

****This is a summary only. For definitions and a complete description of terms, please see the Grant of Easement and Declaration of Restrictive Covenants (“Easement”) granted by George Strawbridge, Jr. on July 8, 1999 and recorded in Lancaster County Recorder of Deeds Book 6304, Page 0085. In the event of any discrepancies between this document and the Easement, the Easement shall govern. ****

**Lancaster County Parcel #1009311500000 (31.002 acres)
known as Strawbridge 5 Easement, Parcel 1C**

Prohibited or Restricted Uses

- 1) No industrial or commercial activities are permitted on the property, except agricultural activities. All agricultural activities must follow NRCS or Lancaster County Conservation District standards to minimize soil erosion, storm water runoff, stream sedimentation, pollution, over-grazing, nutrient loading, and other damage. They must also comply with the following:
 - a) No plowing or tilling soil within 50 feet of a stream, pond or Protected Wetlands, except with approval of Brandywine Conservancy.
 - b) No pasturing or grazing of livestock within Protected Wetlands or Protected Woodlands.
 - c) Manure and compost piles shall not be located within 50 feet of a stream or Protected Wetland.
 - d) Pesticides, herbicides, insecticides, fertilizers, or other additives shall only be used and disposed of in accordance with manufacturers recommended application rates. Only wetland-safe herbicides may be applied on, in, or near a stream, pond, or Protected Wetlands.
 - e) If agricultural activities impair woodlands, soils, or surface or groundwater, Brandywine Conservancy may require protective measures such as fences, erosion control or nutrient management.
- 2) No signs or outdoor advertisements shall be placed on the Property, unless they are less than 8 square feet and then only to state the name of the Property, or to post an activity allowed by the easement.
- 3) No quarrying, excavation, removal or dumping of rocks, minerals, gravel, sand or soil on the property,
- 4) No removal of groundwater from the Property, except to serve agricultural, horticultural and residential uses allowed by the easement.
- 5) No damming, draining, or altering of streams, springs, ponds or wetlands, except for habitat restoration, with approval of the Brandywine Conservancy.
- 6) No construction of new ponds on the Property, except as required for storm water management, and with approval of the Brandywine Conservancy.
- 7) No dumping or release of any gaseous, liquid or solid waste of any type, in or near surface or groundwater on the Property, except for the following purposes:
 - a) Sanitary sewage effluent from buildings on the property, or off the property, with approval from the Brandywine Conservancy.

- b) Biological and chemical substances used in agricultural and horticultural activities that are allowed by the easement.
- 8) No cutting or removal of trees or woodland understory vegetation within the Protected Woodlands, except under the following conditions:
 - a) To cut and remove non-native invasive plants such as Ailanthus, Norway maple, multiflora rose or oriental bittersweet.
 - b) To cut and remove trees or understory vegetation that is dead, diseased or dangerous.
 - c) To cut and remove the minimum number of trees and amount of understory vegetation necessary for the construction and maintenance of access drives, with the prior review and written approval of the Brandywine Conservancy.
 - d) To clear for construction of a Primary Residence an area of Protected Woodland no more than 20,000 square feet in size, so long as it is within an Acceptable Residential Location and approved by Brandywine Conservancy.
 - e) To clear and maintain trails, or to harvest a reasonable amount of firewood, with approval of the Brandywine Conservancy.
 - f) To cut and remove trees and understory vegetation in accordance with a forestry plan for selective thinning, with approval of Brandywine Conservancy.
- 9) No new underground storage tanks are allowed on the Property. Any storage tanks already existing on the Property may be maintained as long as they don't leak.
- 10) All new improvements, structures and facilities must be approved by the Brandywine Conservancy.

Existing Structures (as of October 2, 2019)

- Two (2) manure distributors

Additional Permitted Improvements

- One (1) Primary Residence
- One (1) Attached Apartment
- Accessory Structures, Agricultural Structures, Recreational Facilities, Utilities, Fences, and Access Drives
- Additional impervious ground surface coverage, excluding access drives/ roads and associated parking areas, up to a maximum of 14,504 square feet.

Building Location Restrictions

Primary Residence may be built only on Acceptable Residential Locations (ARL) as shown on the Current Condition Plan prepared 3/27/17 and last revised 10/12/18 (attached). The Landowner may propose an alternate ARL for the review and approval of the Brandywine Conservancy. The Conservancy will approve the ARL only if its impact on Environmentally Sensitive Resources is equal to or less than that of the original ARL.

No improvement, other than fences, shall be located on or threaten Environmentally Sensitive Resources, except with the express written approval of the Brandywine Conservancy.

Environmentally Sensitive Resources are areas including but not limited to slopes greater than 25% in grade, floodplains, high water table soils, Protected Wetlands, streams, Protected Woodlands, , areas containing endangered, rare, or threatened plants or animals, areas containing significant or unusually diverse plant communities or specimen trees, significant wildlife habitat areas, or areas highly visible from public roads

Requirements for Conservancy Approval of New or Modified Improvements

A plan for any proposed Improvement, with the exception of fences, shall be submitted to the Brandywine Conservancy for review and written approval prior to the construction of the Improvement on the Property.

