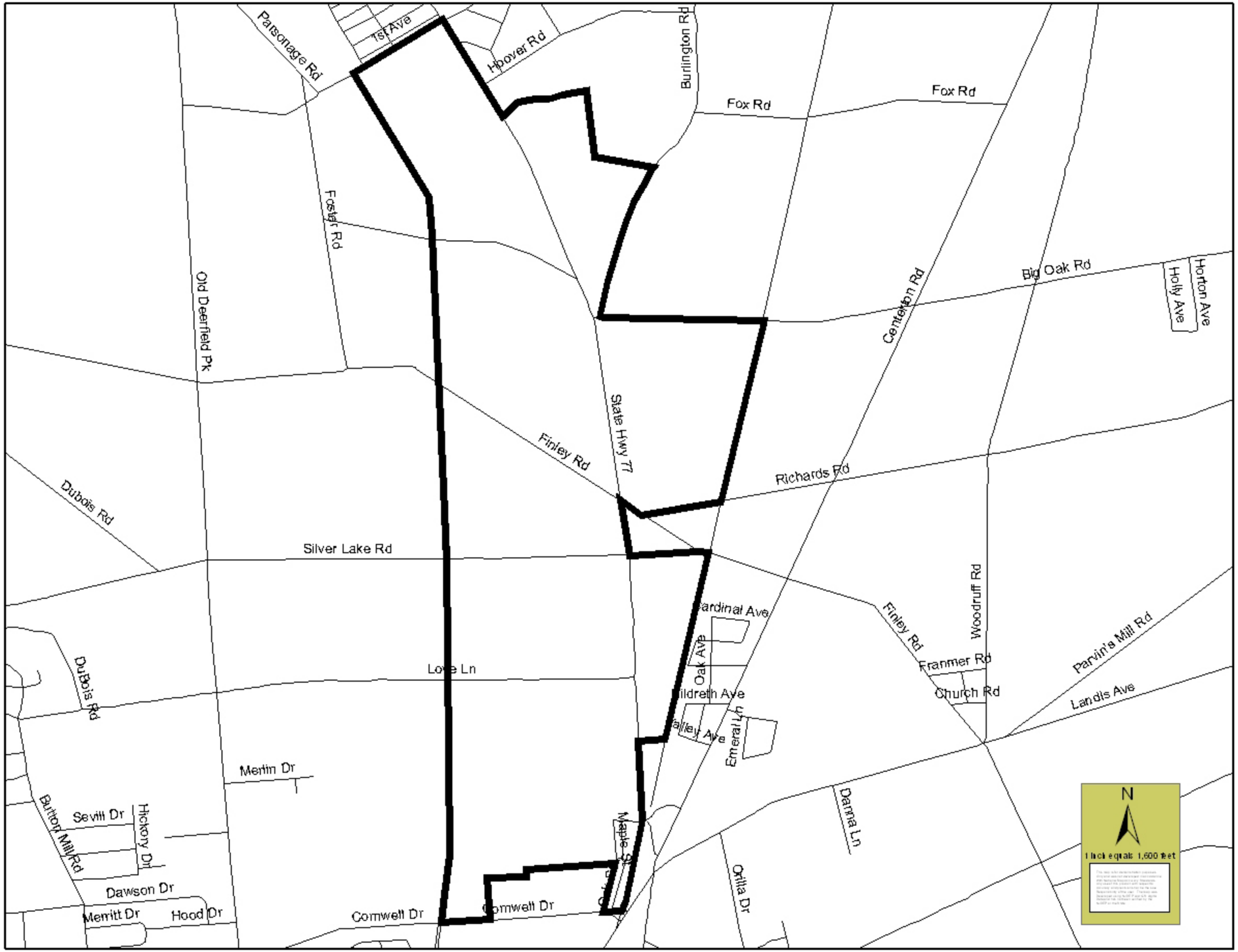
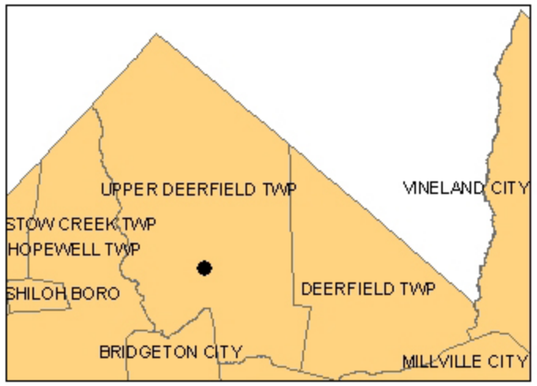
EXHIBIT B
MAP ILLUSTRATING REDEVELOPMENT AREA BOUNDARIES

