

# EXHIBIT "A"

## LEGAL DESCRIPTION OF THE CLUSTER PROPERTIES

### DESCRIPTION OF SINGLE FAMILY - PHASE 2 AT NEWTOWN GRANT

ALL THAT CERTAIN parcel of land situated in the Township of Newtown, County of Bucks, Commonwealth of Pennsylvania, bounded and described in accordance with a plan entitled "Record Plan, SF-2, Newtown Grant," prepared by Boucher and James, Inc., Engineers and Surveyors, Doylestown, PA., dated August 25, 1986.

BEGINNING at a point on the southerly side of South Drive (60 feet wide), said point being located the following nine (9) courses and distances from a point in the title line of Durham Road (L.R. 152) (40 feet wide), being also a corner of lands of now or late John W. and Ruth C. Woll,

to wit: (1) along the said land N. 67° 02' 50" E., 861.91 feet to a point, a corner of Lot No. 78,  
THENCE (2) along said Lot N. 22° 57' 10" W., 147.18 feet to a point, a corner of Lot Nos. 78 and 77;  
THENCE (3) along Lot No. 77N. 73° 04' 19" W., 147.00 feet to a point, a corner of Lot Nos. 77 and 76;  
THENCE (4) along Lot No. 76 and No. 75 S. 88° 24' 50" W., 131.98 feet to a point;  
THENCE (5) along Lot Nos. 75 and 74 S. 61° 31' 00" W., 68.67 feet to a point, a corner of Lot No. 73;  
THENCE (6) along said Lot N. 28° 29' 00" W., 115.10 feet to a point on the southerly side of South Drive;  
THENCE (7) along the southerly right-of-way of South Drive N. 61° 31' 00" E., 22.36 feet to a point of curve;  
THENCE (8) by an arc curving to the right having a radius of 508.49 feet, an arc length of 280.89 feet to a point of tangent;  
THENCE (9) along same S. 86° 50' 00" E., 125.21 feet to the first mentioned point and place of beginning.

THENCE from the first mentioned point and place of beginning along lands of "Single Family - Phase I" the following four (4) courses and distances,

to wit: (1) N. 03° 10' 00" E., 60.00 feet to a point;  
THENCE (2) N. 27° 52' 50" E., 325.20 feet, across an existing 30 feet wide easement for Newtown, Bucks County Joint Municipal Authority, to a point;  
THENCE (3) N. 09° 06' 40" W., 468.66 feet to a point;  
THENCE (4) N. 43° 06' 13" W., 451.62 feet to a point;

THENCE along lands of the proposed "Townhouse - Phase 5" N. 64° 14' 00" E., 416.90 feet across an existing 30 feet easement for Newtown, Bucks County Joint Municipal Authority to a point;

THENCE along same N. 01° 34' 31" W., 160.00 feet to a point;  
THENCE along lands of the proposed "Townhouse - Phase 4" N. 58°11' 13" E.,  
498.17 feet to a point;  
THENCE along same N. 65° 02' 12" E., 60.00 feet, across North Drive, to a point;  
THENCE along lands of the proposed "Single Family - Phase 4" by an arc curving  
to the left having a radius of 20.00 feet, an arc length of 35.56 feet to a point;  
THENCE along same S. 36° 50' 33" E., 46.00 feet, across Teaberry Lane to a  
point;  
THENCE still along same S. 53° 09' 27" W., 11.75 feet to a point;  
THENCE still along same by an arc curving to the left having a radius of 20.00  
feet, an arc length of 29.21 feet to a point of compound curve;  
THENCE still along same by an arc curving to the left having a radius of 914.00  
feet, an arc length of 93.05 feet to a point of tangent;  
THENCE still along same and proposed land for "Commercial Area" S. 36° 21' 13"  
E., 421.79 feet to a point of curve;  
THENCE along the proposed lands for the "Recreational Area", by an arc curving  
to the right having a radius of 810.00 feet, an arc length of 1831.05 feet crossing an  
existing 30 feet wide easement for Newtown, Bucks County Joint Municipal Authority, to  
a point of tangent;  
THENCE along same N. 86° 50' 00" W., 269.00 feet to the first mentioned point  
and place of beginning.

CONTAINING 34.304 acres of land.

September 11, 1986