpetual. It is an easement in gross, runs with the land, and is enforceable by Grantee against Grantor, their personal representatives, heirs, successors, and assigns, lessees, agents, and licensees.

II. GRANTOR RESERVED USES AND RESTRICTED ACTIVITES

The Easement Area shall be restricted from any development or usage that would impair or interfere with the purposes of this Conservation Easement. Unless expressly reserved as a compatible use herein, any activity in, or use of, the Easement Area by the Grantor is prohibited as inconsistent with the purposes of this Conservation Easement. Any rights not expressly reserved hereunder by the Grantor have been acquired by the Grantee. The following specific uses are prohibited, restricted, or reserved as indicated:

A. Recreational Uses. Grantor expressly reserves the right to undeveloped recreational uses, including hiking, bird watching, hunting and fishing, and access to the Easement Area for the purposes thereof. Usage of motorized vehicles in the Easement Area is prohibited, except as they are used exclusively for management, maintenance, or stewardship purposes, and on existing trails, paths or roads.

B. Educational Uses. The Grantor reserves the right to engage in and permit others to engage in educational uses in the Easement Area not inconsistent with this Conservation Easement, and the right of access to the Easement Area for such purposes including organized educational activities such as site visits and observations. Educational uses of the property shall not alter vegetation, hydrology or topography of the site.

C. Vegetative Cutting. Except as related to the removal of non-native plants, diseased or damaged trees, and vegetation that obstructs, destabilizes or renders unsafe the Easement Area to persons or natural habitat, all cutting, removal, mowing, harming, or destruction of any trees and vegetation in the Easement Area is prohibited.

D. Industrial, Residential and Commercial Uses. All are prohibited in the Easement Area.

E. Agricultural Use. All agricultural uses within the Easement Area including any use for cropland, waste lagoons, or pastureland are prohibited.

F. New Construction. There shall be no building, facility, mobile home, antenna, utility pole, tower, or other structure constructed or placed in the Easement Area.

G. Roads and Trails. There shall be no construction of roads, trails, walkways, or paving in the Easement Area. Existing roads or trails located in the Easement Area may be maintained by Grantor in order to minimize runoff, sedimentation and for access to the interior of the Property for management, maintenance, stewardship purposes, or undeveloped recreational and educational uses of the Easement Area. Existing roads, trails or paths may be maintained with loose gravel or permanent vegetation to stabilize or cover the surfaces.

H. Signs. No signs shall be permitted in the Easement Area except interpretive signs describing restoration activities and the conservation values of the Easement Area, signs identifying the owner of the Property and the holder of the Conservation Easement, signs giving directions, or signs prescribing rules and regulations for the use of the Easement Area may be allowed.

I. Dumping or Storing. Dumping or storage of soil, trash, ashes, garbage, waste, abandoned vehicles, appliances or machinery, or other material in the Easement Area is prohibited.

J. Grading, Mineral Use, Excavation, Dredging. There shall be no grading, filling, excavation, dredging, mining, or drilling; no removal of topsoil, sand, gravel, rock, peat, minerals, or other materials.

K. Water Quality and Drainage Patterns. There shall be no diking, draining, dredging, channeling, filling, leveling, pumping, impounding or diverting, causing, allowing or permitting the diversion of surface or underground water. No altering or tampering with water control structures or devices, or disruption or alteration of the restored, enhanced, or created drainage patterns. All removal of wetlands, polluting or discharging into waters, springs, seeps, or wetlands, or use of pesticide or biocides is prohibited. In the event of an emergency interruption or shortage of all other water sources, water from within the Easement Area may temporarily be used for good cause shown as needed for the survival of livestock and agricultural production.

L. Subdivision and Conveyance. No further subdivision, partitioning, or dividing of the Easement Area is allowed. Unless agreed to by the Grantee in writing, any future conveyance of the Easement Area and the rights as conveyed herein shall be as a single block of property. Any future conveyance of the remaining fee simple rights shall be subject to this Conservation Easement. Grantor agrees for itself, its successors and assigns, that in the event it transfers the Property, or any portion thereof, such transfer is subject to the Grantee's right of ingress, egress, and regress over and across the Property to the Easement Area for the purposes set forth herein.

M. Development Rights. All development rights are removed from the Easement Area and shall not be transferred.

N. Disturbance of Natural Features. Any change, disturbance, alteration or impairment of the natural features of the Easement Area or any intentional introduction of non-native plants, trees and/or animal species by Grantor is prohibited.

The Grantor may request permission to vary from the above restrictions for good cause shown, provided that any such request is consistent with the purposes of this Conservation Easement. The Grantor shall not vary from the above restrictions without first obtaining written approval from the N.C. Ecosystem Enhancement Program, whose mailing address is 1652 Mail Services Center, Raleigh, NC 27699-1652.

