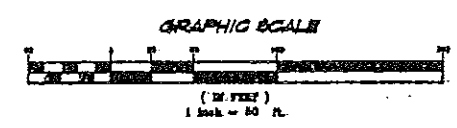


- NOTES:**
1. THE PROPOSED LAND DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND SEWER.
 2. THE LAND USE FOR THE CONCORD TOWNSHIP COMPREHENSIVE PLAN IS INDIVIDUAL LOT-RETAIL SERVICES, OFFICES.
 3. BALTIMORE PIKE IS A PRINCIPAL ARTERIAL HIGHWAY AND DOUGHERTY BLVD. IS A LOCAL ACCESS HIGHWAY AND LOCAL COLLECTOR ROAD. ACCORDING TO THE COMPREHENSIVE PLAN.
 4. VERTICAL DATUM ASSUMED PER PLAN PREPARED BY ALTMOSH ARCHITECTS AND ENGINEERS ASSOC. AND PHYSICAL SURVEY PERFORMED BY BRANDTMEYER VALLEY ENGINEERS ON 10/10/98. BENCHMARK NAL SET AT BALTIMORE PIKE AND DOUGHERTY BLVD. ELEV=44.22.
 5. OUTBOUND FROM AN ACTUAL FIELD SURVEY PERFORMED BY BRANDTMEYER VALLEY ENGINEERS DATED 8/10/98.
 6. SUPERVISION PLAN SHEET 2 OF 12 MUST BE RECORDED WITH THIS PLAN.
 7. ALL BUILDINGS WILL BE SIMILAR IN DESIGN AND UNIFORM CONSTRUCTION.
 8. FIRE HYDRANT LOCATION AND FIRE MAIN LAYOUT MUST BE APPROVED BY THE CONCORD TOWNSHIP FIRE MARSHAL.

- GENERAL NOTES:**
- A. THESE PLATS ARE THE "PLATS" REQUIRED BY SECTION 3210(b) OF THE UNIFORM CONDOMINIUM ACT, 68 PA. C.S. §3191 ET SEQ. (THE "ACT") AND ARE THE PLATS REFERRED TO IN THE DECLARATION OF CONDOMINIUM FOR WHISOR AT GLEN MILLS, A CONDOMINIUM, RECORDED OR TO BE RECORDED BY FOX VALLEY ASSOCIATES, L.P., A PENNSYLVANIA LIMITED LIABILITY PARTNERSHIP, DECLARANT, ESTABLISHING A CONDOMINIUM WITH RESPECT TO THE REAL ESTATE DESCRIBED ON THESE PLATS.
 - B. UNLESS OTHERWISE INDICATED, ALL PROPOSED IMPROVEMENTS (EXCEPT THOSE SHOWN WITH AREAS DESIGNATED AS CONVERTIBLE REAL ESTATE) MUST BE BUILT.
 - C. LOCATION AND DIMENSIONS OF PROPOSED IMPROVEMENTS ARE APPROXIMATE, ARE SUBJECT TO FIELD VARIATION AND ARE OTHERWISE SUBJECT TO CHANGE AT THE DISCRETION OF THE DECLARANT.
 - D. THE REAL ESTATE DESCRIBED ON THESE PLATS IS SUBJECT TO A DECLARATION OF EASEMENTS BETWEEN BRANDTMEYER VALLEY ASSOCIATES, L.P., SOVEREIGN BANK AND FOX VALLEY RETIREMENT COMMUNITY DATED MARCH 1, 1998 AND RECORDED IN DELAWARE COUNTY AT BOOK 1846, PAGE 2001. THIS DECLARATION CREATES VARIOUS CROSS-EASEMENTS BETWEEN THIS PARCEL AND THE ASSITED UNPERSONAL CARE FACILITY ON THE PARCEL IMMEDIATELY TO THE NORTH.
 - E. THE REAL ESTATE DESCRIBED ON THIS PLAN IS ALSO SUBJECT TO A COVENANT AND EASEMENT AGREEMENT BETWEEN FOX VALLEY RETIREMENT COMMUNITY, INC. AND NEWSEASONS, RECORDED IN DELAWARE COUNTY AT BOOK 1846, PAGE 2281, AMENDED BY A FIRST AMENDMENT DATED JULY 10, 2000 AND RECORDED IN DELAWARE COUNTY AT BOOK 2038, PAGE 1731. AMONG OTHER THINGS, THE COVENANT AND EASEMENT AGREEMENT (AS AMENDED) CREATES CERTAIN EASEMENTS FOR THE BENEFIT OF THE NEWSEASONS PERSONAL CARE ASSISTED LIVING FACILITY LOCATED ON THE PARCEL TO THE NORTH OF THIS PROPERTY, AND EASEMENTS ARE CREATED FOR THE BENEFIT OF THIS PROPERTY OVER A PORTION OF THE NEWSEASONS PROPERTY. THESE EASEMENTS INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION AND USE OF SANITARY SEWER LINES AND DRAINAGE FACILITIES, AN EASEMENT IN FAVOR OF THE CO-OWNERS FOR THE ERECTION OF A SIGN ON THE NEWSEASONS PARCEL AND CROSS EASEMENTS FOR THE BENEFIT OF BOTH PARCELS FOR OVERFLOW PARKING PROVIDED THAT SUCH OVERFLOW PARKING WILL NOT INTERFERE WITH THE USE AND ENJOYMENT OF THE RESPECTIVE PARCELS.
 - F. THE EASEMENTS BENEFITING THE CO-OWNERS ARE COMMON ELEMENTS OF THE CONDOMINIUM. ANY EXPENSE OR COSTS INCURRED AS A RESULT OF ANY OBLIGATION IMPOSED ON THE OWNER OF THE REAL ESTATE DESCRIBED ON THESE PLATS AND INCURRED BY THE CO-OWNERS SHALL BE THE OBLIGATION OF THE VENDOR AT GLEN MILLS CONDOMINIUM ASSOCIATION AND SHALL BE A COMMON EXPENSE OF THE ASSOCIATION.