Please see the Easement for a list of required information to be submitted.

Subdivision

The parcel may not be further subdivided.

Definitions

Accessory Structures – Improvements accessory and subordinate to a residential Improvement, including but not limited to garages, greenhouses, sheds, driveways, parking areas, walls, and fences.

Agricultural Structures – Improvements commonly used for traditional agricultural operations, including but not limited to barns, stables, sheds, and silos, but excluding indoor or covered riding arenas, except as permitted in paragraph 7 of the Easement.

Attached Apartment – A single family attached dwelling unit located on the parcel of a Primary Residence and held in common ownership therewith. An Attached Apartment may only be attached to or part of a Primary Residence, Accessory Structure, or Agricultural Structure permitted by the Easement. An Attached Apartment shall not exceed 50% of the Gross Floor Area of the Improvement of which it is a part or one thousand two hundred (1,200) square feet of Gross Floor Area, whichever is less

Gross Floor Area – The area of the several floors within the perimeter of the outside walls of the Improvement, without deduction for hallways, stairs, closets, thickness of walls, columns, or other features, excluding attics or basements which are not used for human habitation.

Height – The height of an Improvement, as measured from the average finished grade to the highest point on the roof, excluding chimneys, antennae, or other similar projections.

Primary Residence – A single family detached dwelling unit constituting the primary residential use of the parcel on which it is located. A Primary Residence shall not exceed seven thousand (7,000) square feet of Gross Floor Area or thirty-five (35) feet in Height.

Recreational Facilities – Improvements normally used for private recreational purposes and accessory to a Primary Residence, including but not limited to swimming pools and tennis courts.

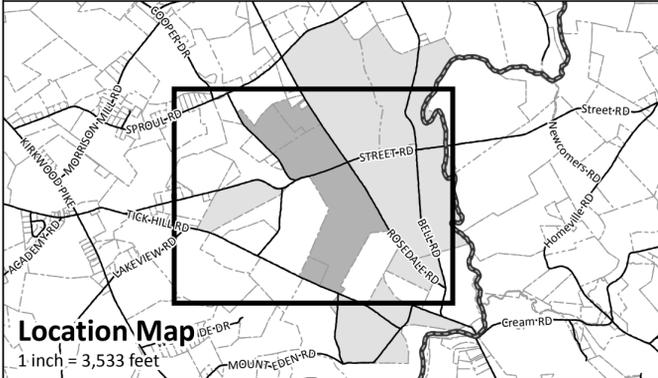
Utilities – Services and facilities normally used in connection with supplying electric, phone, water, removing and treating sanitary sewage effluent, and controlling stormwater runoff from the Improvements permitted under the terms of the Easement.

Current Condition Plan

Strawbridge, G. 5 Easement, CEA C

Tax parcels: 1009311500000, 1001102600000,
1009098300000, 1009555400000, 1000210900000
228.542 acres

Colerain Township
Lancaster County, PA



Legend

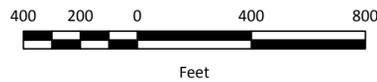
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|---|------------------------|
| Property boundary | Water bodies |
| Acceptable Residential Locations (ARLs) | Wetlands |
| Existing improvements | 100-year floodplains |
| Waste transfer access pipes | Right-of-way |
| Driveways | 5-foot contour lines |
| Fencelines | Slopes 15-25% |
| Streams | Slopes 25% and greater |
| Trees and other vegetation | |

NOTES

1. Location of existing improvements, driveways, fencelines, and woodlands digitized by Brandywine Conservancy from DVRPC aerial photograph, 2015.
2. Streams, water bodies, rights-of-way, and 5-foot contour lines from Chester County Geographic Information Services, 2017.
3. Wetlands from NWI, 2015.
4. 100-year floodplains from FEMA, 2017.

Disclaimer: This map is not a survey. Brandywine Conservancy & Museum of Art makes no representation as to the accuracy of property lines (or any other lines), and no liability is assumed by reason of reliance thereon.

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| Revised: | 10/12/18 MLG |
| Revised: | 01/23/18 MLG |
| Dwg. No.: | BC - 5000.00 2017 |
| Dwg. By: | MLG |
| Date: | 03/27/17 |



Existing Improvements Key

- 1 Primary Residence
- 2 Secondary Residence
- 3 Barn w/ Attached Apartment
- 4 Barn
- 5 Pool House
- 6 Cabin
- 7 Garage
- 8 Shop
- 9 Pool and Patio
- 10 Pool Shed
- 11 Turnout Shed
- 12 Shed
- 13 Chicken Coop
- 14 Sand Riding Ring
- 15 Gazebo
- 16 Stable

