

## **EXHIBIT "B"**

### **CLUSTER COMMON AREA**

#### **OPEN SPACE "A":**

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", TH-1, for Orleans Construction Company, prepared by Boucher and James Inc., Engineers and Surveyors, Doylestown, PA, dated January 1, 1979, last revised May 7, 1979.

BEGINNING at a point on the northwesterly side of Levering Mill (46' wide) in the TH-1 Section of the Newtown Grant (AKA Golden Acres) residential development. Said beginning point being also a common corner of this and Lot No. 43 in said development.

- THENCE from the first mentioned point and place of beginning along the aforesaid northwesterly side of Levering Mill S.  $07^{\circ} 04' 48''$  W., 20.00 feet to a point, a concrete monument to be set for a corner of this and Lot No. 42;
- THENCE along the northeasterly line of said Lot No. 42 N.  $82^{\circ} 55' 12''$  W., 107.20 feet to a point, a concrete monument to be set for a corner;
- THENCE along the northwesterly line of Lots No. 42, No. 41, No. 40, No. 39, No. 38, and No. 37 of aforesaid development S.  $06^{\circ} 46' 05''$  W., 227.92 feet to a point, a concrete monument to be set for a corner of Lot No. 37 and lands of now or late George J. and Caroline Kaucher;
- THENCE along the line of lands of said Kaucher N.  $46^{\circ} 42' 56''$  W., 224.78 feet to a point, a concrete monument to be set for a corner of this and in line of lands of now or late Harry F. and Patricia M. Haberkern;
- THENCE along the line of lands of said Haberkern and also lands of now or late Robert H. Salevsky, Jr. and lands of now or late Allen J. and Violet C. Kanak N.  $37^{\circ} 26' 08''$  E., 431.62 feet to a point, a concrete monument to be set for a corner of this and Lot No. 48;
- THENCE along the southwesterly line of said Lot No. 48 S.  $50^{\circ} 54' 40''$  E., 126.61 feet to a point, a corner of this and on the aforesaid northwesterly side of Levering Mill;
- THENCE along said northwesterly side of Levering Mill by an arc curving to the left having a radius of 450.00 feet, an arc distance of 40.00 feet to a point, a concrete monument to be set for a corner of this and Lot No. 47;
- THENCE along the northeasterly line of said Lot No. 47 N.  $71^{\circ} 30' 00''$  W., 108.60 feet to a point, a concrete monument to be set for a corner;
- THENCE along the northwesterly line of said Lots No. 47, No. 46, No. 45, and No. 44, S.  $18^{\circ} 30' 01''$  W., 125.34 feet to a point, a common corner of Lot No. 44 and Lot No. 43;

- THENCE along lines of said Lot No. 43 the following two (2) courses and distance to wit: (1) S. 06° 46' 05" W., 51.56 feet to a point, a corner;
- THENCE (2) S. 82° 55' 12" E., 107.30 feet to the first mentioned point and place of beginning.

CONTAINING 51,714 square feet (1.187 acres) of land.

**OPEN SPACE "B":**

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", TH-1, for Orleans Construction Company, prepared by Boucher and James Inc., Engineers and Surveyors, Doylestown, PA, dated January 5, 1979, last revised May 7, 1979.

BEGINNING at a point on the northwesterly side of Surrey Drive (60' wide) in the TH-1 Section of The Newtown Grant (AKA Golden Acres) residential development. Said beginning point being a common corner of this and Lot No. 86 in said development.

- THENCE from the first mentioned point and place of beginning along the northeasterly line of Lot No. 86, and Lots No. 85, No. 84, No. 83, No. 82, and No. 81 N. 72° 25' 12" W., 233.73 feet to a point, a concrete monument to be set for a common corner of said Lot No. 81 and Lot No. 80;
- THENCE along the northeasterly line of said Lot No. 80, and Lots No. 79, No. 78, No. 77, No. 76, and No. 75 N. 58° 45' 00" W., 194.31 feet to a point, a concrete monument to be set for a corner;
- THENCE along the northwesterly line of said Lot No. 75, S. 31° 15' 00" W., 105.60 feet to a point, a concrete monument to be set for a corner of this and on the northeasterly side of Levering Mill (46' wide);
- THENCE along said northeasterly side of Levering Mill N. 33° 15' 00" W., 127.03 feet to a point, a corner of this and Lot No. 74;
- THENCE along the southeasterly line of said Lot No. 74 N. 56° 45' 00" E., 105.00 feet to a point, a concrete monument to be set for a corner;
- THENCE along the northeasterly line of said Lot No. 74 and Lot No. 73 N. 33° 15' 00" W., 62.67 feet to a point a corner;
- THENCE partially along the northwesterly line of said Lot No. 73 S. 56° 45' 00" W., 9.80 feet to a point, a corner of this and Lot No. 72;
- THENCE along the northeasterly line of said Lot No. 72 and Lot No. 71 N. 33° 15' 00" W., 62.67 feet to a point, a corner;
- THENCE partially along the northwesterly line of said Lot No. 71 S. 56° 45' 00" W., 65.34 feet to a point, a corner of this and Lot No. 70;
- THENCE along the southeasterly line of said Lot No. 70 and Lot No. 69 N. 08° 45' 00" E., 83.55 feet to a point, a corner of this and in line of Lot No. 68;

