

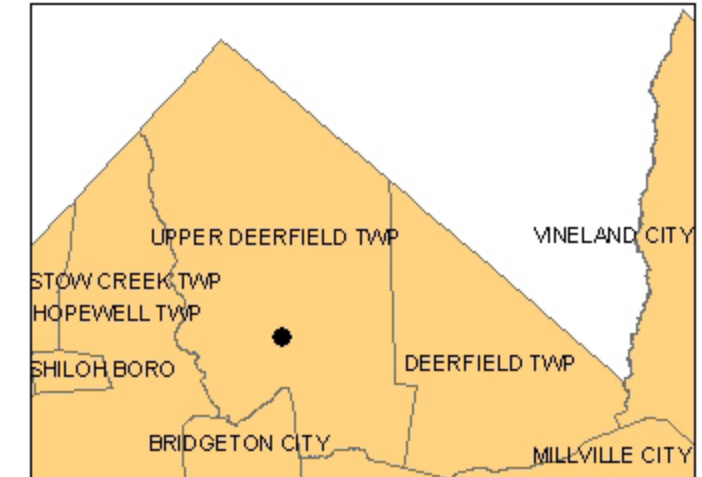
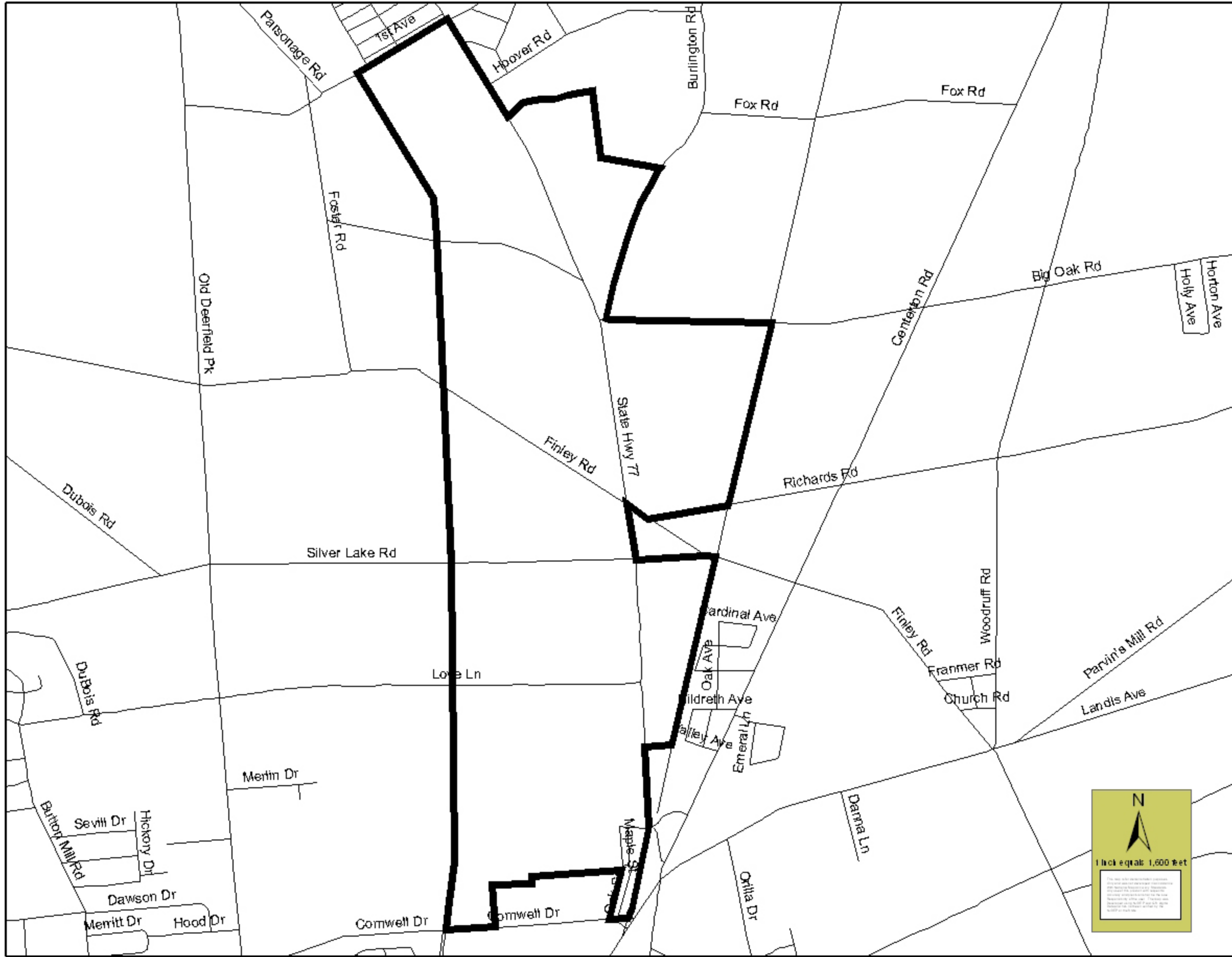
Upper Deerfield

