

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

CONTINENTAL BANK
 620 W. Germantown Pike
 Plymouth Meeting, PA 19462

Commonwealth of Pennsylvania
 UCC1 Initial Filing 4 Page(s)



T0603944023

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
Magnatta

FIRST NAME
Ralph

MIDDLE NAME
A.

SUFFIX

1c. MAILING ADDRESS
1355 Pond View Road

CITY
Newtown Square

STATE
PA

POSTAL CODE
19073

COUNTRY

1d. SEE INSTRUCTIONS

ADD'L INFO RE ORGANIZATION DEBTOR

1e. TYPE OF ORGANIZATION
Individual

1f. JURISDICTION OF ORGANIZATION

1g. ORGANIZATIONAL ID #, if any

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
McMenamin

FIRST NAME
Theresa

MIDDLE NAME
R.

SUFFIX

2c. MAILING ADDRESS
116 Carrie Lane

CITY
Phoenixville

STATE
PA

POSTAL CODE
19460

COUNTRY

2d. SEE INSTRUCTIONS

ADD'L INFO RE ORGANIZATION DEBTOR

2e. TYPE OF ORGANIZATION
Individual

2f. JURISDICTION OF ORGANIZATION

2g. ORGANIZATIONAL ID #, if any

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
CONTINENTAL BANK

OR

3b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

3c. MAILING ADDRESS
620 W. Germantown Pike, Suite 350

CITY
Plymouth Meeting

STATE
PA

POSTAL CODE
19462

COUNTRY
USA

4. This FINANCING STATEMENT covers the following collateral:

All Equipment and Fixtures; whether any of the foregoing is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and accounts proceeds).

5. ALTERNATIVE DESIGNATION [if applicable]:

LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING
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6. 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) [optional]

8. OPTIONAL FILER REFERENCE DATA

All Debtors	Debtor 1	Debtor 2
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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 Magnatta	FIRST NAME Ralph	MIDDLE NAME, SUFFIX A.

10. MISCELLANEOUS:

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

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 COUNTRY
11d. <u>SEE INSTRUCTIONS</u>	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION 11g. ORGANIZATIONAL ID #, if any

12. ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME - insert only one name (12a or 12b) NONE

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

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:

Exhibit A

16. Additional collateral description:

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

Ralph A. Magnatta
1355 Pond View Road
Newtown Square, PA 19073

Theresa R. McMenamin
116 Carrie Lane
Phoenixville, PA 19460

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 for 30 years

Order No: PH183543PS

Reference No:

Description and Recital

Premises A

ALL THAT CERTAIN lot or piece of ground Situate in the Township of West Whiteland, Chester County, PA described according to a Subdivision Plan of Exton Commons, Section II for Exton Office Campus, Inc., made by Henry S. Conrey Inc., Division of Chester Valley Engineers, Inc., Paoli, PA dated February 3, 1984 and recorded in Chester County Recorder of Deeds Office as Plan #4925 as follows, to wit:

BEGINNING at an interior point, a corner of Unit #35 on said Plan; thence extending from said beginning point North 88 degrees 02 minutes 20 seconds East along same 64.00 feet to a point; thence extending South 01 degrees 57 minutes 40 seconds East 24.94 feet to a point; thence extending South 88 degrees 02 minutes 20 seconds West 64.00 feet to a point; thence extending North 01 degree 57 minutes 40 seconds West 24.94 feet to the point of beginning.

CONTAINING in area 1.596 square feet of land more or less.

BEING Unit #34 as shown on said Plan, also sometimes known as Unit #434.

Being UPI 41-5C-237

EXHIBIT A

Premises B

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 II for Exton Office Campus, Inc., made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Inc., Paoli, Pa. dated 2/3/1984 and recorded in the Chester County Recorder of Deeds Office as Plan No. 4925, as follows, to wit:

BEGINNING at an interior point a corner of Unit No. 34 on said plan; thence extending from said beginning point North 01 degree 57 minutes 40 seconds West 24.67 feet to a point, a corner of Unit No. 36 on said plan; thence extending North 88 degrees 02 minutes 20 seconds East along same 54.00 feet to a point; thence extending South 01 degrees 57 minutes 40 seconds East 24.67 feet to a point in line of Unit No. 34 on said plan; thence extending South 88 degrees 02 minutes 20 seconds West 54.00 feet to the point of beginning.

CONTAINING in area 1,332 square feet.

BEING UNIT NO. 35.

BEING NO. 435 Exton Commons.

Being UPI #41-5C-237 (Premises A) and #41-5C-238 (Premises B)

Premises A

Being the same premises which E. J. Enterprises by Deed dated 4-23-1997 and recorded 5-15-1997 in Chester County in Record Book 4176 Page 2226 conveyed unto Ralph A. Magnatta and Theresa R. McMenamin, in fee.

Premises B

Being the same premises which Robert D. Whitley by Deed dated 7-27-2001 and recorded 8-3-2001 in Chester County in Record Book 5029 Page 1626 conveyed unto Ralph A. Magnatta and Theresa R. McMenamin, in fee.

EXHIBIT A