

## EXHIBIT "A"

### A DESCRIPTION OF PHASE 5 TOWNHOUSE (TH-5) NEWTOWN GRANT (AKA) GOLDEN ACRES

*ALL THAT CERTAIN* tract 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-5, for Orleans Construction Company, prepared by Boucher & James, Inc., Engineers and Surveyors, Doylestown, Pennsylvania, dated July 20, 1990 and last revised October 19, 1990.

**BEGINNING** at a proposed concrete monument, a common point of the westerly right-of-way of North Drive (60.00 feet wide) and the southerly right-of-way of Honey Locust Lane (46.00 feet wide). Said monument being located the following two (2) courses and distances from the centerline intersection of North Drive and Teaberry Lane (46.00 feet wide) to wit:

- (1) Along the centerline of North Drive along a curve to the right having a radius of 945.00 feet, an arc length of 399.37 feet, and a chord bearing and distance of N 16° 18' 41" W 396.40 feet to a point;

#### **THENCE**

- (2) S 85° 47' 44" W, 31.00 feet to a proposed concrete monument along the westerly right-of-way of North Drive, the true point and place of beginning.
- Thence continuing along said westerly right-of-way of North Drive along a curve to the left having a radius of 976.00 feet, and arc length of 353.61 feet and a chord bearing and distance of S 14° 35' 02" W 351.68 feet to a point; Thence leaving said westerly right-of-way of North Drive along the lands of Phase SF-2 the following two (2) courses and distances to wit:
  - (1) S 58° 11' 13" W 498.17 feet to a point;
  - (2) S 01° 34' 31" E 160.00 feet to a point;
- Thence continuing along the same S 64° 14' 00" W, 674.73 feet to a point, a common corner of this and the lands of N/L Robert A. and Elizabeth J. Hentz, crossing over a common corner of Phase SF-2 and Phase SF-1 257.83 feet from the terminus of this line;

- Thence partially along said lands of N/L Robert A. and Elizabeth J. Hentz and partially along the lands of N/L William W. Jr. and Elizabeth H. King N 24°15' 54" W 794.37 feet to a corner;
- Thence continuing along said lands of N/L William W. Jr. and Elizabeth H. King S 68° 14' 06" W 417.96 feet to a point, a common corner of said lands of N/L William W. Jr. and Elizabeth H. King and the lands of N/L Glenn R. and Grace M. Bimson;
- Thence along said lands of N/L Glenn R. and Grace M. Bimson N 22° 15' 54" W 200.00 feet to a point, a common corner of said lands of N/L Glenn R. and Grace M. Bimson and the lands of N/F J.E.S. Enterprises;
- Thence along said lands of N/F. J.E.S. Enterprises the following two (2) courses and distances to wit:
  - (1) N 68° 14' 08" E 57.80 feet to a point;
  - (2) N 46° 53' 54" W 331.37 feet to a point, a common corner of said lands of N/F J.E.S. Enterprises and Phase I - Apartment/Condominium;
- Thence along Phase I -Apartment/Condominium N 68° 14' 06" E 335.46 feet to a point crossing over a common corner of Phase I - Apartment/Condominium and Phase TH-3B 98.15 feet from the terminus of this line;
- Thence along Phase TH-3B the following eleven (11) courses and distances to wit:
  - (1) N 25° 48' 01" W 2.27 feet to a point;
  - (2) N 20° 53' 18" W 40.73 feet to a point;
  - (3) N 69° 06' 42" E 132.72 feet to a point;
  - (4) N 48° 36' 12" E 62.93 feet to a point;
  - (5) N 34° 11' 06" E 117.95 feet to a point;
  - (6) N 10° 04' 31" E 142.23 feet to a point;
  - (7) S 89° 29' 43" E 202.90 feet to a point;
  - (8) N 76° 50' 30" E 96.00 feet to a point;
  - (9) N 67° 20' 06" E 109.79 feet to a point;
  - (10) N 57° 49' 42" E 96.00 feet to a point;
  - (11) N 48° 19' 17" E 89.07 feet to a point, a common corner of Phase TH-3B and Future Phase 4-TH;

- Thence along Future Phase 4-TH the following five (5) courses and distances to wit:
  - (1) S 52° 19' 30" E 313.39 feet to a point;
  - (2) S 32° 44' 22" W 5.55 feet to a point;
  - (3) S 57° 15' 38" E 260.36 feet to a point;
  - (4) S 67° 19' 57" E 165.52 feet to a point;
  - (5) S 87° 11' 50" E 202.02 feet to a point along aforementioned westerly right of way of North Drive;
  
- Thence along said westerly right-of-way of North Drive along a curve to the left having a radius of 976.00 feet, an arc distance of 199.46 feet and a chord bearing and distance of S 01° 39' 00" W, 199.11 feet to a proposed concrete monument, a common point of said westerly right-of-way of North Drive and aforementioned southerly right-of-way of Honey Locust Lane, crossing over the terminus of said Honey Locust Lane to the first mentioned point and place of beginning.

**CONTAINING:** 40.416 Acres more or less

July 10, 1991