

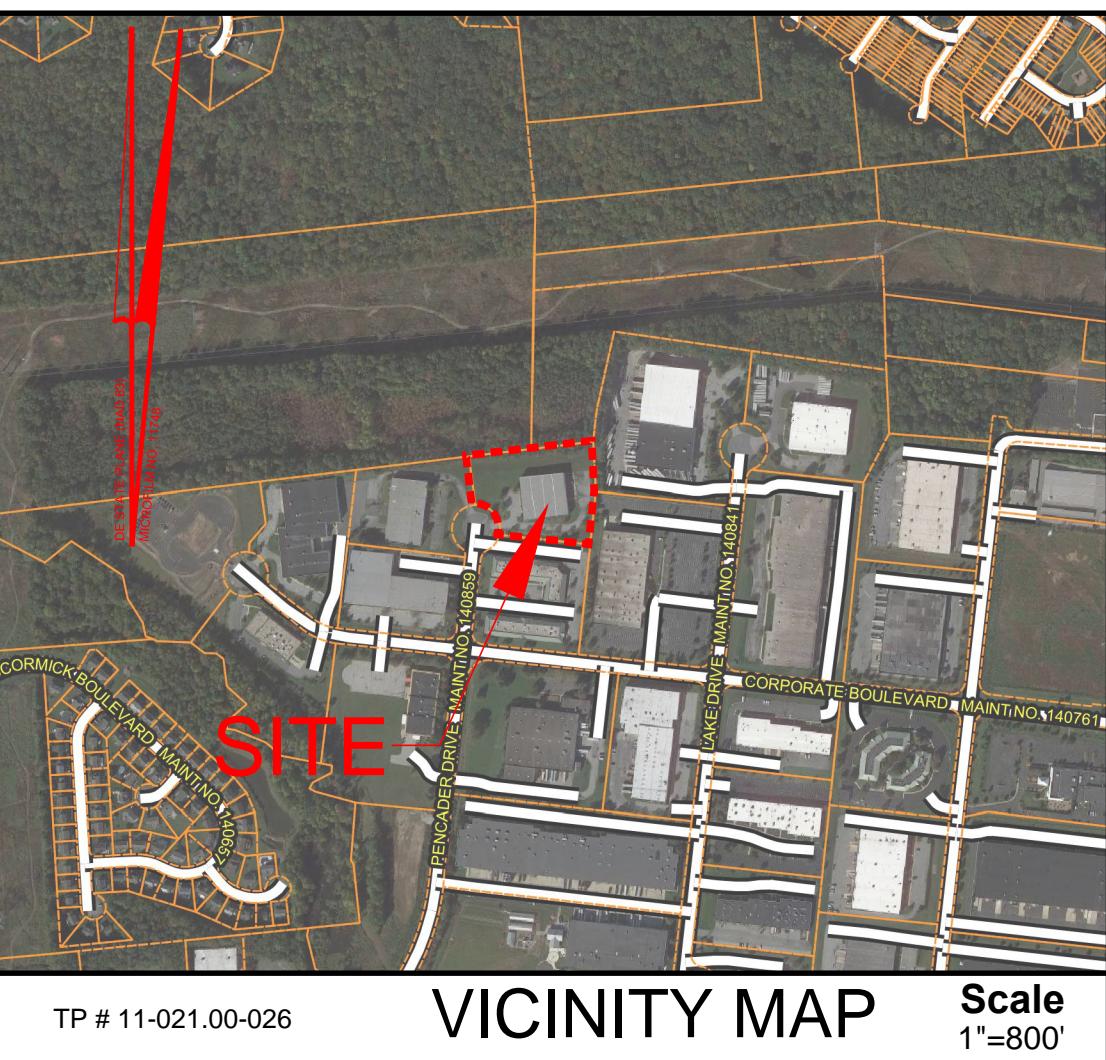
#### LEGAL DESCRIPTION - DEED OF RECORD

TAX PARCEL NO. 11-021.00-026  
115 PENCADER DRIVE  
INSTRUMENT NO. 20191126-0095639

ALL that certain lot, piece or parcel of land, situate in Pencader Hundred, New Castle County, and State of Delaware, and shown as PARCEL 26, PENCADER CORPORATE CENTER on a Record Major Land Development Plan, Drawing No. 9302951-4152, dated April 15, 1993, prepared by McBride & Ziegler, Inc., Professional Land Surveyors, and recorded in the Office of the Recorder of Deeds in and for New Castle County and State of Delaware in Microfilm No. 11748, and more particularly described as follows:

BEGINNING at a concrete monument in the easterly right of way line of "Pencader Drive" (a cul-de-sac with a 100 feet radius), said point of Beginning being also a corner for Parcel 16, Pencader Corporate Center, and which point of Beginning can be located along said right of way line from the northerly end of a 50 feet radius junction curve joining said right of way line with the northerly right of way line of "Corporate Boulevard" (a public road at 60 feet wide), by the three following courses and distances: (1) North 21 degrees 34' 06" East 305.27 feet to a point of curvature; (2) on a curve to the right having a radius of 50.00 feet, an arc distance of 50.41 feet, the chord equivalent being 48.30 feet, measured North 40 degrees 27' 10" East to a point of reverse curvature; and (3) on a curve to the left having a radius of 100.00 feet, an arc distance of 80.53 feet, the chord equivalent being 78.38 feet, measured North 46 degrees 51' 58" East to the