This map defines the boundaries of the site as excerpted from the Township's Tax Maps (See Exhibit C). Essentially, the site, which is generally positioned along a north to south axis is bounded by Parsonage road (north), State Highway 77 (east), a line approximately 1500' north of and parallel to Cornwell Drive (south) and the Seabrook Branch (Winchester Western) Railroad right-of-way (west).

Exhibit B
Map Illustrating Redevelopment Area Boundaries





KEPG # 308.00

Municipality: Upper Deerfield Township

Legend

— Street

Redevelopment Area

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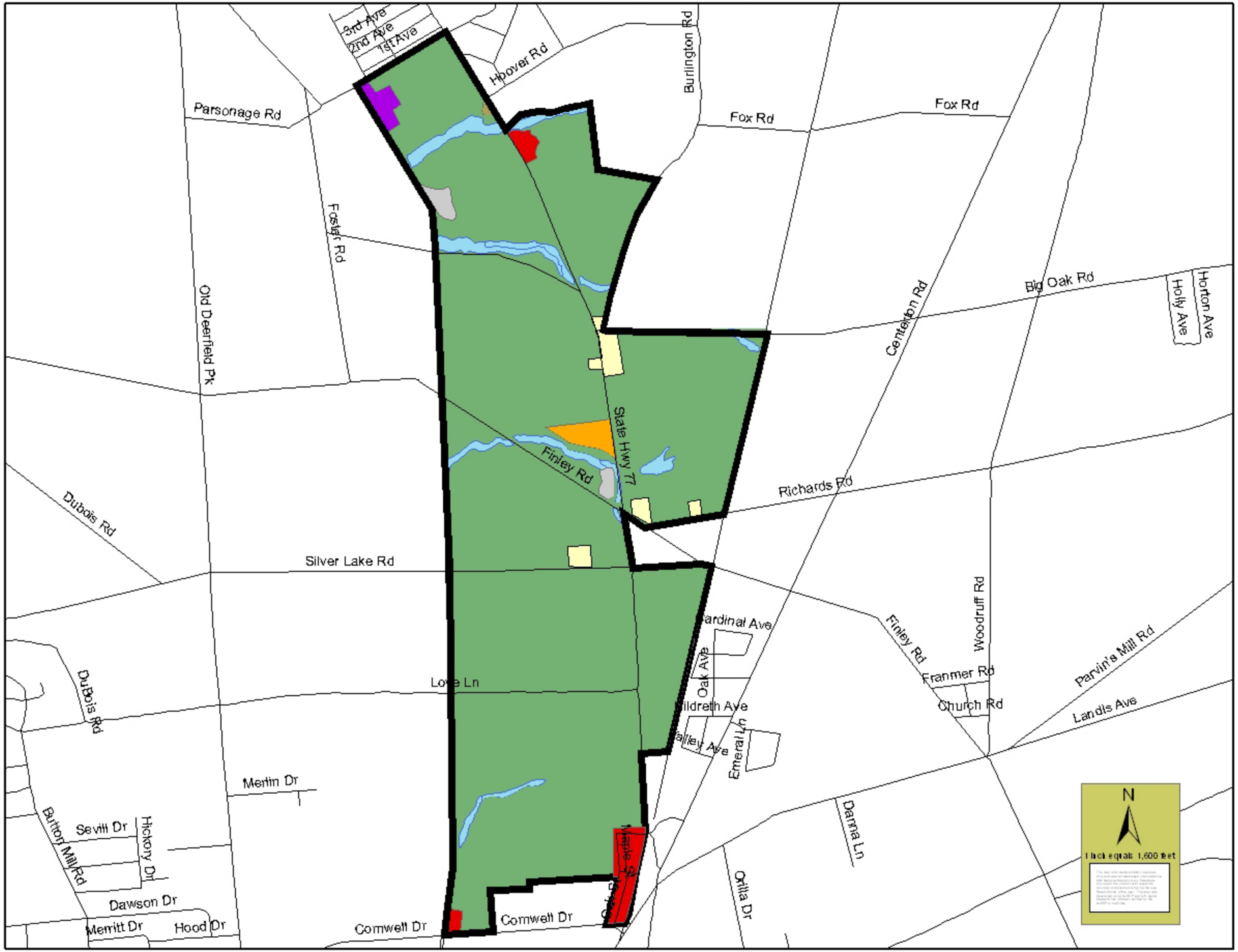
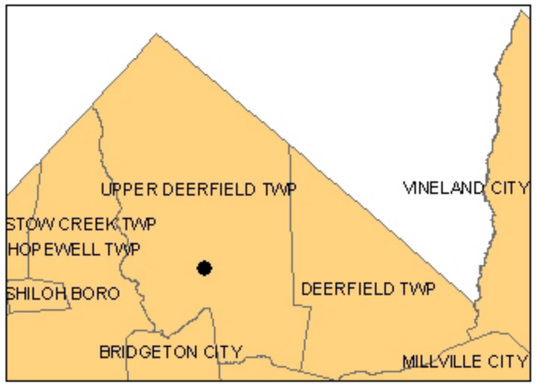
EXHIBIT B-1
REDEVELOPMENT AREA
EXISTING LAND USE MAP