III. GRANTEE RESERVED USES

A. Ingress, Egress, Regress and Inspection. The Grantee, its employees and agents, successors and assigns, receive the perpetual right of general ingress, egress, and regress to the Easement Area over the Property at reasonable times to undertake any activities to restore, manage, maintain, enhance, and monitor the wetland and riparian resources of the Easement Area, in accordance with restoration activities or a long-term management plan. Unless otherwise specifically set forth in this Conservation Easement, the rights granted herein do not include or establish for the public any access rights.

B. Restoration Activities. These activities include planting of trees, shrubs and herbaceous vegetation, installation of monitoring wells, utilization of heavy equipment to grade, fill, and prepare the soil, modification of the hydrology of the site, and installation of natural and manmade materials as needed to direct in-stream, above ground, and subterraneous water flow.

IV. ENFORCEMENT AND REMEDIES

A. Enforcement. To accomplish the purposes of this Conservation Easement, Grantee is allowed to prevent any activity within the Easement Area that is inconsistent with the purposes of this Easement and to require the restoration of such areas or features of the Easement Area that may have been damaged by such activity or use. Upon any breach of the terms of this Conservation Easement by Grantor, their successors or assigns, that comes to the attention of the Grantee, the Grantee shall, except as provided below, notify the Grantor, their successors or assigns in writing of such breach. The Grantor shall have ninety (90) days after receipt of such notice to correct the conditions constituting such breach. If the breach remains uncured after ninety (90) days, the Grantee may enforce this Conservation Easement by appropriate legal proceedings including damages, injunctive and other relief. The Grantee shall also have the power and authority, consistent with its statutory authority: (a) to prevent any impairment of the Easement Area by acts which may be unlawful or in violation of this Conservation Easement; (b) to otherwise preserve or protect its interest in the Property; or (c) to seek damages from any appropriate person or entity. Notwithstanding the foregoing, the Grantee reserves the immediate right, without notice, to obtain a temporary restraining order, injunctive or other appropriate relief if the breach of the term of this Conservation

Easement is or would irreversibly or otherwise materially impair the benefits to be derived from this Conservation Easement. The Grantor and Grantee acknowledge that under such circumstances damage to the Grantee would be irreparable and remedies at law will be inadequate. The rights and remedies of the Grantee provided hereunder shall be in addition to, and not in lieu of, all other rights and remedies available to Grantee in connection with this Conservation Easement.

B. Inspection. The Grantee, its employees and agents, successors and assigns, have the right, with reasonable notice, to enter the Easement Area over the Property at reasonable times for the purpose of inspection to determine whether the Grantor, their successors or assigns are complying with the terms, conditions and restrictions of this Conservation Easement.

C. Acts Beyond Grantor's Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor, their successors or assigns, for any injury or change in the Easement Area caused by third parties, resulting from causes beyond the Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken in good faith by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to life, damage to property or harm to the Property resulting from such causes.

D. Costs of Enforcement. Beyond regular and typical monitoring, any costs incurred by Grantee in enforcing the terms of this Conservation Easement against Grantor, their successors or assigns, including, without limitation, any costs of restoration necessitated by Grantor's acts or omissions in violation of the terms of this Conservation Easement, shall be borne by Grantor.

E. No Waiver. Enforcement of this Easement shall be at the discretion of the Grantee and any forbearance, delay or omission by Grantee to exercise its rights hereunder in the event of any breach of any term set forth herein shall not be construed to be a waiver by Grantee.

V. MISCELLANEOUS

A. This instrument sets forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Conservation Easement. If any provision is found to be invalid, the remainder of the provisions of the Conservation Easement, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

B. Any notices shall be sent by registered or certified mail, return receipt requested to the parties at their addresses shown above or to other address(es) as either party establishes in writing upon notification to the other.

C. Grantor shall notify Grantee in writing of the name and address and any party to whom the Property or any part thereof is to be transferred at or prior to the time said transfer is made. Grantor further agrees to make any subsequent lease, deed, or other legal instrument by which any interest in the Property is conveyed subject to the Conservation Easement herein created.

D. The Grantor and Grantee agree that the terms of this Conservation Easement shall survive any merger of the fee and easement interests in the Property or any portion thereof.

E. This Conservation Easement may be amended, but only in a writing signed by all parties hereto, and provided such amendment does not affect the qualification of this Conservation Easement or the status of the Grantee under any applicable laws, and is consistent with the purposes of the Conservation Easement.

