

EXHIBIT "A"

LEGAL DESCRIPTION OF THE CLUSTER PROPERTIES

DESCRIPTION OF NEWTOWN GRANT SINGLE FAMILY PHASE 4A SF-4A

ALL THAT CERTAIN tract of land situated in the Township of Newtown, County of Bucks, Commonwealth of Pennsylvania bounded and described according to a plan entitled

"Record Plan - SF-4A"

prepared by Boucher and James, Inc., dated July 2, 1987 and last revised October 19, 1987.

- BEGINNING at a point on the easterly right-of-way line of South Drive (60 feet wide).
 - Said point being a point of tangent of a curve to the right having a radius of 20.00 feet at the intersection of the northerly side of Marigold Drive (84 feet wide) with the easterly side of the aforesaid South Drive.
 - Said point being located N. 36° 21' 13" W., 124.00 feet from a concrete monument on the easterly right-of-way line of South Drive at the point of curve of a curve to the right having a radius of 20.00 feet at the intersection of the southerly side-of the aforesaid Marigold Drive with South Drive.
- THENCE from the first mentioned point and place of beginning along lands of "Single Family Phase 4A" the six (6) following courses and distances, to wit:
 - (1) N. 36° 21' 13" W., 96.79 feet to a point of curve;
 - THENCE (2) along a curve to the right, having a radius of 914.00 feet and an arc length of 93.05 feet to a point of compound curve;
 - THENCE (3) along a curve to the right, having a radius of 20.00 feet and an arc length of 29.21 feet to a point of tangent;
 - THENCE (4) N. 53° 09' 27" E., 11.75 feet to a point;
 - THENCE (5) N. 36° 50' 33" W., 46.00 feet to a point of curve;
 - THENCE (6) along a curve to the right, having a radius of 20.00 feet and an arc length of 35.57 feet to a point on the easterly right-of-way line of North Drive (60 feet wide).
- THENCE crossing the right-of-way of North Drive to a point on the westerly side of North Drive S. 65° 02' 00" W., 60.00 feet to a point;

Phase 4" the following three (3) courses and distances, to wit:

- (1) along a curve to the right having a radius of 976.00 feet and an arc length of 776.42 feet to a point of tangent;
 - THENCE (2) N. 20° 36' 57" E., 369.63 feet to a point of curve;
 - THENCE (3) along a curve to the left having a radius of 519.00 feet and an arc length of 1008.46 feet to a point;
- THENCE crossing the right-of-way of North Drive N. 00° 42' 54" W., 60.00 feet to a point on the easterly right-of-way line of North Drive;
 - THENCE along the easterly side of North Drive and the lands of "Single Family Phase 4B" along a curve to the right, having a radius of 579.00 feet and an arc length of 979.64 feet to a point;
 - THENCE continuing along the lands of "Single Family Phase 4B" the following five (5) courses and distances, to wit:
 - (1) N. 86° 36' 40" E., 230.00 feet to a point;
 - THENCE (2) S. 69° 33' or" E., 260.00 feet to a point;
 - THENCE (3) N. 68° 26' 11" E., 145.60 feet to a point;
 - THENCE (4) S. 20° 28' 43" E., 20.45 feet to a point;
 - THENCE (5) N. 70° 36' 23" E., 175.91 feet to a point on the westerly right-of-way line of Eagle Road (T-346) (100 feet wide);
 - THENCE along the westerly side of Eagle Road S. 14° 30' 01" E., 1120.93 feet to a point of curve at the intersection of the westerly side of Eagle Road with the northerly side of the aforesaid Marigold Drive (84 feet wide);
 - THENCE along a curve to the right having a radius of 20.00 feet and an arc length of 31.42 feet to a point of tangent on the northerly right-of-way line of Marigold Drive;
 - THENCE along the northerly side of Marigold Drive the five (5) following courses and distances to wit:
 - (1) S. 75° 29' 58" W. , 175.15 feet to a point of curve;
 - THENCE (2) along a curve to the right having a radius of 559.00 feet and an arc length of 102.12 feet to a point of tangent;
 - THENCE (3) S. 85° 58' 00" W. , 208.61 feet to a point of curve;
 - THENCE (4) along a curve to the left having a radius of 641.00 feet and an arc length of 361.59 feet to a point of tangent;

the northerly side of Marigold Drive with the easterly side of South Drive;

- THENCE along a curve to the right having a radius of 20.00 feet and an arc length of 31.42 feet to the first mentioned point and place of beginning.

CONTAINING 33.275 acres, more or less.

October 19, 1987

[D2836-1036;37;38]