point of Beginning; THENCE along the northeasterly right of way line of Pencader Drive on a curve to the left having a radius of 100.00 feet, an arc distance of 199.90 feet, the chord equivalent being 168.24 feet, measured North 34 degrees 04' 08" West to a concrete monument at a corner for Parcel 25, Pencader Corporate Center; THENCE North 1 degree 20' 06" West along the easterly boundary of Parcel 25, Pencader Corporate Center, 200.00 feet to a concrete monument in the southerly boundary of lands now or formerly of Aubrey J. Cox and Wife; THENCE North 88 degrees 39' 54" East along said southerly boundary 527.85 feet to a concrete monument in the westerly boundary of remaining lands of Block "A"; THENCE South 2 degrees 35' 14" West along said westerly boundary 208.00 feet to a concrete monument at a corner for Parcel 13, Pencader Corporate Center; THENCE South 11 degrees 34' 06" West along the westerly boundary of Parcel 13, Pencader Corporate Center, a distance of 225.00 feet to a concrete monument at a corner for Parcel 16, Pencader Corporate Center; THENCE North 78 degrees 25' 54" West along the northerly boundary of Parcel 16, Pencader Corporate center, a distance of 382.05 feet to the point of BEGINNING.

BEING the same lands and premises which WEBB C. BLEVINS, trustee under the RUTH A. WILSON INTERVIVOS CHARITABLE REMAINED UNIT TRUST AGREEMENT dated February 17, 1989, conveyed dated May 30, 1995, and recorded in the Office for the Recording of Deeds in and for New Castle County, Delaware, in Book 1933 at Page 197, to FLOYD F.L. HO and ALICE C. HO, husband and wife, as tenants by the entirety.