F. The parties recognize and agree that the benefits of this Conservation Easement are in gross and assignable provided, however, that the Grantee hereby covenants and agrees, that in the event it transfers or assigns this Conservation Easement, the organization receiving the interest will be a qualified holder under N.C. Gen. Stat. § 121-34 et seq. and § 170(h) of the Internal Revenue Code, and the Grantee further covenants and agrees that the terms of the transfer or assignment will be such that the transferee or assignee will be required to continue in perpetuity the conservation purposes described in this document.

VI. QUIET ENJOYMENT

Grantor reserves all remaining rights accruing from ownership of the Property, including the right to engage in or permit or invite others to engage in only those uses of the Easement Area that are expressly reserved herein, not prohibited or restricted herein, and are not inconsistent with the purposes of this Conservation Easement. Without limiting the generality of the foregoing, the Grantor expressly reserves to the Grantor, and the Grantor's invitees and licensees, the right of access to the Easement Area, and the right of quiet enjoyment of the Easement Area.

TO HAVE AND TO HOLD the said rights and easements perpetually unto the State of North Carolina for the aforesaid purposes.

AND Grantor covenants that Grantor is seized of said premises in fee and has the right to convey the permanent Conservation Easement herein granted; that the same are free from encumbrances and that Grantor will warrant and defend title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

_____ (SEAL)
Rolf B. Wallin

_____ (SEAL)
Teri Stukes Wallin

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Name of Principal: Rolf B. Wallin and Teri Stukes Wallin

Date: Sept 28, 2006

_____
Notary Public

Marie H. Page
Printed or Typed Name of Notary Public

MARIE H. PAGE
NOTARY
PUBLIC
CUMBERLAND CO., NC

My commission expires: 7-6-07
Cumb Co, NC

May 24, 2006

Rolf B. Wallin
Book 4200, Page 463

EXHIBIT A

A tract of land being portion of that property conveyed to Rolf B. Wallin by Warranty Deed recorded in Book 4200, Page 463, Cumberland County Registry, said tract situated in the City of Fayetteville, Cross Creek Township, Cumberland County, North Carolina, said tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a red plastic cap stamped "PLS L-2773" marking the Northwest corner of the Savoy Realty Company tract as described in Commissioner's Deed recorded in Book 369, Page 193, Cumberland County Registry, said point lying on the South line of the Elkins Tract as described in deed recorded in Book 2130, Page 161, Cumberland County Registry;

thence South 24°27'07" West along said Westerly line 42.97 feet to the Northerly line of Holiday Park Section Two, a subdivision plat recorded in Plat Book 27, Page 28, Cumberland County Registry;

thence along said Northerly line and the Northerly line of Holiday Park Section One (Plat Book 25, Page 23) the following courses:

thence North 82°26'01" West 110.74 feet;

thence North 83°03'08" West 42.85 feet;

thence South 75°32'52" West 198.35 feet;

thence South 68°47'52" West 200.00 feet;

thence South 58°59'52" West 105.13 feet;

thence South 58°44'27" West 207.28 feet;

thence South 53°16'20" West 200.47 feet;

thence South 63°06'20" West 76.63 feet;

thence North 87°34'24" West 354.36 feet to a point on the Northerly line of Lot 17, Holiday Park Section One;

thence, leaving said Northerly line, North 1°01'42" East 101.76 feet;

thence South 87°16'22" East 330.69 feet;

thence North 57°12'44" East 563.90 feet;

thence North 68°47'52" East 168.30 feet to a point on the original line of the Briarwood Hills Tract, said point being on the Southerly line of the Goldstein Tract as

described in General Warranty Deed recorded in Book 4180, Page 655, Cumberland County Registry;

thence South 88°42'39" East along said original Briarwood Hills Tract line 436.00 feet to the **POINT OF BEGINNING**.

Said Permanent Conservation Easement contains 2.90 acres (126,275 square feet), more or less.

Subject to easements of record.

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(N.P SEAL)
23 RF

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RECEIVED
10- 5-2006 PM 2:30:43
J. LEE WARREN JR.
REGISTER OF DEEDS
CUMBERLAND CO., N.C.