CROSS EASEMENT AGREEMENT
 THE OWNERS OF PARCELS 13-08-011-000 AND PARCEL 13-08-007-000 AS WELL AS FUTURE LOTS 1 AND 2 CONTAINED IN ORIGINAL PARCEL 13-08-011-000, HAVE ENTERED INTO AN EASEMENT AGREEMENT PERTAINING TO ACCESS STORM WATER DRAINAGE AND RETENTION, SANITARY SEWER, WATER AND GAS SERVICES. THE EASEMENT AGREEMENT IS DATED DECEMBER 2, 1998, AND RECORDED IN THE DELAWARE COUNTY RECORDER OF DEEDS OFFICE ON MARCH 10, 1999 IN BOOK VOL.1846 PAGE 2281.



THESE PLATS CONTAIN ALL THE INFORMATION REQUIRED BY SECTION 3210(b) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT 68 PA.C.S. §3210(b).

CHARLES KARAT, PLS.
 53802E
 (PA. LIC. NUMBER)

NO.	DATE	REVISION	BY

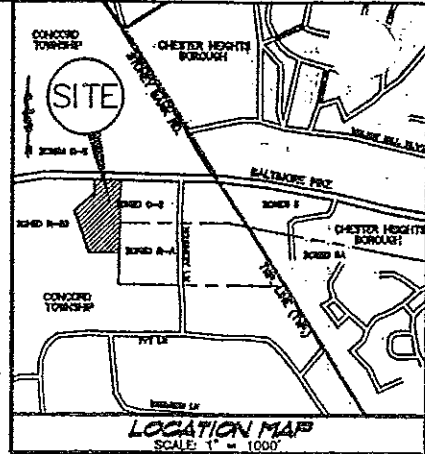
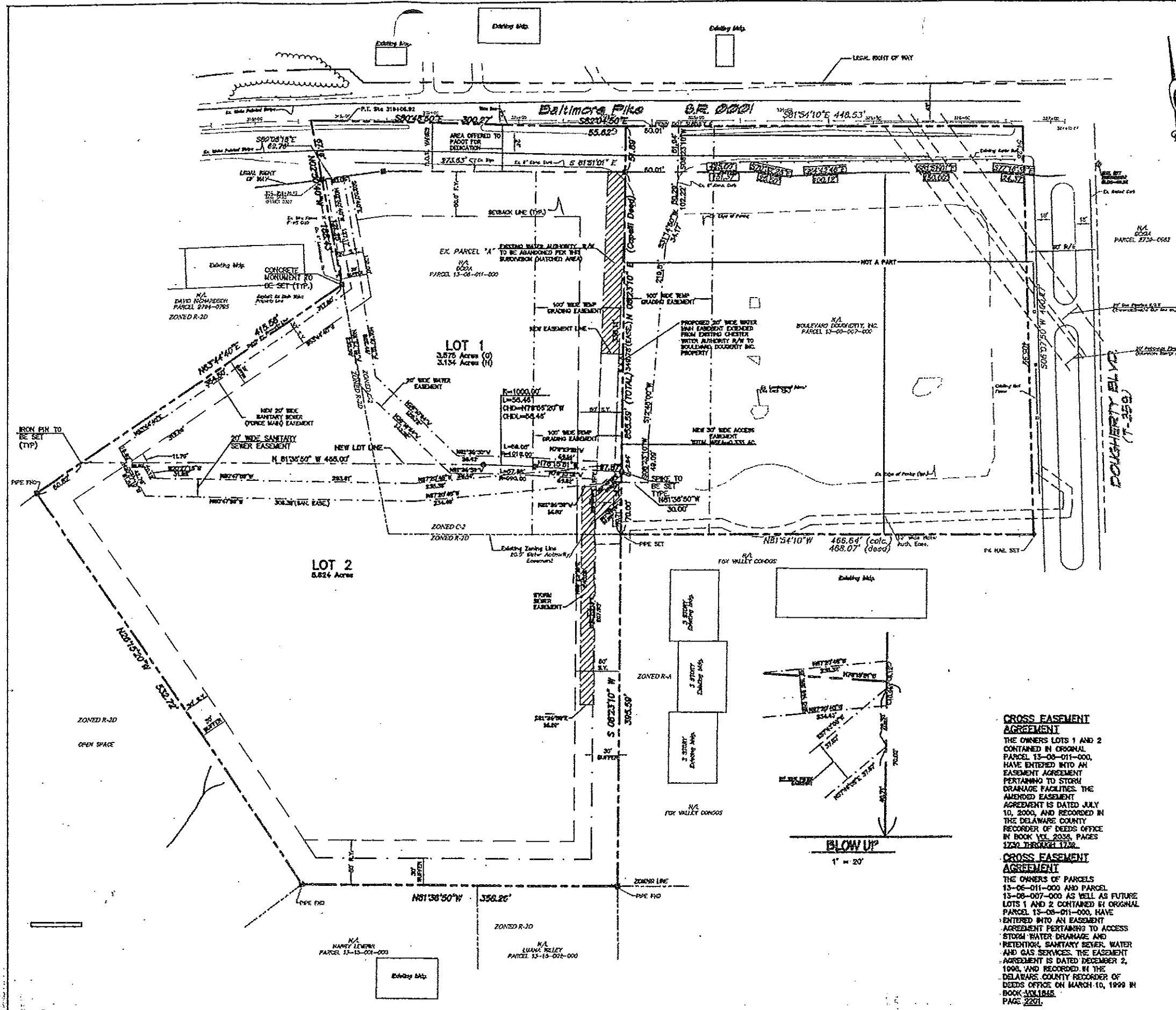
PLATS OF WHISOR AT GLEN MILLS, A CONDOMINIUM
 FOX VALLEY ASSOCIATES, L.P., DECLARANT
 188 PENNELL ROAD
 ASTON, PA 19014
 "DEED C" TO DECLARATION OF CONDOMINIUM
 VENDOR AT GLEN MILLS (A CONDOMINIUM) DELAWARE COUNTY, PA.

VOLLMER ASSOCIATES LLP
 188 Pennell Road
