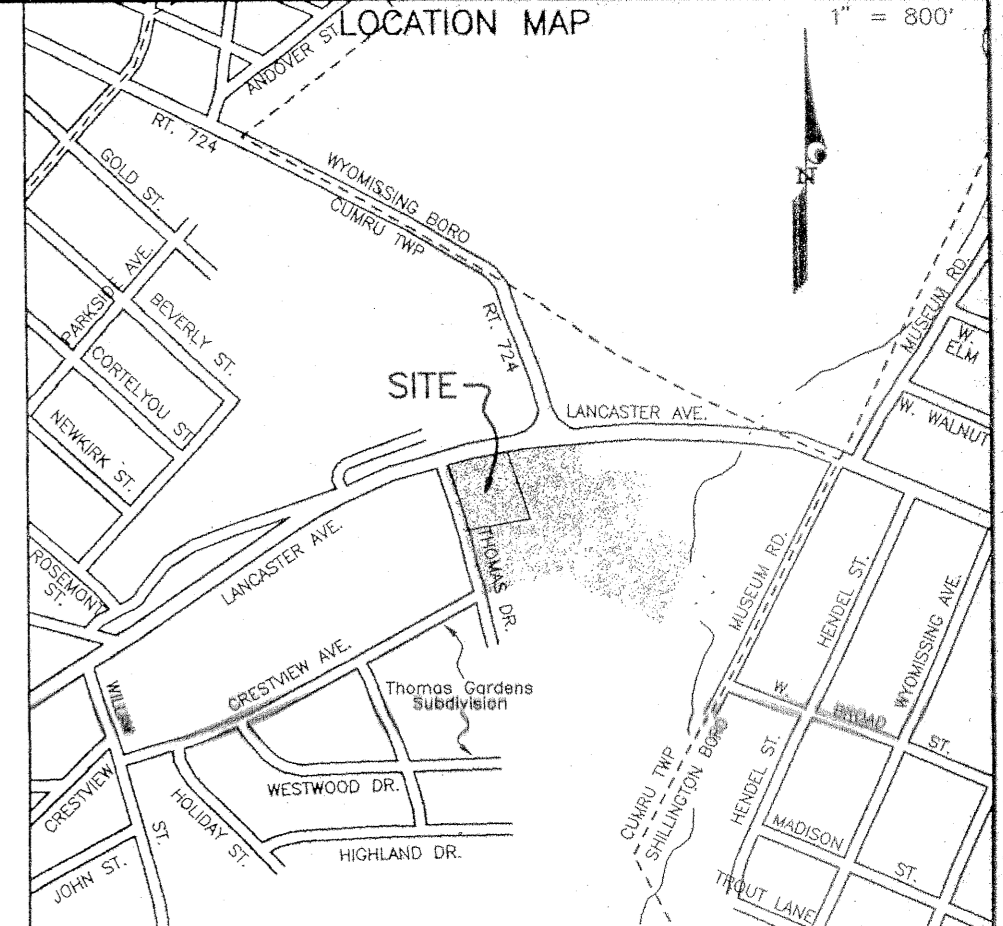