The Land Use Map indicates that a majority of the Redevelopment Area is currently occupied by agricultural cropland and pastureland. However, the map also notes the railroad as a significant attribute to creating a central development area for the Township (and region) that utilizes this existing infrastructure and ties into the commercial development along Cornwell Drive.

Exhibit B-1
Redevelopment Area Existing Land Use Map





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Municipality: Upper Deerfield Township

Legend

- Street
- Redevelopment Area

Land Use

- AGRICULTURAL WETLANDS (MODIFIED)
- BRUSHLAND/SHRUBLAND
- COMMERCIAL/SERVICES
- CROPLAND AND PASTURELAND
- DECIDUOUS FOREST
- DECIDUOUS WOODED WETLANDS
- HERBACEOUS WETLANDS
- INDUSTRIAL
- MILITARY RESERVATIONS
- MIXED SCRUB/SHRUB WETLANDS (CONIFEROUS DOM.)
- OTHER AGRICULTURE
- RECREATIONAL LAND
- RESIDENTIAL
- TRANSPORTATION/COMMUNICATIONS/UTILITIES
- UNDIFFERENTIATED BARREN LANDS

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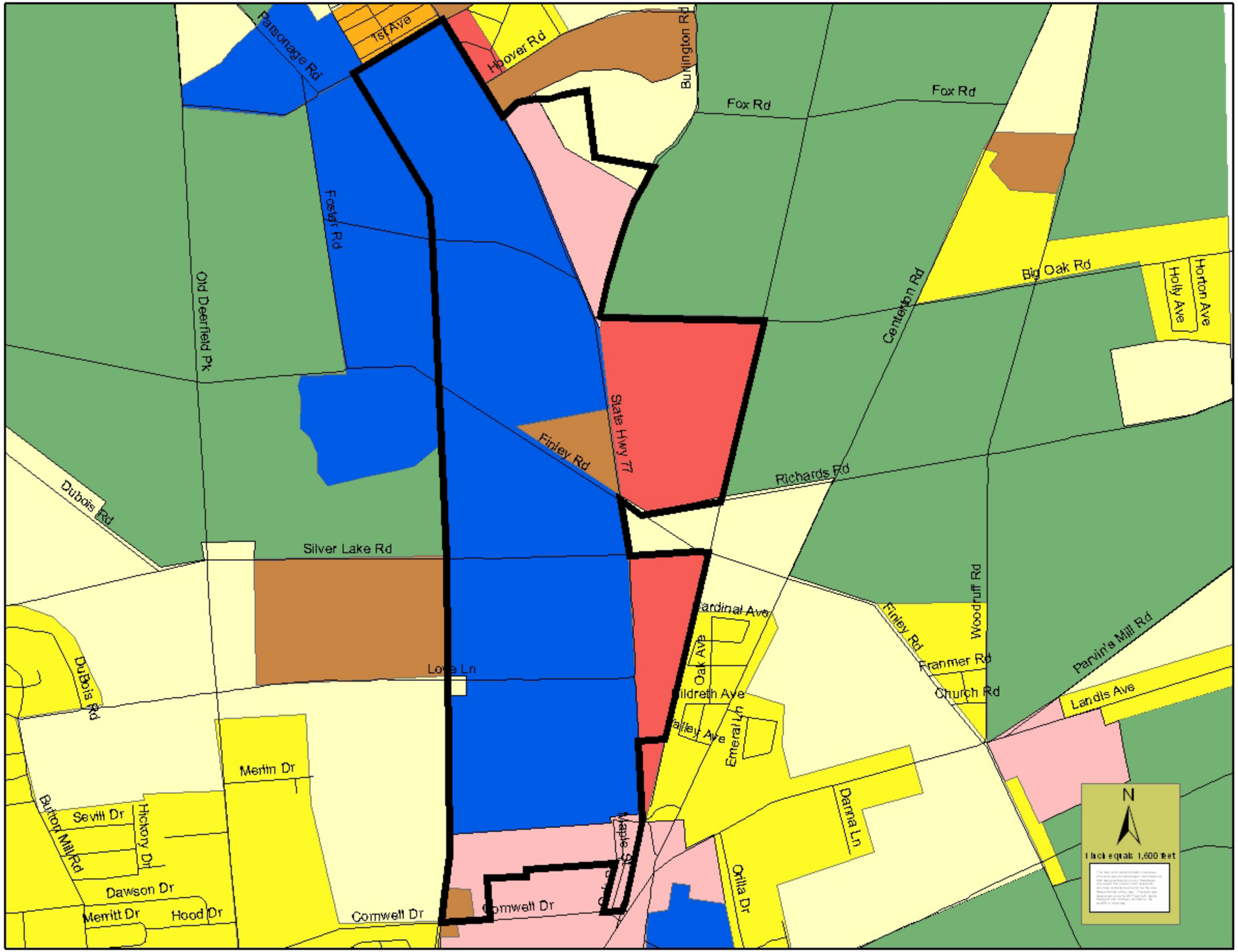
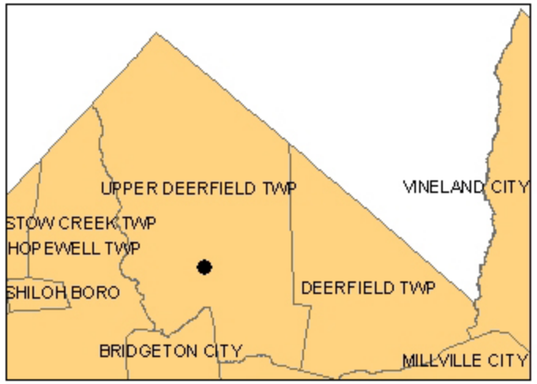
EXHIBIT B-2
REDEVELOPMENT AREA
EXISTING ZONING MAP

The area encompasses the G-I General Industry Zone and includes areas of the B-1 and B-2 Business Zones as illustrated ion the Township's Zoning Map, dated May 1998**.**

Exhibit B-2
Redevelopment Area Existing Zoning Map





KEPG # 308.00

Municipality: Upper Deerfield Township

Legend

- Street
- Redevelopment Area

Zone Classifications

- Agriculture
- Business - B1
- Business - B2
- General Industry
- Public
- Residential - R1
- Residential - R2
- Residential - R3
- Residential - R4