**Redevelopment Plan
November 2005**

**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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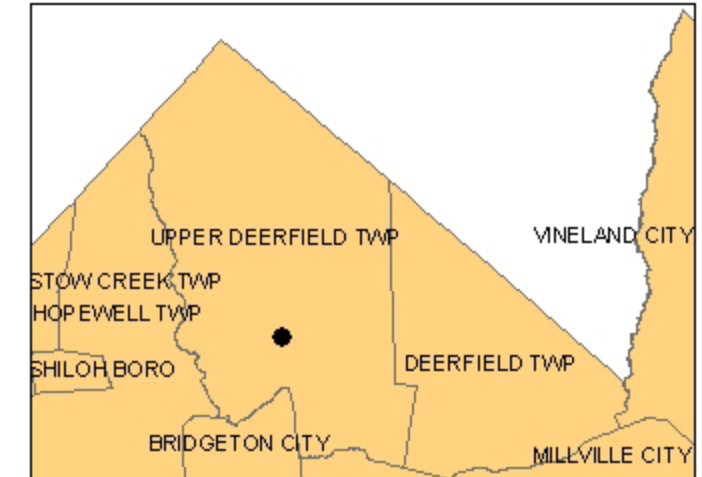
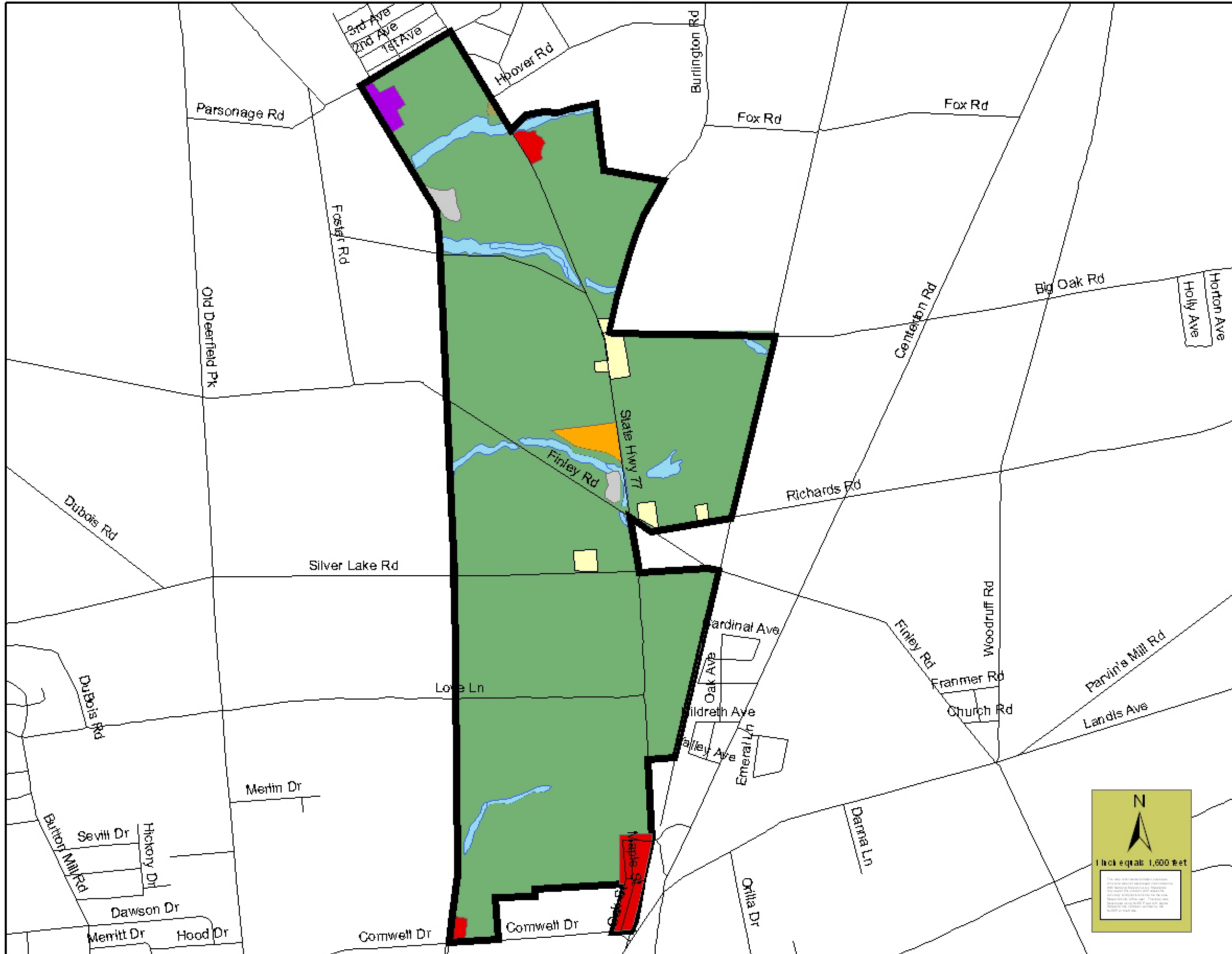
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**Redevelopment Plan
November 2005**