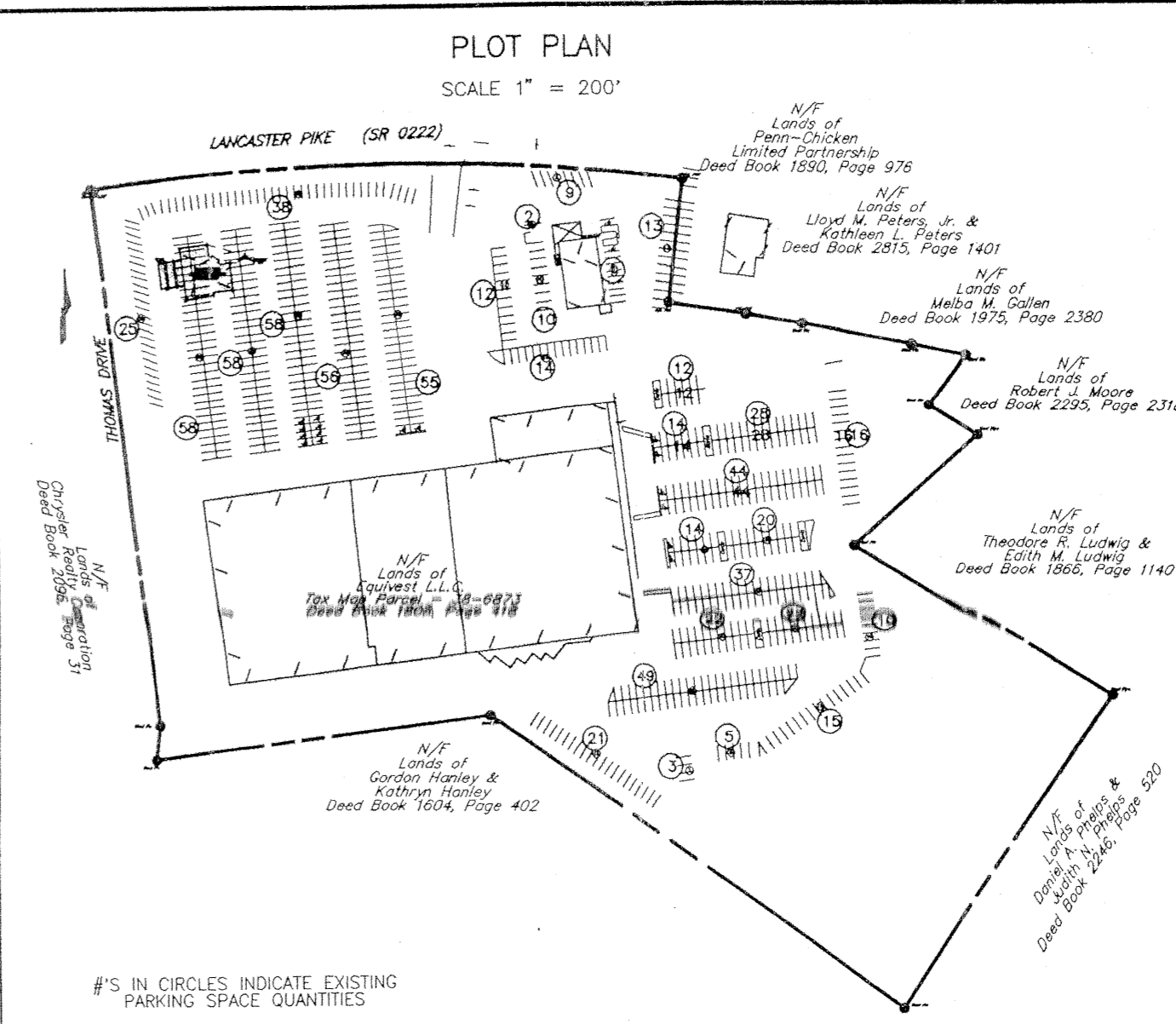