DEED OF SUBORDINATION
with OPTIONAL APPOINTMENT OF SUBSTITUTE TRUSTEE

Prepared by/Mail after recording to:
Rebecca F. Person
Post Office Drawer 1358
Fayetteville, NC 28302

THIS DEED OF SUBORDINATION, made and entered into this 23 day of August 2006 by and between [ ] JAMES W. SAPP, acting as Trustee or [✓] John Elliott acting as Substitute Trustee, as hereinafter stated and WACHOVIA BANK, N.A., successor in interest to WACHOVIA BANK OF NORTH CAROLINA, parties of the first part; and ROLF B. WALLIN, party of the second part;

WITNESSETH:

THAT WHEREAS, the party of the second part executed in favor of WACHOVIA BANK OF NORTH CAROLINA An equity line agreement secured by a Deed of Trust to said JAMES W. SAPP, Trustee, which Deed of Trust is recorded in Book 6127, Page 193, Cumberland County Registry, North Carolina; and

AND WHEREAS, WACHOVIA BANK, N.A., is owner of all the indebtedness secured by that same deed of trust;

OPTIONAL APPOINTMENT OF SUBSTITUTE TRUSTEE

[ ] AND WHEREAS, WACHOVIA BANK, N.A., is desirous of appointing a Substitute Trustee in place and instead of the Trustee named in the above-referred to deed of trust and pursuant to the provisions of the said deed of trust allowing for the substitution of the Trustee by the party of the first part.

[ ] NOW THEREFORE, pursuant to Section 45-10 (b) of the General Statutes of North Carolina and the authority granted in the above-referred to deed of trust, WACHOVIA BANK, N.A. hereby appoints John Elliott to be a Substitute Trustee in the above-referred to deed of trust in place and instead of the Trustee therein designated, with all powers, duties, and obligations conferred in the said deed of trust upon the Trustee originally named therein.

DEED OF SUBORDINATION

WHEREAS, the said party of the second part now desires to convey to the State of North Carolina a conservation easement upon the property described on Exhibit A attached hereto and incorporated herein by this reference for the purposes of maintaining, restoring, enhancing, creating and preserving wetland and/or riparian resources that contribute to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities (the "Conservation Easement"); and whereas said party of the second part can convey such Conservation Easement only upon the condition that said existing Deed of Trust be subordinated to said Conservation Easement; and

WHEREAS, said WACHOVIA BANK, N.A. has agreed to such subordination and has requested said Trustee or [ ] Substitute Trustee to join with them in the execution thereof;

NOW, THEREFORE, said parties of the first part, in consideration of the sum of one dollar ($1.00) to them in hand paid, do hereby contract and agree with said parties of the second part that said parties of the second part may execute to the State of North Carolina the Conservation Easement upon the lands described on Exhibit A attached hereto and that said Conservation Easement shall be an encumbrance upon said lands superior to the Deed of Trust now held by the parties of the first part; and to carry out said purpose, said parties of the first part do hereby release, remise and forever quitclaim unto the parties of the second part their title and lien upon said lands to the extent, but to the extent only that the Deed of Trust now held by them shall be subordinate to the Conservation Easement aforesaid.

IT IS expressly understood and agreed that except for such subordination, the Deed of Trust now held by the parties of the first part, and all and singular the terms and conditions thereof shall be and remain in full force and effect.

The said lands above referred to lying and being in Cumberland County, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

IN TESTIMONY WHEREOF, said parties of the first part have hereunto set their hands and seals, this the day and year first above written.

TRUSTEE:

JE

[ ] _____ (SEAL)
TRUSTEE

or:

_____ (SEAL)

[ ] John Elliott SUBSTITUTE TRUSTEE

SUBORDINATING LENDER:

WACHOVIA BANK, N.A.

BY: _____
Name: JACKIE HAYDEN
Title: VICE President

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Name of Principal: Jackie Hayden

Date: 8-23-06

_____
Notary Public

Lynn Melton
Printed or Typed Name of Notary Public

My commission expires: 12-1-2008

****

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Name of Principal: John Elliott

Date: 9-6-06

_____
Notary Public

Lynn Melton
Printed or Typed Name of Notary Public

My commission expires: 12-1-2008

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thence along said Northerly line and the Northerly line of Holiday Park Section One (Plat Book 25, Page 23) the following courses:

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thence North 83°03'08" West 42.85 feet;

thence South 75°32'52" West 198.35 feet;

thence South 68°47'52" West 200.00 feet;

thence South 58°59'52" West 105.13 feet;

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thence South 53°16'20" West 200.47 feet;

thence South 63°06'20" West 76.63 feet;

thence North 87°34'24" West 354.36 feet to a point on the Northerly line of Lot 17, Holiday Park Section One;

thence, leaving said Northerly line, North 1°01'42" East 101.76 feet;

thence South 87°16'22" East 330.69 feet;

thence North 57°12'44" East 563.90 feet;

thence North 68°47'52" East 168.30 feet to a point on the original line of the Briarwood Hills Tract, said point being on the Southerly line of the Goldstein Tract as described in General Warranty Deed recorded in Book 4180, Page 655, Cumberland County Registry;

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