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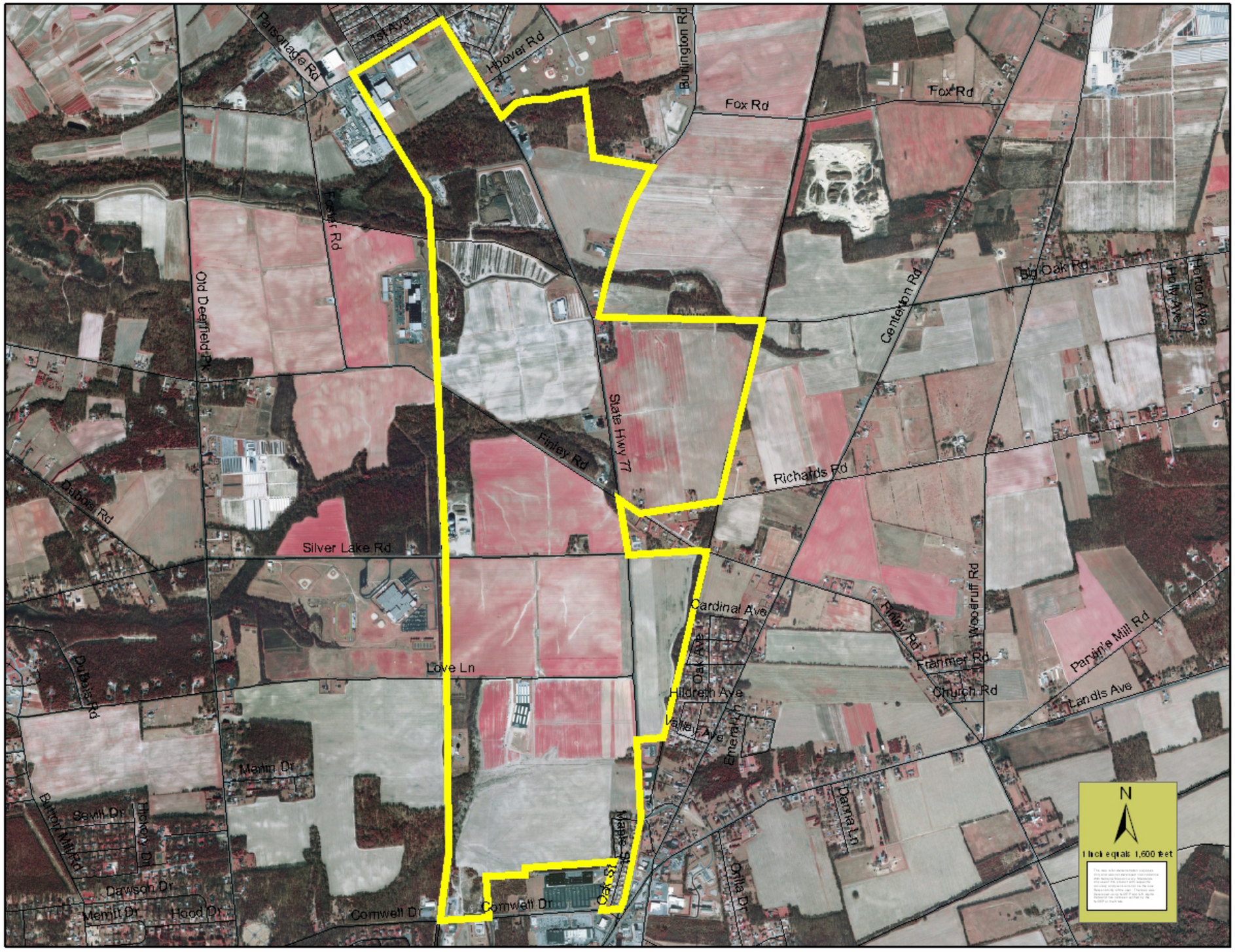
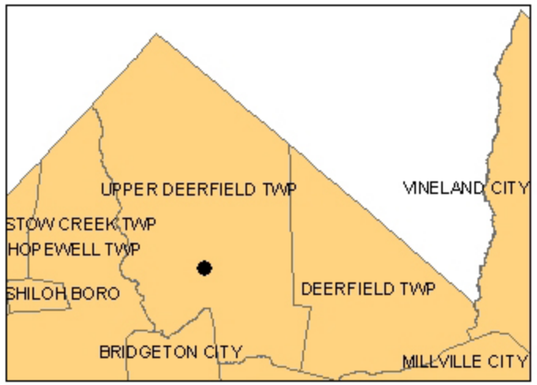
Upper Deerfield

Redevelopment Plan
November 2005

EXHIBIT B-3
REDEVELOPMENT AREA AERIAL PHOTO

Exhibit B-3
Redevelopment Area Aerial Photo





KEPG # 308.00

Municipality: Upper Deerfield Township

Legend

- Redevelopment Area
- Street

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