#### GENERAL DATA:

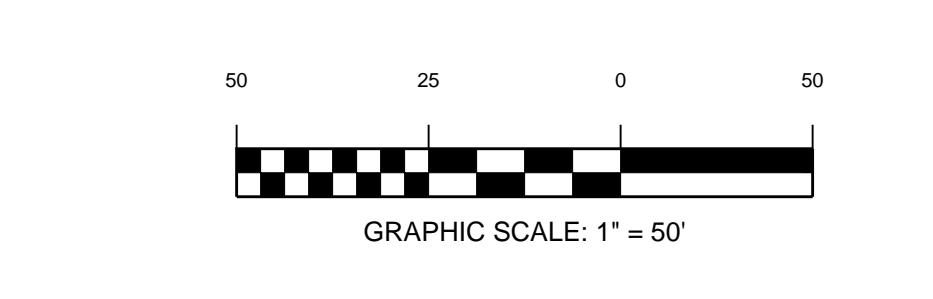
1. TAX PARCEL NO:	11-021.00-026
2. SOURCE OF TITLE:	20191126-0095639
3. AREA:	179,663 ± SQ. FT. (4.1245 ± ACRES)
4. ZONING:	NEW CASTLE COUNTY UDC
ZONED:	BP - BUSINESS PARK - OTHER USES
LOT AREA:	2 ACRES
LOT WIDTH:	150'
STREET YARD:	40'
SIDE YARD:	20'
REAR YARD:	20'
PAVING STREET YARD:	40'
PAVING OTHER YARD:	10'
UNIT MIX (%)	NOT APPLICABLE
BUILDING HEIGHT:	50' / 140' FOR BUILDINGS OVER 50 FEET, REFER TO UDC SECTION 40.04.110.C.
EXTERIOR STORAGE (%):	5

A ZONING CERTIFICATION LETTER OR REPORT WAS NOT RECEIVED FOR THIS SURVEY. THE ZONING SHOWN HEREON IS FROM A CURSORY REVIEW ON THE UNIFIED DEVELOPMENT CODE OF NEW CASTLE COUNTY, DELAWARE, CHAPTER 40, ARTICLE 04, TABLE 40.04.110.

NOTE: IT IS STRONGLY ADVISED TO CONTACT THE JURISDICTIONAL CONTROLLING AUTHORITIES FOR UP TO DATE INFORMATION, INTERPRETATIONS AND VERIFICATION OF THE MOST RECENT ZONING CODE, ASSOCIATED REGULATIONS AND RECENTLY PROPOSED ORDINANCES.

5. MARKED PARKING SPACES:  
REGULAR: 0  
EXISTING: HANDICAPPED: 0  
TOTAL: 0  
THERE IS PURPORTED SPACE AVAILABLE FOR PARKING IN THE FRONT AND REAR OF THE PARCEL; HOWEVER, PAVED AREAS ARE NOT STRIPED.
6. FLOOD ZONE DESIGNATION: SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X (MISNAME) AND HAS BEEN DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLANE PER FIRM MAP NO. 100030225.L, PANEL NO. 225 of 475, DATED JANUARY 22, 2020 (REVISED).
7. THIS PARCEL IS SHOWN ON THE PLAN TITLED: "RECORD MAJOR LAND DEVELOPMENT PLAN OF PARCEL 26, PENCADER CORPORATE CENTER" ON MICROFILM # 11748. PLEASE NOTE THAT THE LAYOUT OF THE PARKING AND BUILDING DIFFER FROM THAT SHOWN ON THE RECORD PLAN.
8. TITLE COMMITMENT: A TITLE COMMITMENT WAS PROVIDED BY FIDELITY NATIONAL INSURANCE COMPANY, ORDER NO. 2021-1039 LAVINVEST LLC, DATED MARCH 21, 2021.
9. THE UTILITIES, AS SHOWN ON THIS PLAN, ARE BASED UPON OBSERVED EVIDENCE (NOTE: ITEM 19 REFERS TO THE 2019 ALTA/NSPS CHECKLIST OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS). UTILITIES FEATURES, READILY VISIBLE AT THE TIME OF THE SURVEY, WERE LOCATED. HOWEVER, UTILITY COMPANIES WERE NOT CONTACTED FOR LOCATION REQUESTS NOR WERE THEY CONTACTED TO OBTAIN UTILITY PLANS. THEREFORE, OTHER UTILITIES, NOT REASONABLY POSSIBLE, MAY BE PRESENT.
10. THERE WAS NO APPARENT EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTIONS OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

11. OWNER:  
FLOYD & ALICE HO, TRUSTEES  
6 GRENOBLE COURT  
WILMINGTON, DE 19807



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