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 Pedro A. Cortés
 Secretary of the Commonwealth

4

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional)

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

Kathleen Turkowski, Allegiance Bank of North America
 One Belmont Avenue, Suite 105
 Bala Cynwyd, Pennsylvania 19004

Commonwealth of Pennsylvania
 UCC1 Initial Filing 4 Page(s)



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THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME				
OR				
1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
Magnatta		Ralph		
1c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
677-679 Exton Commons		Exton	PA	19341
1d. TAX ID #: SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION	1f. JURISDICTION OF ORGANIZATION	1g. ORGANIZATIONAL ID #, if any
				<input type="checkbox"/> NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME				
OR				
2b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
McMenamin		Theresa		
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
677-679 Exton Commons		Exton	PA	19341
2d. TAX ID #: SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID #, if any
				<input type="checkbox"/> NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME				
OR				
3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
Allegiance Bank of North America				
3c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
1 Belmont Avenue, Suite 105		Bala Cynwyd	PA	19004

4. This FINANCING STATEMENT covers the following collateral: **FIXTURES:** All goods now or in the future affixed or attached to real estate. 677 Exton Commons, a/k/a Unit #59, 678 Exton Commons, a/k/a Unit #60, 679 Exton Commons. a/k/a Unit #61, Exton, PA 19341

Uniform Parcel Identifier:

5. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> LESSEE/LESSOR <input type="checkbox"/> CONSIGNEE/CONSIGNOR <input type="checkbox"/> BAILEE/BAILOR <input type="checkbox"/> SELLER/BUYER <input type="checkbox"/> AG. LIEN <input type="checkbox"/> NON-UCC FILING				
6. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable)		7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (ADDITIONAL FEE) (optional) <input type="checkbox"/> All Debtors <input type="checkbox"/> Debtor 1 <input type="checkbox"/> Debtor 2		
8. OPTIONAL FILER REFERENCE DATA				

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME		
OR		
9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX
Magnatta	Ralph	

10. MISCELLANEOUS:

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11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME				
OR				
11b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX	
11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
11d. TAX ID #: SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION	11g. ORGANIZATIONAL ID #, if any
				<input type="checkbox"/> NONE

12. ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME				
OR				
12b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX	
12c. MAILING ADDRESS		CITY	STATE	POSTAL CODE

13. This FINANCING STATEMENT covers timber to be cut or as-extracted collateral, or is filed as a fixture filing.

14. Description of real estate:

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

16. Additional collateral description:

17. Check only if applicable and check only one box.

Debtor is a Trust or Trustee acting with respect to property held in trust or Decedent's Estate

18. Check only if applicable and check only one box.

Debtor is a TRANSMITTING UTILITY

Filed in connection with a Manufactured-Home Transaction -- effective 30 years

Filed in connection with a Public-Finance Transaction -- effective 30 years

Manito Title Insurance Company

Commitment No.: 74226-M

Exhibit A

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of West Whiteland, Chester County, Pennsylvania, described according to a Subdivision Plan of Exton Commons, Section IV for Exton Office Campus, Inc., made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Inc., Paoli, PA dated 10/06/1986 and last revised 02/04/1987, as to wit:

BEGINNING at the interior point, a corner of 678 Exton Commons; thence extending from said beginning, North 21 degrees 43 minutes 00 seconds West 26.94 feet to a point; thence extending North 68 degrees, 07 minutes 00 seconds East 46.00 feet to a point, thence extending South 21 degrees 43 minutes 00 seconds East 26.94 feet to a point, a corner of 678 Exton Commons; thence extending along same, South 68 degrees 07 minutes 00 seconds West 46.00 feet to the first mentioned point and place of beginning.

BEING 677 Exton Commons, also known as Unit # 59.

BEING Chester County UPI # 41-5C-263.

AND BEING at an interior point, a corner of 677 Exton Commons; thence from the beginning extending along same, North 68 degrees 07 minutes 00 seconds East 46.00 feet to a point; thence extending South 21 degrees 43 minutes 00 seconds East 24.67 feet to a point, a corner of 679 Exton Commons; thence extending along same South 68 degrees 07 minutes 00 seconds West 58.00 feet to a point, thence extending North 21 degrees 43 minutes 00 seconds West 24.67 feet to a point, thence extending North 68 degrees 07 minutes 00 seconds East 12.00 feet to the first mentioned point and place of beginning.

BEING 678 Exton Commons, also known as Unit # 60.

BEING Chester County UPI # 41-5C-264.

AND BEGINNING at an interior point, a corner of 678 Exton Commons; thence from the beginning extending along same, North 68 degrees 07 minutes 00 seconds East 46.00 feet to a point; thence extending South 21 degrees 43 minutes 00 seconds East 26.94 feet to a point, thence extending South 68 degrees, 07 minutes 00 seconds West 46.00 feet to a point, thence extending North 21 degrees 43 minutes 00 seconds West 26.94 feet to the first mentioned point and place of beginning.

Manito Title Insurance Company

Commitment No.: 74226-M

Exhibit A
(Continued)

BEING 679 Exton Commons, also known as Unit # 61.

BEING Chester County UPI # 41-5C-265

BEING part of the same premises which Exton Office Campus, Inc., a Pennsylvania corporation, by deed dated March 31, 1994 and recorded April 20, 1994 in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Record Book 3742, page 185, granted and conveyed unto Rouse/Chamberlin, Ltd., a Pennsylvania limited partnership, in fee.