**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**



KEPG # 308.00

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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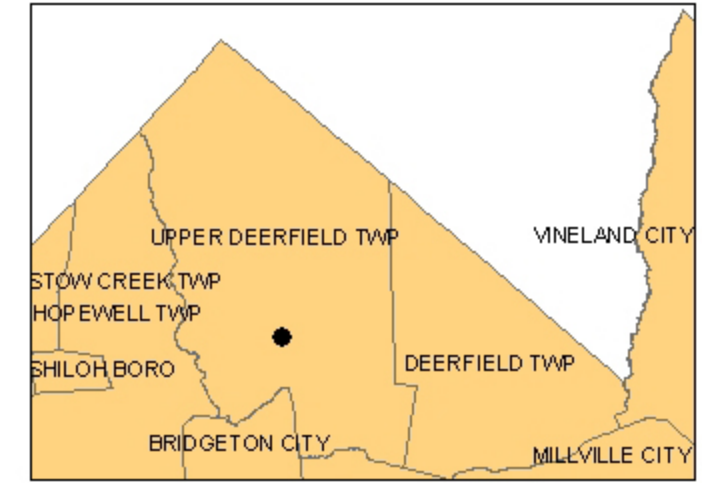
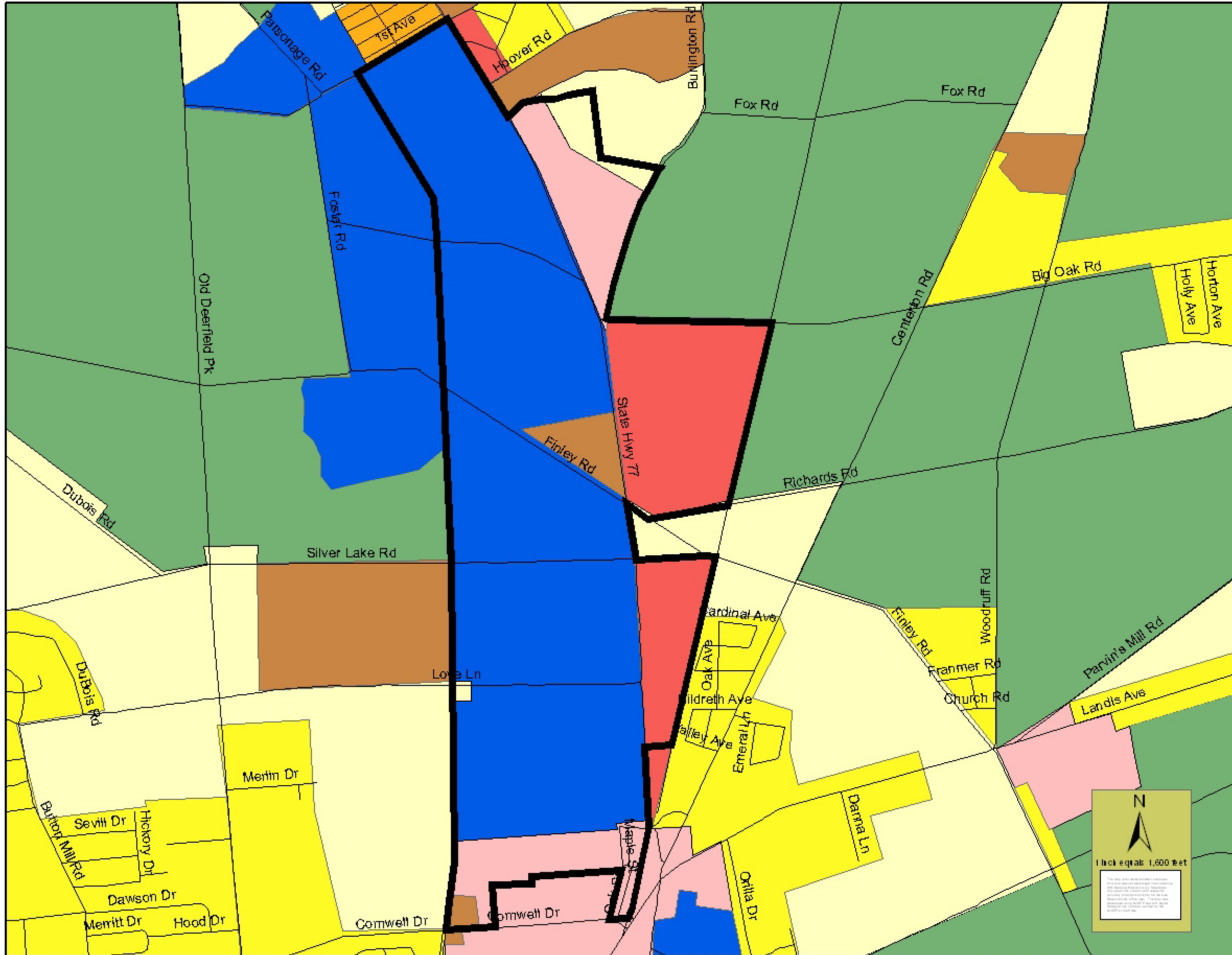
Upper Deerfield

