

EXHIBIT "A"
DESCRIPTION OF PROPERTY

PHASE 1 - T.H.

ALL THAT CERTAIN tract of land situated in the Township of Newtown, County of Bucks and Commonwealth of Pennsylvania bounded and described according with a plan entitled "Site Plan - T.H.-1" prepared by Boucher and James Inc. dated May 26, 1978, last revised June 27, 1978 as follows.

- BEGINNING at a point in the bed of Durham Road (L.R.-152)(40 feet wide) a corner of this land and lands now or late of George J. and Caroline N. Kaucher;
- THENCE leaving the bed of Durham Road and along lands of Kaucher the two following courses and distances: (1) N. 43° 34' 48" E. 494.34 feet to a point; (2) N. 46° 42' 56" W. 224.78 feet to a point in line of land of Harry F. and Patricia M. Haberkern;
- THENCE along same and lands of others the following two courses and distances: (1) N. 37° 26' 08" E. 520.57 feet to a point; (2) N. 39° 05' 20" E. 715.00 feet to a point;
- THENCE through land of which this is a part S. 42° 38' 38" E. 1017.10 feet to a point on the northerly side of Surrey Drive (proposed 60 feet wide);
- THENCE crossing the bed of the proposed Surrey Drive and around a proposed detention basin #2 the following five courses and distances:
 - (1) S. 72° 25' 12" E. 225.00 feet to a point;
 - (2) S. 43° 42' 53" E. 395.00 feet to a point;
 - (3) S. 82° 55' 43" W. 298.50 feet to a point;
 - (4) N. 38° 39' 47" W. 160.00 feet to a point;
 - (5) N. 88° 48' 18" W. 108.41 feet to a point of curvature on the southerly side of Surrey Drive;
- THENCE along the southerly side of Surrey Drive in a southwesterly direction by a line curving to the right with a radius of 531 feet the arc distance of 550.36 feet to a point of tangency;
- THENCE continuing along the same S. 80° 34' 48" W. 153.77 feet to a point of curvature;
- THENCE continuing along the same by a line curving to the left with a radius of 574.31 feet the arc distance of 370.87 feet to a point of tangency; still continuing along the southerly side of Surrey Drive S. 43° 34' 48" W. 425.84 feet to a point of curvature;

- THENCE by a line curving to the left with a radius of 20 feet the arc distance of 31.42 feet to a point of tangency on the proposed widened side of Durham Road (proposed to be widened to 50 feet from the centerline);
- THENCE crossing said widened area and part of the bed of Durham Road S. 43° 34' 48" W. 50.00 feet to a point in the bed of Durham Road;
- THENCE along and through the bed of Durham Road N. 46° 25' 12" W. 572.07 feet to the first mentioned point and place of beginning.

CONTAINING 36.67 acres of land.

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