 Aston, PA 19014-3012
 Tel: 610.494.3636 Fax: 610.494.1187

NO. OF CONDOMINIUMS: 10/02/03
 SHEET NO.: 10/02/03
 TOTAL SHEETS: 12-08-01-000
 SITE: 01
 1 of 2

LEGEND

EXISTING	PROPOSED
CONCRETE CURB	CONCRETE CURB
MANHOLE	MANHOLE
CONV. SIDEWALK	CONV. SIDEWALK
RIGHT OF WAY	RIGHT OF WAY
INTERSECTIONS	INTERSECTIONS
CONVERTIBLE REAL ESTATE	CONVERTIBLE REAL ESTATE



GENERAL NOTES:

A. THESE PLATS ARE THE "PLATS" REQUIRED BY SECTION 3310(b) OF THE UNIFORM CONDOMINIUM ACT, 48 PA. C.S. §1301, ET SEQ. (THE "ACT") AND ARE THE PLATS REFERRED TO IN THE DECLARATION OF CONDOMINIUM FOR WINDSOR AT GLEN MILLS, A CONDOMINIUM, RECORDED IN DELAWARE COUNTY RECORDERS' OFFICE BOOK 102, PAGE 1234 THROUGH 1238.

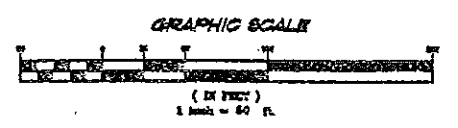
B. UNLESS OTHERWISE INDICATED, ALL PROPOSED IMPROVEMENTS (EXCEPT THOSE WHICH WITHIN AREAS DESIGNATED AS CONVEYABLE REAL ESTATE) MUST BE BUILT.

C. LOCATION AND DIMENSIONS OF PROPOSED IMPROVEMENTS ARE SUBJECT TO FIELD VARIATION AND ARE OTHERWISE SUBJECT TO CHANGE AT THE DISCRETION OF THE DECLARANT.