**Redevelopment Plan
November 2005**

**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 on 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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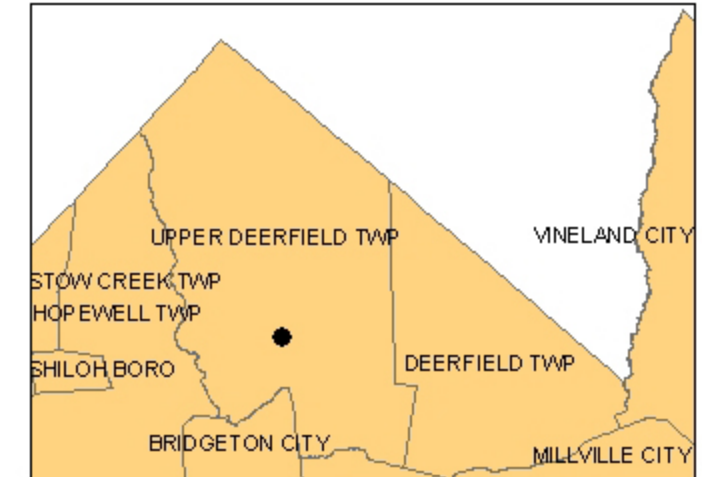
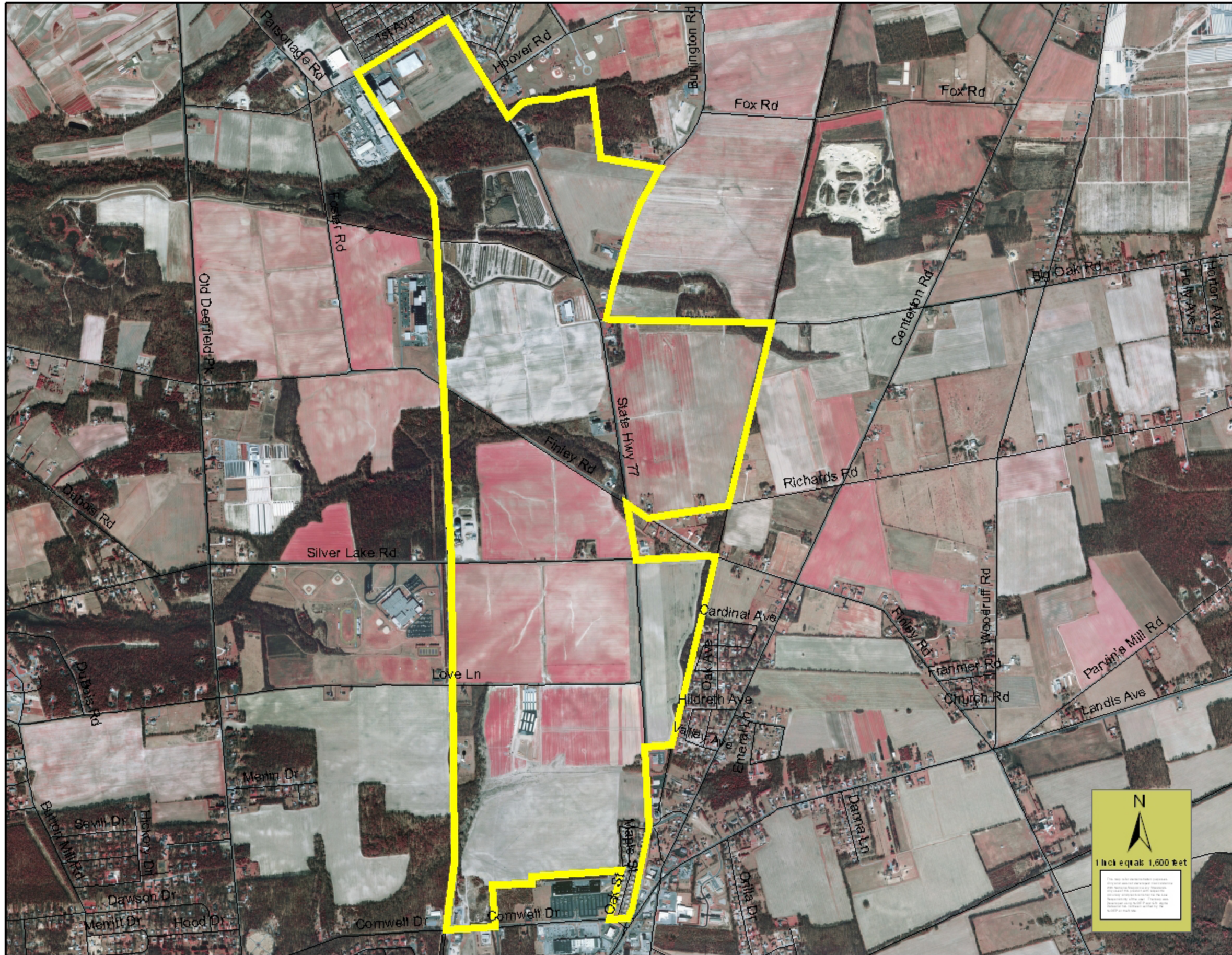
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Upper Deerfield

**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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