**NOTE**  
 ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE AND ARE NOT GUARANTEED. THE ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK, AS PER ACT 36.

Delta  
 Radius = 14' 41" 24"  
 Tangent = 2834.933"  
 Arc Length = 305.42'  
 Chd. Bearing = 02° 01' 16" E  
 Chd. Length = 724.85'



**LEGEND**

- Light Standard
- Utility Pole w/Guy Wire
- Sanitary Sewer Manhole
- Catch Basin
- Fire Hydrant
- Exist. Water Line
- Exist. Sanitary Sewer
- Exist. Telephone Line (underground)
- Exist. Contour
- Exist. Guardrail
- Prop. Water Service
- Prop. Sanitary Lateral
- Exist. Gas Line
- Prop. Sidewalk
- Prop. Grass/Landscaping
- Prop. Downspout & Leader

**RECORD OWNER**  
 Equivest LLC  
 c/o P.F. PASJURE DEVELOPMENT COMPANY  
 P.O. Box 384  
 Short Hills, NJ 07078-0384

**DEVELOPER**  
 Fulton Financial Corporation  
 Attn: Paul D. Cowan, R.A.  
 One Penn Square  
 Lancaster, PA 17604

**DATUM**  
 Topographic & boundary information shown on this plan is based on a base plan provided to Vitillo Corporation by Fulton Financial Corporation. Benchmark: Sewer manhole rim at southwest corner of the intersection of Lancaster Avenue and the site entrance; Elev 514.23'

**SITE DATA**  
 INTENDED USE: Construct a new structure on the existing parking lot to be used as a Financial Institution.  
 The site is served by public sewer and water.  
 Total Lot Area: 17,611 sq. ft.  
 Lease Parcel Area: 13,111.25 sq. ft. (0.5 ac.)

**SOURCE OF TITLE**  
 BEING THE SAME PREMISES WHICH grantor, by Special Warranty Deed dated January 20, 1989, recorded in the Berks County Recorder of Deeds office at Deed Book Volume 1808 Page 418, granted and conveyed to Equivest L.L.C.

**WAIVERS**  
 At a meeting held on July 9, 2001, the Cumru Township Planning Commission recommended a waiver of Section 403.D.1 and Section 403.D.5 of the Cumru Township Subdivision and Land Development Ordinance. This section relates to monumentation of lots and parcels.

**ZONING DATA**  
 ZONING DISTRICT "H-C" HIGHWAY COMMERCIAL

MINIMUM REGULATIONS	PROVIDED
LOT AREA	10,000 s.f. 21,780 s.f. (lease parcel)
LOT WIDTH	80 ft. >100 ft.
FRONT YARD	35 ft. 84 ft.
SIDE YARD	42 ft. 42 ft.
REAR YARD	25 ft. >100 ft.
MAXIMUM REGULATIONS	
COVERAGE	65% 17%
HEIGHT	35 ft. <35 ft.

**PARKING DATA**

MINIMUM REGULATIONS	REQUIREMENT	UNITS	SPACES
RETAIL SALES (PERISHABLE)	3.5 SPACES/1000 S.F.	50,544 S.F.	177
RETAIL SALES (NON-PERISHABLE)	5.0 SPACES/1000 S.F.	72,969 S.F.	365
EATING & DRINKING PLACE (TABLE SERVICE)	20.0 SPACES/1000 S.F.	3,373 S.F.	75
FUELING STATION	5.0 SPACES/PUMP ISLAND	3 ISLANDS	15
FINANCIAL INSTITUTION	4.0 SPACES/1000 S.F.	2989 S.F.	12
EXISTING # OF SPACES			749
REQUIRED # OF SPACES			644
PROPOSED # OF SPACES			689

**SOILS**  
 The soils on the site as found in the Berks County Soil Survey are as follows:  
 MdB - Made land, limestone materials, sloping

- NOTES**
- Solid Waste shall be kept within the building and disposed of off-site.
  - The proposed building will utilize public sewer and water.
  - All sanitary sewer construction shall be in accordance with the Township's requirements.
  - The lateral area shall remain clear of any impediments including but not limited to fences, trees, shrubs, or other plantings. The individual lot owners are responsible for the maintenance of their lateral.
  - Trench restoration and repaving related to the installation of utilities in Thomas Drive, shall conform to the detail shown on this plan.
  - All construction shall be in accordance with the Township of Cumru standards at the time of construction.
  - The water service and meter pit shall be installed in accordance with the requirements of the Shillington Borough Municipal Authority.
  - In the relocation of two (2) light standards and the construction of the Financial Institution, lighting of the parking areas must be maintained at a minimum of 1.0 average maintained footcandles (Section 1605.L of the Cumru Twp. Zoning Ordinance) in the effected area.
  - The Lease Area shown on this plan is more fully described and accessed by a Lease Agreement between the Record Owner and the Developer.
  - All signs to be installed shall conform with the latest Pennsylvania Department of Transportation specifications and standards.
  - A Pennsylvania Department of Transportation Highway Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428).