- THENCE partially along the southwesterly line of said Lot No. 68 S. 81° 15' 00" E., 5.67 feet to a point, a corner;
- THENCE along the southeasterly line of said Lot No. 68 and Lot No. 67 N. 08° 45' 00" E., 62.66 feet to a point, a corner;
- THENCE along the northeasterly line of said Lot No. 67 N. 81° 15' 00" W., 90.00 feet to a point, a corner of this and Lot No. 66;
- THENCE along the southeasterly line of said Lot No. 66 N. 08° 45' 00" E., 105.78 feet to a point, a concrete monument to be set for a corner;
- THENCE along the northeasterly line of said Lot No. 66 and Lots No. 65, No. 64, and No. 63 N. 81° 15' 00" W., 125.34 feet to a point, a concrete monument to be set for a corner;
- THENCE along the northwesterly line of said Lot No. 63, S. 08° 45' 00" W., 105.78 feet to a point, a corner of this and Lot No. 62;
- THENCE along the northeasterly line of said Lot No. 62 N. 81° 15' 00" W., 90.00 feet to a point a corner;
- THENCE along the northwesterly line of said Lot No. 62 and Lot No. 61 S. 08° 45' 00" W., 62.66 feet to a point, a corner;
- THENCE partially along the southwesterly line of said Lot No. 61 S. 81° 15' 00" E., 5.67 feet to a point, a corner of this and Lot No. 60;
- THENCE along the northwesterly side of said Lot No. 60 and Lot No. 59 S. 08° 45' 00" W., 73.22 feet to a point, a concrete monument to be set for a corner of this and in line of Lot No. 58;
- THENCE partially along the northeasterly side of said Lot No. 58 N. 50° 54' 40" W., 133.08 feet to a point, a concrete monument to be set for a corner of this and in line of lands of now or late Robert W. and Eleanor V. Stevens;
- THENCE along said lands of Stevens N. 39° 05' 20" E., 429.25 feet to a point, a corner of this and future Phase 2-TH of the aforesaid residential development;
- THENCE along the line of said future Phase 2-TH S. 42° 38' 38" E., 1017.10 feet to a point, a concrete monument to be set for a corner of this and on the aforesaid northwesterly side of Surrey Drive S. 17° 34' 48" W., 34.00 feet to the first mentioned point and place of beginning.

CONTAINING 185,913 square feet (4.268 acres) of land.

**OPEN SPACE "C":**

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", TH-1, for Orleans Construction Company, prepared by Boucher and James Inc., Engineers and Surveyors, Doylestown, PA, dated January 5, 1979, last revised May 7, 1979.

BEGINNING at a point on the southeasterly side of Levering Mill (46' wide) in the TH-1 Section of the Newtown Grant (AKA Golden Acres) residential development. Said beginning point being also a concrete monument to be set for a common corner of Lot No. 135 in said development.