D. THE REAL ESTATE DESCRIBED ON THESE PLATS IS SUBJECT TO A DECLARATION OF EASEMENTS BETWEEN BRANDYBROOK ASSOCIATES, L.P., BOYERSON BANK AND FOX VALLEY RETIREMENT COMMUNITY DATED MARCH 3, 1999 AND RECORDED IN DELAWARE COUNTY BOOK 1415, PAGE 2201. THIS DECLARATION CREATES VARIOUS CROSS-EASEMENTS BETWEEN THIS PARCEL AND THE ASSISTED LIVING/PERSONAL CARE FACILITY ON THE PARCEL IMMEDIATELY TO THE NORTH.

E. THE REAL ESTATE DESCRIBED ON THIS PLAN IS ALSO SUBJECT TO A COVENANT AND EASEMENT AGREEMENT BETWEEN FOX VALLEY RETIREMENT COMMUNITY, INC. AND NEWSEASONS, RECORDED IN DELAWARE COUNTY AT BOOK 1845, PAGE 2201, AMENDED BY A FIRST AMENDMENT DATED JULY 10, 2000 AND RECORDED IN DELAWARE COUNTY AT BOOK 2024, PAGE 1731. AMONG OTHER THINGS, THE COVENANT AND EASEMENT AGREEMENT (AS AMENDED) CREATES CERTAIN EASEMENTS FOR THE BENEFIT OF THE NEWSEASONS PERSONAL CARE ASSISTED LIVING FACILITY LOCATED ON THE PARCEL TO THE NORTH OF THIS PROPERTY, AND EASEMENTS ARE CREATED FOR THE BENEFIT OF THIS PROPERTY OVER A PORTION OF THE NEWSEASONS PROPERTY. THESE EASEMENTS INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION AND USE OF SANITARY SEWAGE LINES AND DRAINAGE FACILITIES, AN EASEMENT IN FAVOR OF THE CONDOMINIUM FOR THE ERECTION OF A SIGN ON THE NEWSEASONS PARCEL AND CROSS EASEMENTS FOR THE BENEFIT OF BOTH PARCELS FOR OVERFLOW DRAINAGE PROVIDED THAT SUCH OVERFLOW DRAINAGE WILL NOT INTERFERE WITH THE USE AND ENJOYMENT OF THE RESPECTIVE PARCELS.

F. THE EASEMENTS BENEFITING THE CONDOMINIUM ARE COMMON ELEMENTS OF THE CONDOMINIUM. ANY EXPENSES OR COSTS INCURRED AS A RESULT OF ANY OBLIGATION IMPOSED ON THE OWNER OF THE REAL ESTATE DESCRIBED ON THESE PLATS AND INCLUDED IN THE CONDOMINIUM SHALL BE THE OBLIGATION OF THE OWNER AT GLEN MILLS CONDOMINIUM ASSOCIATION AND SHALL BE A COMMON EXPENSE OF THE ASSOCIATION.



CROSS EASEMENT AGREEMENT

THE OWNERS LOTS 1 AND 2 CONTAINED IN ORIGINAL PARCEL 13-06-011-000, HAVE ENTERED INTO AN EASEMENT AGREEMENT PERTAINING TO STORM DRAINAGE FACILITIES. THE AMENDED EASEMENT AGREEMENT IS DATED JULY 10, 2000, AND RECORDED IN THE DELAWARE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 102, PAGES 1234 THROUGH 1238.

CROSS EASEMENT AGREEMENT

THE OWNERS OF PARCELS 13-06-011-000 AND PARCEL 13-06-007-000 AS WELL AS FUTURE LOTS 1 AND 2 CONTAINED IN ORIGINAL PARCEL 13-06-011-000, HAVE ENTERED INTO AN EASEMENT AGREEMENT PERTAINING TO ACCESS STORM WATER DRAINAGE AND RETENTION, SANITARY SEWER, WATER AND GAS SERVICES. THE EASEMENT AGREEMENT IS DATED DECEMBER 2, 1998, AND RECORDED IN THE DELAWARE COUNTY RECORDER OF DEEDS OFFICE ON MARCH 10, 1999 IN BOOK 1001845, PAGE 2201.

NO.	DATE	REVISION	BY
1	10/02/03		

PLATS OF WINDSOR AT GLEN MILLS, A CONDOMINIUM

FOX VALLEY ASSOCIATES, L.P., DECLARANT

AS DECLARANT HEREIN

"UNIT 0" TO DELAWARE COUNTY CONDOMINIUM

WINDSOR AT GLEN MILLS (A CONDOMINIUM)

VOLLMER ASSOCIATES LLP
188 Pennell Rd. #
Aston, PA 1, 014-3012
Tel 610 4.4 3636 f x 610 4.4 1187

13-06-011-000
PLAT NO.
_500-01
2 of 2