

## SHERIFF'S DEED

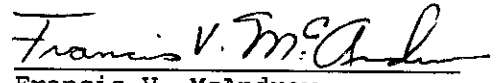
I, Francis V. McAndrew, Sheriff of Schuylkill County, in the state of Pennsylvania  
do hereby grant and convey to

MBC DEVELOPMENT, LP  
P.O. BOX 472  
SCHUYLKILL HAVEN, PA 17972

for Parcel Nos: 20-6-34(5)  
(See Attached Legal Description)

in consideration of \$ 1,000,000.00. The same having been sold by me to the said  
grantee on the **24th day of June two thousand and five**  
after due advertisement according to law, under and by virtue of a writ of execution  
issued on 29th day of March two thousand and five  
out of Schuylkill County Court of Common Pleas - Civil Division as Case No. **J-2089-2004**  
at the suit of **CITIZENS BANK OF PENNSYLVANIA**  
against **LIGHT HOLDING INC**

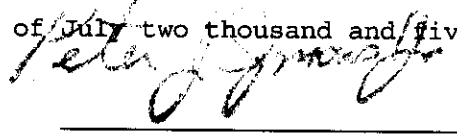
In Witness Whereof, I have hereunto affixed my signature, this  
8th day of July two thousand and five.

  
Francis V. McAndrew  
Sheriff of Schuylkill County

Commonwealth of Pennsylvania, ss:

Before the undersigned, Peter J. Symons, Jr., Prothonotary of the Court of Common Pleas  
of Schuylkill County, personally appeared Sheriff of Schuylkill County aforesaid, and  
in due form of law declared that the facts set forth in the foregoing deed are true,  
and he acknowledged the same in order that the said deed might be recorded.

Witness my hand and Seal of said Court this 8th day of ~~July~~ two thousand and five.

  
Peter J. Symons, Jr.  
Prothonotary



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid	\$ 11,844.57
Book Number	2158
Page Number	1283
Date Recorded	7-08-05

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name	Telephone Number:		
James P. Diehl, Esquire	(570) 622-5933		
Street Address	City	State	Zip Code
Ten Westwood Road, P.O. Box 1190	Pottsville	PA	17901

### B. TRANSFER DATA

### Date of Acceptance of Document

Grantor(s)/Lessor(s)			Grantee(s)/Lessee(s)		
Francis V. McAndrew, Sheriff of Schuylkill County			MBC Development, LP		
Street Address			Street Address		
401 North Centre Street			P.O. Box 472		
City	State	Zip Code	City	State	Zip Code
Pottsville	PA	17901	Schuylkill Haven	PA	17972

### C. PROPERTY LOCATION

Street Address		City, Township, Borough	
190 Walnut Lane		Norwegian Township	
County	School District	Tax Parcel Number	
Schuylkill	Pottsville	20-6-34.5	

### D. VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1,000,000.00	+	= 1,000,000.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
489,445.00	X 2.42	= 1,184,456.90

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
0	100%

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_.
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

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

Signature of Correspondent or Responsible Party	Date
<i>[Signature]</i>	7/1/05

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

Plaintiff: CITIZENS BANK OF  
PENNSYLVANIA

Defendant: LIGHT HOLDINGS, INC.

Attorney for Plaintiff:  
Thomas M. Pinney, Esquire  
White and Williams LLP  
1800 One Liberty Place  
1650 Market Street  
Philadelphia, PA 19103  
(215) 864-7000

Judgment Amount: \$2,310,117.80

THAT CERTAIN parcel or piece of  
land situate in the Township of  
Norwegian, County of Schuylkill and  
Commonwealth of Pennsylvania,  
bounded and described as follows,  
to wit:

BEGINNING at a point on the west  
side of Township Road No. 626 and  
the north edge of a dirt road  
(Township Road No. 618);

THENCE along the west side of  
Township Road No. 626, South twenty  
seven degrees, thirty eight minutes  
East (S. 27° 38' E.) a distance of  
five hundred (500.00') feet to a point;

THENCE South sixty three degrees,

fifty minutes West (S. 63° 50' W.) a  
distance of eight hundred fifty  
(850.00') feet to a point; THENCE  
North twenty seven degrees, thirty  
eight minutes West (N. 27° 38' W.) a  
distance of five hundred (500.00')  
feet to a point in the south edge of  
Township Road No. 618;

THENCE along Township Road No.  
618 North sixty three degrees, fifty  
minutes East (N. 63° 50' E.) a distance  
of eight hundred fifty (850.00')  
feet to a point, the place of BEGIN-  
NING.

CONTAINING nine and seventy five  
one hundredths (9.75) acres of land,  
more or less.

TOGETHER WITH a one story steel  
and masonry building thereon erected  
which is known and numbered as  
959 Walnut Lane, Pottsville,  
Pennsylvania.

BEING Tax Parcel Number 20-6-  
34(5)

██████ sold as the property of Light  
Holdings, Inc.

Case No. J-2089-2004

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

#### CERTIFICATION OF PARCEL NUMBERS ONLY

DOES NOT CERTIFY CONTENTS  
OF THIS DOCUMENT

SCHUYLKILL COUNTY ASSESSMENT BUREAU

200500014396  
Filed for Record in  
SCHUYLKILL COUNTY, PA  
A MATTHEW DUDISH  
07-08-2005 At 02:11 pm.  
DEED 23730.64  
OR Bk 2158 Page 1283 - 1286

200500014396  
Exempt Status - N  
State Tax \$ 11844.57  
Local Tax \$ 11844.57  
\$ 5922.28 NORWEGIAN TOWNSHIP  
\$ 5922.29 POTTSVILLE AREA SCHOOL DISTRICT

200500014396  
WFJ - J. DIEHL  
SIGN OUT

I hereby CERTIFY  
that this document is  
recorded in the office  
of the Recorder of  
Deeds in and for the  
County of Schuylkill  
and Commonwealth of  
Pennsylvania

*A. Matthew Dudish*  
A. Matthew Dudish  
Recorder of Deeds