The approval of this plan was reaffirmed at a meeting by the Board of Commissioners governing body of the Township of Cumru on 7/19/2002.  
 R. J. ...  
 James ...

**CUMRU TWP. PLANNING COMMISSION**  
 AT A MEETING held on July 9, 2001 the Cumru Township Planning Commission passed a motion recommending approval of the Land Development Plan of Fulton Bank as shown hereon.  
 [Signatures]

**CUMRU TWP. BOARD OF COMMISSIONERS**  
 AT A MEETING held on July 12, 2001 the Cumru Township Board of Commissioners, by motion duly enacted, approved the Land Development Plan of Fulton Bank as shown hereon.  
 [Signatures]

**BERKS COUNTY PLANNING COMMISSION**  
 "As per the provisions of ACT 247, the Pennsylvania Municipalities Planning Code, and the requirements of Berks County Ordinance No. 1, the Land Subdivision and Land Development Regulations of the County of Berks, the Berks County Planning Commission has reviewed authorization only, pertaining to this Plan. The Berks County Planning Commission accordingly has reviewed this Plan on 5/23/01 and commented on same to the municipality in question, and is affixing its seal and the signature of its Executive Director thereto to signify that such review and comment has occurred. The Berks County Planning Commission assumes no responsibility for this Plan, other than stated above."  
 17-10040  
 [Signature]

**RECORDER OF DEEDS**  
 [Signature]  
 02/21-1-AUG-20

**CERTIFICATE OF OWNERSHIP**  
 STATE OF NEW JERSEY  
 COUNTY OF UNION  
 On this, the 21st day of July 2002, before me, the undersigned officer, personally appeared [Signature], who being duly sworn according to law, deposes and says that (s)he is the owner of the property shown on this plan, that the subdivision plan thereof was made at his/her direction, that (s)he acknowledges the same to be his/her act and plan, that all streets shown and not heretofore dedicated to the public use, and that all improvements shown on this plan shall be substantially completed (as defined in Section 107 of the Pennsylvania Municipalities Planning Code) within five (5) years of the date of approval by the Board of Commissioners of the Preliminary Plan for this project, or the Township shall have the right to require revisions to this plan to reflect and all revisions of the municipal regulations affecting zoning, land development, and subdivision that shall have been adopted subsequent to said Preliminary Plan approval. The terms of this certification shall be binding upon the signatory/ies and to all successors in interest of such signatory/ies.  
 Equivest, L.L.C., owner  
 [Signature]  
 Notary: RACHELLE DAMIANO, My Commission Expires May 10, 2002

**CERTIFICATE OF ACCURACY**  
 I HEREBY CERTIFY that the plan shown and described hereon, as well all drawings bearing my seal, are true and correct to the accuracy required by the Cumru Township Subdivision and Land Development Ordinance of 1991, as amended. I further certify that this plan was prepared by me, or under my direction and I accept full responsibility for the accuracy of this plan.  
 [Signature]  
 DATE: Gary T. Cuppels Llc. No. 19765-E

**PRELIMINARY / FINAL PLAN**  
**TITLE:** LAND DEVELOPMENT PLAN OF FULTON BANK CUMRU TOWNSHIP, BERKS COUNTY, PENNSYLVANIA

**PREPARED BY:** VITILLO CORPORATION  
 150 D Love Road Reading, PA 19607 1 (800) 883-7956

NO.	DATE	BY	REVISION
4	7-10-01	S.R.R.	Revised as per Twp. Planning Commission mtg. 7-09-01.
3	7-09-01	S.R.R.	Revised as per S.S.M. telephone call dated 7-09-01.
2	6-29-01	S.R.R.	Revised as per S.S.M. interim comments dated June 28, 2001.
1	6-11-01	S.R.R.	Revised as per S.S.M. letter dated May 29, 2001.

SCALE: 1" = 30'  
 CADD BY: S. Reeser  
 DATE: 05-07-01  
 CHECKED BY: B. Boyer  
 PLAN NUMBER: E01008-D-PF  
 SHEET NUMBER: 1 of 2