LEGAL DESCRIPTION

UPI #'s 31-4-58, 31-4-58.1, 31-4-59, 31-4-60.1, 31-4-73, 31-4-73.1, & 31-4-73.4

ALL THAT CERTAIN tract of land situate on the southeast side of Park Lane (T-496), the southeast side of Fairview Road (SR 4031), and the east and west sides of Devereux Road (T-409), in Wallace Township, Chester County, Pennsylvania, as shown on an ALTA\ACSM Land Title Survey prepared by RETTEW Associates, Inc, dated October 29, 2007, drawing number 07-07489-002, and being more fully bounded and described as follows:

BEGINNING at a point on or near the centerline of Park Lane, located on a bridge crossing the east branch of Brandywine Creek; thence in and along Park Lane, N 37° 34' 04" E, a distance of 908.97' to a point on or near the centerline of Fairview Road; thence extending within the right of way of Fairview Road, the following four (4) courses and distances: 1) S 84° 43' 56" E, a distance of 215.54' to a point, 2) N 68° 50' 04" E, a distance of 306.90' to a point, 3) N 35° 47' 04" E, a distance of 249.37' to a point, and 4) N 46° 01' 23" E, a distance of 388.61' to a railroad spike (found) on or near the centerline of Fairview Road; thence along Lot 1 of Fairview Chase Subdivision, recorded in the Chester County Recorder of Deeds Office as Plan #6535, S 52° 06' 39" E, a distance of 422.85' to a point; thence continuing along Lot 1, and along Lots 2 and 12, respectively, S 84° 27' 43" E, a distance of 985.77' to a pipe (found), a corner of land of Kenneth R. Comstock Jr., thence along the same, the following three (3) courses and distances: 1) S 19° 53' 46" W, a distance of 265.57' to a 1" iron pipe (found), 2) S 62° 29' 57" E, a distance of 621.96' to a rebar (found), and 3) S 85° 40' 36" E, a distance of 374.84' to a railroad spike (found) in Devereaux Road; thence in and along Deveraux Road, the following two (2) courses and distances: 1) N 05° 43' 33" W, a distance of 440.21' to a railroad spike (found), and 2) N 05° 22' 21" W, a distance of 51.03' to a railroad spike (found); thence along land of Fairview Presbyterian Church, and land of Kenneth R. Comstock, Jr., respectively, S 83° 34' 56" E, a distance of 828.46' to a 1" iron pipe (found), a corner of Lot 4 of Lexington Manor Subdivision; thence along the same, S 83° 10' 00" E, a distance of 358.15' to a concrete monument (found) on the east right of way line of Lexington Manor; thence along Lot 1 of CBS Properties Subdivision, on a line curving to the left having a radius of 375.00', an arc distance of 51.65', the chord of said arc being S 01° 23' 52" W, a distance of 51.61' to a rebar (found); thence continuing along Lot 1 and along Lot 2 of CBS Properties Subdivision, respectively, S 02° 32' 54" E, a distance of 414.13' to a rebar (found); thence continuing along Lot 2, N 87° 27' 06" E, a distance of 362.12' to a rebar (found); thence along land of Patrick and Lynn B. Corry, the following three (3) courses and distances: 1) S 05° 28' 54" E, a distance of 275.15' to a point, 2) S 50° 22' 23" E, a distance of 791.19' to a point, and 3) N 82° 11' 21" E, a distance of 443.15' to a 5/8" rebar (found), a corner of land of Albert M., Jr. and Barbara L. Greenfield; thence along the same N 82° 27' 44" E, a distance