

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in concrete (found), on the Southern right-of-way line of Viewmont Drive, said iron pin in concrete (found), also being at the division line between Lot "E", (lands, now or formerly of Wal-Mart Stores, Inc.), and Lot "F-1", (lands, now or formerly of TLC Investments, Inc.), said iron pin in concrete (found), being further located by a 3" diameter iron pipe (found) at the following bearings and distances:

thirty-five minutes fifty-nine seconds West (S 26°-35'-59" W), two hundred eighty-seven zero hundredths feet (287.00'), to an iron pin (set); Thence, through the lands formerly of Crown Investments Trust, (original Lot "F") and along the division line between Lot "F-1", (lands, now or formerly of TLC Investments, Inc.), and "F-2", (lands, now or formerly of Thoraldson Development Company), North sixty-four degrees twenty-six minutes seven seconds West (N 64°-26'-07" W), four hundred fifty-one and twenty-two hundredths feet (451.22'), to a railroad spike (set), in the division line between the lands, now or formerly of Crown Investments Trust and Lot "F-1", (lands, now or formerly of TLC Investments, Inc.); Thence, along said division line between the lands, now or formerly of Crown Investments Trust and Lot "F-1", (lands, now or formerly of TLC Investments, Inc.), the following two (2) courses and distances:

1. North thirty-two degrees fifty-three minutes four seconds East (N 32°-53'-04" E), one hundred ninety-two and fifty-six hundredths feet (192.56'), to an iron pin (set) Thence,
 2. North seventy-seven degrees forty-five minutes forty-six seconds East (N 77°-45'-46" E), one hundred fifty-six and fifty-six hundredths feet (156.56'), to an iron pin (set), on the Southern right-of-way line of Viewmont Drive; Thence,
- Along said Southern right-of-way line of Viewmont Drive, South sixty-four degrees twenty-six minutes seven seconds East (S 64°-26'-07" E), three hundred eight (308.17'), to the point of beginning.
- CONTAINING 2.75 Acres of Land, more or less.**

FORM OF SURVEY DECLARATION

I, John J. Pocius, P.L.S., a registered land surveyor, License No. SU-376-A, in and for the Commonwealth of Pennsylvania and legally doing business in Lackawanna County, does hereby declare to CB Scranton PA, LLC ("Owner(s)"), Interchange Bank ("Lender") and its successors and/or assigns, First American Title Insurance Company ("Title Company") and their respective successors and/or assigns;

This is to declare that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standard established by ALTA, ACSM and NSPS in 1999, in accordance with the declaration, the undersigned further declares that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

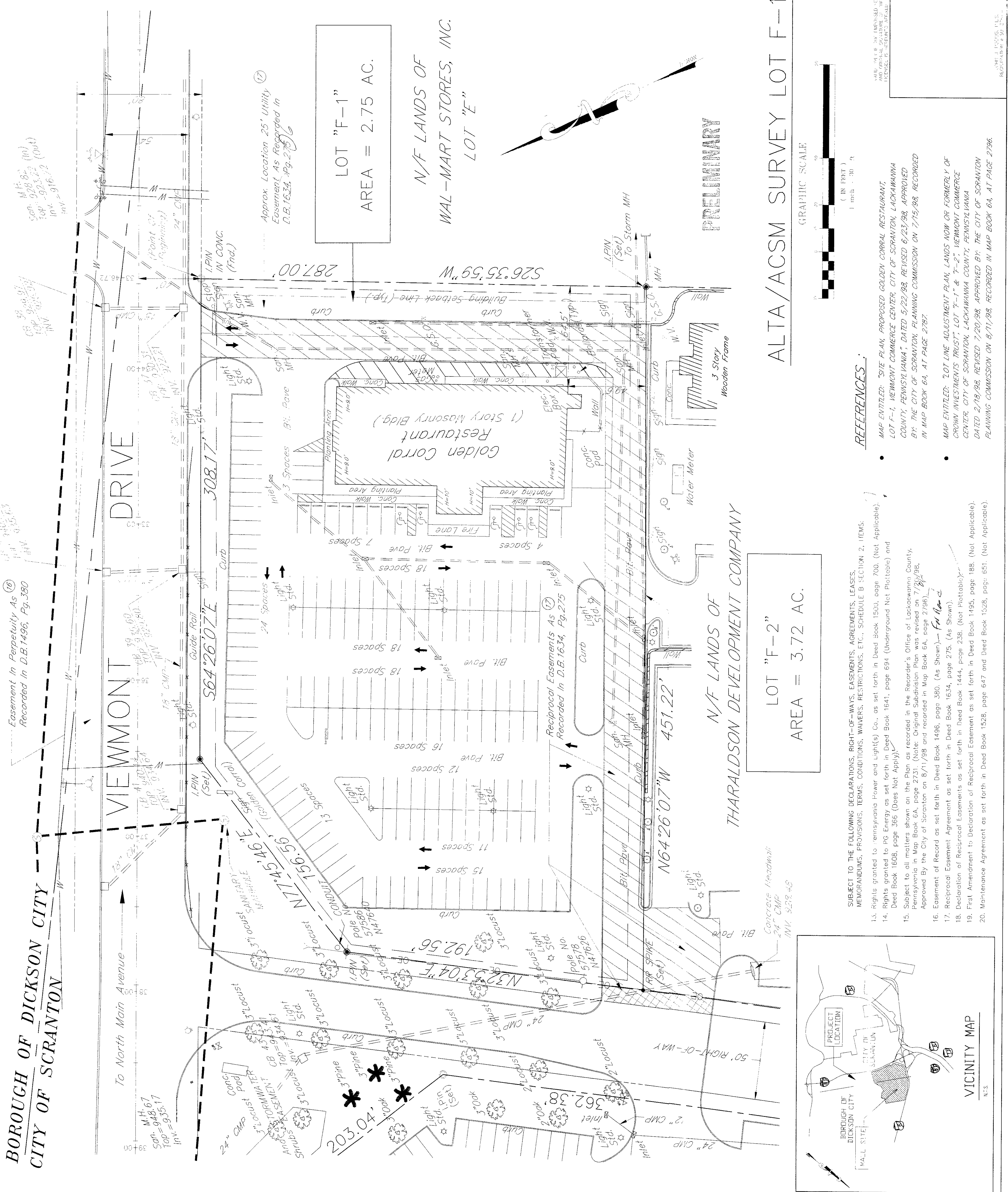
John J. Pocius, P.L.S.,
Registration No. SU-376-A
Date

