

THE

**PELSA** COMPANY

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July 31, 2012

Cherry, Fieger & Cherry, P.C.  
Attn: Sharon M. Cherry, Esq.  
11 East 2<sup>nd</sup> Street  
Media, PA 19063

RE: 1701 THROUGH 1707 CONCORD PIKE, WILMINGTON, DE  
SURVEY AND EXHIBIT PLAN

Dear Ms. Cherry:

At your request Pelsa Company, under my direct supervision, surveyed the referenced properties for the purpose of locating physical features that are the subject matter of the pending litigation regarding the easements and parking lots.

Based upon my professional opinion as a licensed surveyor in the state of Delaware and having worked in the surveying profession for more than fifty years, I can report the following information to you within a reasonable degree of certainty:

1. There are two easements described in the deeds for 1701, 1703, and 1705. Each of those three deeds describe the same two easements, the first easement being referred to in the deeds as "common parking and driveway area for parking and driveway purposes" (Easement 1) and the second easement being referred to in the deeds as "common driveway for driveway purposes (Easement 2). Easement 1 and Easement 2 are shown on the Exhibit plan attached to this report.
2. Easement 1 describes the area in front of the triplex building as shown on the Exhibit plan.
3. Easement 2 describes the easement that encompasses the nine foot wide common driveway between the Staffieri property and the Miller property and also describes the area behind the triplex building (as shown on the Exhibit plan).
4. The nine foot wide driveway between the Staffieri property (1707) and the Miller property (1705) is located on and owned by 1705 (the Miller's).
5. Based upon a comparison of the property descriptions in the 1946 deeds with the property description in the more recent deeds there has not been any change in the metes and bounds of the two easements since they were established in 1946.

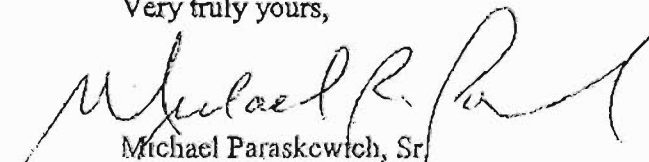
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Pelsa Company  
Cherry, Fieger, & Cherry, P.C. – Attn: Sharon Cherry  
1701 through 1707 Concord Pike, Wilmington, DE  
Survey and Exhibit Plan

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6. Pursuant to your request to locate the concrete parking bumpers (curb strips) in the front of the properties and fence at the rear of the property, my findings are:
  - A. Based on a physical field survey of the boundary lines, between 1707 Concord Pike (Staffieri property) and 1705 Concord Pike Miller property), which was completed under my direct supervision, the bumpers straddle the property lines of 1705 and 1707;
  - B. The bumpers are 8 inches wide; generally 7 inches of bumpers are on the Miller's property. The pins driven through the bumpers to hold them in place are on the Miller's property; and
  - C. The section of fence in the rear of the property behind the Staffieri's building is on the Miller property.
7. 1701 owns the section of Easement No. A1 directly in front of the unit on 1701; 1703 owns the section of Easement No. B1 directly in front of the unit on 1703; and 1705 owns the section of Easement No. C1 directly in front of the unit on 1705. The division of ownership is shown on the Exhibit plan.
8. Behind the triplex building : 1701 owns the section of Easement A2 behind the unit known as 1701; 1703 owns the section of Easement B2 behind the unit known as 1703; and 1705 owns the section of Easement C2 behind the unit known as 1705.
9. The boundaries between the four properties have not been altered in any way since 1946 with the exception of in 1996 public walkway between 1707 Concord Pike and 1709 Concord Pike was vacated giving 1707 an additional 2.5 feet on the northern border of the property and giving 1709 an additional 2.5 on the southern border of the property. The additional 2.5 feet gained by 1707 increased the width of the opening where the property borders Concord Pike from 6.5 feet to 9 feet.
10. Pelsa Company did the survey on 1707 in the year 2000 when the Staffieri's purchased the property. Pelsa Company also did the survey on 1703 in the summer of 2011 when Blackball Properties LLC purchased the property.

Very truly yours,

  
Michael Paraskewich, Sr.  
Registered Professional Land Surveyor

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