of 94.27' to a point, a corner of other land of Albert M., Jr. and Barbara L. Greenfield; thence along the same, S 21° 31' 13" W, a distance of 1,349.67' to a 7/8" rebar (found), a corner of land of George E., III and Jeanette M. Ley; thence along the same the following eight (8) courses and distances: 1) N 54° 27' 23" W, a distance of 775.33' to a rebar (found), 2) N 05° 44' 53" W, a distance of 495.17' to a rebar (found), 3) N 81° 28' 08" W, a distance of 323.87' to a metal fence post, 4) S 62° 05' 52" W, a distance of 420.20' to a 1" iron pipe (found), 5) S 80° 18' 17" W, a distance of 199.07' to a 1" iron pipe (found), 6) N 37° 08' 00" W, a distance of 126.40' to a 1" iron pipe (found), 7) N 74° 17' 43" W, a distance of 222.33' to a point, and 8) N 64° 11' 49" W, a distance of 360.02' to a point on or near the centerline of Devereaux Road (33' wide); thence in and along said road, the following five (5) courses and distances: 1) S 24° 09' 31" W, a distance of 511.42' to a point near the southeast edge of paving of said road, 2) N 39° 30' 12" W, a distance of 18.72' to a point near the northwest edge of paving of said road, 3) S 32° 23' 33" W, a distance of 34.31' to a point, 4) S 39° 07' 06" W, a distance of 120.42' to a point, and 5) S 42° 38' 44" W, a distance of 295.42' to a point on the centerline of Deveraux Road; thence along the centerline of said road, the following five (5) courses and distances: 1) S 52° 59' 47" W, a distance of 301.79' to a point, 2) on a line curving to the left, having a radius of 650.00', an arc distance of 530.87', the chord of said arc being S 29° 35' 56" W, a distance of 516.24' to a point, 3) S 06°12' 05" W, a distance of 72.07' to a point, 4) on a line curving to the left, having a radius of 1,000.00', an arc distance of 213.61', the chord of said arc being S 00° 04' 55" W, a distance of 213.21' to a point, and 5) on a line curving to the left, having a radius of 275.00', an arc distance of 119.32', the chord of said arc being S 18° 28' 05" E, a distance of 118.39' to a point; thence along Lot 2 on the Devereaux Foundation Subdivision, recorded in the Chester County Recorder of Deeds Office as Plan # 7067762, S 63° 43' 47" W, a distance of 1,452.76' to a point; thence along land of Richard E. and Norma E. Keen, the following two (2) courses and distances: 1) N 11° 01' 13" W, a distance of 435.00' to a point, and 2) S 71° 14' 47" W, a distance of 298.68' to a point, a corner of land of Wallace Township; thence along the same, N 23° 30' 13" W, a distance of 414.98' to a concrete monument (found); thence continuing along the same, and along land of Betty L. Hannum, respectively, N 23° 56' 13" E, a distance of 647.65' to a point; thence continuing along land of Betty L. Hannum, and along land of Harold G. and Betty L. Hannum, respectively, N 20° 18' 18" W, a distance of 986.01' to a point; thence continuing along land of Harold G. and Betty L. Hannum, S 62° 05' 04" W, a distance of 39.60' to a point in the east branch of Brandywine Creek, a corner of land of Albert M., Jr. and Barbara L. Greenfield; thence along the same N 38° 51' 47" W, a distance of 1, 114.01' to a point on or near the centerline of Park Lane, the place of BEGINNING.