PRELIMINARY

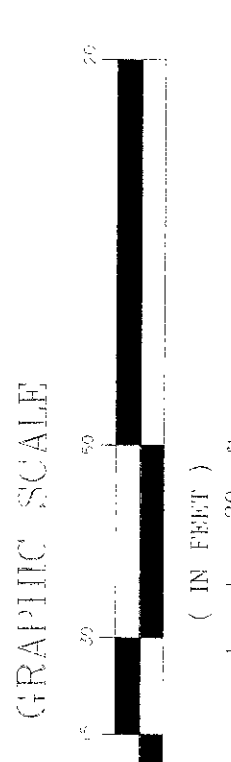
- **CECO ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN, NOR DOES CECO ASSOCIATES, INC. GUARANTEE THAT ALL UNDERGROUND FACILITIES ARE SHOWN.**
- **UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE COMMONWEALTH OF PENNSYLVANIA, PROFESSIONAL ENGINEERS' REGISTRATION LAW, ACT 367.**

ALTA/ACSM LAND TITLE SURVEY	
LANDS INTENDED TO BE CONVEYED TO	
CB SCRANTON PA, LLC	
"LOT F-1 - VIEWMONT COMMERCE CENTER"	
941 VIEWMONT DRIVE	
CITY OF SCRANTON, LACKAWANNA COUNTY	
PENNSYLVANIA	
DATE	2/15/05
SCALE	1" = 30'
DATE	05-02-21

constituting engineers
ceco associates inc.
p.o. box 995, scranton, pa. 18501 717-342-3101
of 1



ALTA/ACSM SURVEY LOT F-1



REFERENCES

- MAP ENTITLED: "SITE PLAN, PROPOSED GOLDEN CORRAL RESTAURANT, LOT F-1, VIEWMONT COMMERCE CENTER, CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA", DATED 5/22/98, REVISED 6/23/98, APPROVED BY THE CITY OF SCRANTON, PLANNING COMMISSION ON 7/15/98, RECORDED IN MAP BOOK 64, AT PAGE 2787.
- MAP ENTITLED: "LOT LINE ADJUSTMENT PLAN, LANDS NOW OR FORMERLY OF CROWN INVESTMENTS TRUST, LOT 'F-1' & 'F-2', VIEWMONT COMMERCE CENTER, CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA", DATED 2/18/98, REVISED 7/20/98, APPROVED BY THE CITY OF SCRANTON, PLANNING COMMISSION ON 8/11/98, RECORDED IN MAP BOOK 64, AT PAGE 2786.

- SUBJECT TO THE FOLLOWING DECLARATIONS, RIGHT-OF-WAYS, EASEMENTS, AGREEMENTS, LEASES, MEMORANDUMS, PROVISIONS, TERMS, CONDITIONS, WAIVERS, RESTRICTIONS, ETC., SCHEDULE B SECTION 2, ITEMS:**
13. Rights granted to Pennsylvania Power and Light(s) Co., as set forth in Deed Book 1500, page 700. (Not Applicable).
 14. Rights granted to PG Energy as set forth in Deed Book 1641, page 694 (Underground Net Photovoltaic) and Deed Book 1608, page 266 (Does Not Apply).
 15. Subject to all matters shown on the Plan as recorded in the Recorder's Office of Lackawanna County, Pennsylvania in Map Book 6A, page 2731. (Note: Original Subdivision Plan was recorded 7/19/98, Approved by the City of Scranton on 8/11/98 and recorded in Map Book 6A, page 2768).
 16. Easement of Record as set forth in Deed Book 1496, page 380. (As Shown) - *See Plan*
 17. Reciprocal Easement Agreement as set forth in Deed Book 1634, page 275. (As Shown).
 18. Declaration of Reciprocal Easements as set forth in Deed Book 1444, page 238. (Not Photostatically).
 19. First Amendment to Declaration of Reciprocal Easement as set forth in Deed Book 1495, page 188. (Not Applicable).
 20. Maintenance Agreement as set forth in Deed Book 1528, page 647 and Deed Book 1528, page 851. (Not Applicable).

LOT "F-2"
AREA = 3.72 AC.

N/F LANDS OF
THARALDSON DEVELOPMENT COMPANY

LOT "F-1"
AREA = 2.75 AC.

N/F LANDS OF
WAL-MART STORES, INC.
LOT "E"

PRELIMINARY

Easement in Perpetuity As (E)
Recorded in D.B. 1496, Pg. 380

BOROUGH OF DICKSON CITY
CITY OF SCRANTON

VICINITY MAP

N.E.S.