- THENCE from the first mentioned point and place of beginning along the aforesaid southeasterly side of Levering Mill by an arc curving to the right having a radius of 404.00 feet, an arc distance of 190.37 feet to a point, a concrete monument to be set for a corner of this and Lot No. 134;
- THENCE along the southwesterly line of said Lot No. 134 S. 43° 55' 12" E., 102.12 feet to a point, a corner;
- THENCE along the southeasterly line of said Lot No. 134 and Lots No. 133, No. 132, No. 131, No. 130, and No. 129 N 46° 04' 48" E., 193.94 feet to a point, a corner of said Lot No. 129 and Lot No. 128;
- THENCE along the southeasterly line of said Lot No. 128 N 69° 31' 35" E., 26.01 feet to a point, a corner of this and Lot No. 127
- THENCE along the southwesterly line of said Lot No. 127 and Lots No. 126 and No. 125 S. 81° 15' 00" E., 94.00 feet to a point, a corner of Lot No. 125 and in line of Lot No. 124;
- THENCE partially along the northwesterly line of said Lot No. 124 S. 08° 45' 00" W., 13.79 feet to a point, a corner;
- THENCE along the southwesterly line of said Lot No. 124 and Lot No. 123 S. 81° 15' 00" E., 62.67 feet to a point, a corner;
- THENCE along the southeasterly line of said Lot No. 123 N. 08° 45' 00" E., 95.90 feet to a point, a concrete monument to be set for a corner of this and on the southwesterly side of the aforesaid Levering Mill the following two (2) courses and distances to wit: (1) by an arc curving to the right having a radius of 224.00 feet, an arc distance of 75.70 feet to a point of tangent;
- THENCE (2) S. 33° 15' 00" E., 69.39 feet to a point, a concrete monument to be set for a corner of this and Lot No. 122;
- THENCE along the northwesterly line of said Lot No. 122 S. 56° 45' 00" W., 105.00 feet to a point, a corner;
- THENCE along the southwesterly line of said Lot No. 122 and Lots No. 121, and No. 120 S. 33° 15' 00" E., 119.68 feet to a point, a common corner of Lot No. 120 and Lot No. 119;
- THENCE along the southwesterly line of said Lot No. 119 S. 33° 57' 50" W., 33.66 feet to a point, a corner of this and Lot No. 113;
- THENCE along the northwesterly line of said Lot No. 113 S. 31° 15' 00" W., 68.17 feet to a point, a corner of this and Lot No. 112;
- THENCE along the northeasterly line of said Lot No. 112 N. 58° 45' 00" W., 104.81 feet to a point, a corner;

- THENCE along the northwesterly line of said Lot No. 112 and Lot No. 111 S. 31° 15' 00" W., 62.67 feet to a point, a corner of Lot No. 111 and in line of Lot No. 155;
- THENCE partially along the southeasterly line of said Lot No. 155 N. 02° 04' 48" E., 16.20 feet to a point, a corner;
- THENCE along the northeasterly line of said Lot No. 155 N. 87° 55' 32" W., 79.33 feet to a point, a corner of this and Lot No. 154;
- THENCE along the southeasterly line of said Lot No. 154 N. 02° 04' 48" E., 120.83 feet to a point, a corner; a concrete monument to be set for a corner;
- THENCE along the northeasterly line of said Lot No. 154 and Lots No. 153, No. 152, No. 151, and No. 150 N. 87° 55' 12" W., 156.67 feet to a point a concrete monument to be set for a corner of Lot No. 150;
- THENCE along the northwesterly line of said Lot No. 150 S. 02° 04' 48" W., 107.00 feet to a point, a corner of this and Lot No. 149;
- THENCE along the northeasterly line of said Lot No. 149 N. 87° 55' 12" W., 76.51 feet to a point, a corner of this and in line of the aforesaid Lot No. 135;
- THENCE partially along the southeasterly line of said Lot No. 135 N. 04° 34' 48" E., 4.76 feet to a point, a corner;
- THENCE along the northeasterly line of said Lot No. 35 N. 82° 55' 12" W., 102.63 feet to the first mentioned point and place of beginning;

CONTAINING 95,033 square feet (2.182 acres) of land.

**OPEN SPACE "D":**

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", TH-1, for Orleans Construction Company, prepared by Boucher and James Inc., Engineers and Surveyors, Doylestown, PA, dated January 5, 1979, last revised May 7, 1979.

BEGINNING at a point on the southeasterly side of Surrey Drive (60' wide) in the TH-1 Section of the Newtown Grant (AKA Golden Acres) residential development. Said beginning point being also a concrete monument to be set for a common corner of Future Phase 1-Apt. in said development.

- THENCE from the first mentioned point and place of beginning along the aforesaid southeasterly side of Surrey Drive the following two (2) courses and distances to wit: (1) by an arc curving to the left with a radius of 531.00 feet, an arc distance of 33.50 feet to a point of tangent, a concrete monument to be set;
- THENCE (2) N. 17° 34' 48" E., 185 feet to a point, a concrete monument to be set for a corner of this and future Phase 2-TH in aforesaid development;
- THENCE along the line of said future Phase 2-TH the following two (2) courses and distances to wit: (1) S. 72° 25' 12" E., 165.00 feet to a point, a concrete monument to be set for a corner;

- THENCE (2) S. 43° 42' 53" E., 395.00 feet to a point, a concrete monument to be set for a corner of this and future Phase 1-Apt.; the following three (3) courses and distances to wit: (1) S. 82° 55' 43" W., 298.50 feet to a point, a concrete monument to be set for a corner;
- THENCE (2) N. 38° 39' 47" W., 160.00 feet to a point, a concrete monument to be set for a corner;
- THENCE (3) N. 68° 48' 18" W., 108.41 feet to the first mentioned point and place of beginning.

CONTAINING 95,169 square feet (2.185 acres) of land.

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