CONTAINING: 287.816 Acres.

ACT 187 UNDERGROUND UTILITY PROTECTION ACT

RETTEW ASSOCIATES, INC. HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974, AS AMENDED BY ACT 187 OF 1996, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

1. PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, RETTEW ASSOCIATES, INC. REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
2. PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, RETTEW ASSOCIATES, INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
3. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, RETTEW ASSOCIATES, INC. HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

AND RETTEW ASSOCIATES, INC DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT RETTEW ASSOCIATES, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 187 OF DECEMBER 19, 1996.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION BY RETTEW ASSOCIATES, INC.
DATE: SEPTEMBER 4, 2007

ONE CALL SYSTEM SERIAL NUMBER: 2477937

PA 1 CALL SYSTEM, INC. 1-800-242-1776

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND (10) WORKING DAYS IN DESIGN STAGE - STOP CALL

UPI #'s 31-4-58, 31-4-58.1, 31-4-59, 31-4-60.1, 31-4-73, 31-4-73.1, & 31-4-73.4

PLAN REFERENCES

1. THE OFFICIAL TAX MAPS OF CHESTER COUNTY, WALLACE TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA, MAP NO. 31-4.
2. MAP ENTITLED "PENNSYLVANIA SYSTEM, PHILADELPHIA DIV., RIGHT OF WAY AND TRACK MAP, PENNSYLVANIA RAILROAD, NEW HOLLAND BRANCH", PREPARED BY OFFICE OF VALUATION ENGINEER, PHILADELPHIA, PA, DATED: 6/30/1918, LAST REVISED: 12/31/1955.
3. MAP ENTITLED "PENNSYLVANIA RAILROAD, PHILADELPHIA REGION, NEW HOLLAND BRANCH, PROPERTY TO BE CONVEYED BY THE PENNSYLVANIA RAILROAD COMPANY TO ALBERT M. GREENFIELD, JR., GLEN MOORE, PA", PREPARED BY OFFICE OF AREA ENGINEER, PHILADELPHIA, PA, DATED: 10/28/1963, LAST REVISED: 12/13/1963.
4. MAP ENTITLED "PLAN OF PROPERTY OF MRS. MORT FARR, SITUATE IN WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY K.R. COMSTOCK, JR., GLEN MOORE, PA, DATED: 6/26/1978.
5. MAP ENTITLED "FINAL PLAN A LOT IN THE VILLAGE OF GLEN MOORE, WALLACE TOWNSHIP, CHESTER COUNTY, PA, OF EARL A. COOKE JR.", PREPARED BY K.R. COMSTOCK, JR., GLEN MOORE, PA, DATED: 2/09/1979.
6. MAP ENTITLED "TITLE PLAN OF FAIRVIEW CHASE, WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY LESTER R. ANDES, P.E., THORNDALE, PA, DATED: 3/05/1986, LAST REVISED: 7/21/1986, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS PLAN #6535.
7. MAP ENTITLED "SUBDIVISION PLAN FOR GEORGE E. LEY, WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY BEIDEMAN ASSOCIATES, EXTON, PA, DATED: 8/05/1987.
8. MAP ENTITLED "FINAL TITLE PLAN, SUBDIVISION PLAN FOR LEXINGTON MANOR, WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY BEIDEMAN ASSOCIATES, EXTON, PA, DATED: 8/28/1987, LAST REVISED: 7/28/1988.
9. MAP ENTITLED "FINAL TITLE SHEET, PLAN OF SUBDIVISION FOR CBS PROPERTIES, WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY BEIDEMAN ASSOCIATES, EXTON, PA, DATED: 10/18/1988, LAST REVISED: 3/08/1989, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS PLAN #9138.
10. MAP ENTITLED "FINAL OVERALL PROPERTY PLAN, PLAN OF SUBDIVISION FOR CBS PROPERTIES, WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY BEIDEMAN ASSOCIATES, EXTON, PA, DATED: 12/07/1988, LAST REVISED: 3/08/1989, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS PLAN #9137.
11. MAP ENTITLED "FINAL PLAN, PLAN OF PROPERTY FOR CONESTOGA HOMES DEVELOPMENT CORP., WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY BEIDEMAN ASSOCIATES, EXTON, PA, DATED: 12/07/1988, LAST REVISED: 1/04/1989.
12. MAP ENTITLED "FINAL PLAN, TITLE PLAN, PLAN OF SUBDIVISION FOR GLENWOOD ESTATES III, WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY BEIDEMAN ASSOCIATES, EXTON, PA, DATED: 3/08/1989, LAST REVISED: 9/28/1994.
13. MAP ENTITLED "PLAN OF SURVEY FOR JACK STEWART, WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY BEIDEMAN ASSOCIATES, EXTON, PA, DATED: 10/05/1990, LAST REVISED: 10/25/1990.
14. MAP ENTITLED "PLAN OF SURVEY FOR ALBERT M. GREENFIELD JR., WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY BEIDEMAN ASSOCIATES, INC., UWCHLAND, PA, DATED: 8/23/1995.
15. MAP ENTITLED "FINAL SUBDIVISION PLAN FOR PATRICK & LYNN B. CORRY, WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY BEIDEMAN ASSOCIATES, INC., UWCHLAND, PA, DATED: 1/27/2003, LAST REVISED: 8/20/2003.
16. MAP ENTITLED "RECORD PLAN, CONTRACT WW-86-1a, COLLECTION SYSTEM PLANS & PROFILES, WASTEWATER COLLECTION SYSTEM, WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY TATMAN & LEE ASSOCIATES, INC., WILMINGTON, DE, DATED: 11/19/1985, LAST REVISED: 9/14/1992.
17. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR VALHALLA BRANDYWINE PARTNERS, L. P., WALLACE TOWNSHIP, CHESTER COUNTY, PA", PREPARED BY RETTEW ASSOCIATES, INC., CHESTER SPRINGS, PA, DATED: 4/26/2007.
18. MAP ENTITLED "COUNTY OF CHESTER PENNSYLVANIA, EASEMENT PLAN FOR RECONSTRUCTION OF BRIDGE NO. 140, WALLACE TOWNSHIP, T-496 PARK LANE ACROSS EAST BRANCH BRANDYWINE CREEK", PREPARED BY J.M. HUNT ASSOCIATES, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE IN RECORD BOOK 781, PAGE 468.
19. MAP ENTITLED "FINAL PLAN MINOR SUBDIVISION OR ADD-ON OF AGRICULTURAL LANDS, K.R. COMSTOCK, ET AL, CONVEY 42.643 AC. TO: JOSEPH E. HEIM, III, & WIFE, SITUATE IN WALLACE TOWNSHIP, CHESTER COUNTY, PA.", PREPARED BY K.R. COMSTOCK, JR., PORT ALLEGANY, PA, DATED: 6/20/1991, LAST REVISED: 8/23/1991, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS PLAN #11380.
20. MAP ENTITLED "FINAL PLAN OF ADD-ON AND MINOR SUBDIVISION, FOR LAND SITUATE IN WALLACE TOWNSHIP, CHESTER COUNTY, PA., DEPICTING LOT LINE CHANGES FOR LANDS OF: JOSEPH E. HEIM, III, ET UX.", PREPARED BY K.R. COMSTOCK, JR., PORT ALLEGANY, PA, DATED: 5/22/1995, LAST REVISED: 9/30/1995, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS PLAN #13162.
21. MAP ENTITLED "FINAL PLAN OF ADD-ON AND MINOR SUBDIVISION, FOR LAND SITUATE IN WALLACE TOWNSHIP, CHESTER COUNTY, PA., DEPICTING LOT LINE CHANGES FOR LANDS OF: JOSEPH E. HEIM, III, ET UX.", PREPARED BY K.R. COMSTOCK, JR., PORT ALLEGANY, PA, DATED: 5/22/1995, LAST REVISED: 9/25/2000, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS PLAN #15649.
22. MAP ENTITLED "FINAL PLAN OF ADD-ON AND MINOR SUBDIVISION, FOR LAND SITUATE IN WALLACE TOWNSHIP, CHESTER COUNTY, PA., DEPICTING LOT LINE CHANGES FOR LANDS OF: JOSEPH E. HEIM, III, ET UX.", PREPARED BY K.R. COMSTOCK, JR., PORT ALLEGANY, PA, DATED: 5/22/1995, LAST REVISED: 9/25/2000, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS PLAN #7041945.
23. MAP ENTITLED "2 LOT MINOR SUBDIVISION FOR THE DEVEREUX FOUNDATION, WALLACE TOWNSHIP, CHESTER COUNTY, PA., PRELIMINARY/FINAL PLAN", PREPARED BY REAGIS, WAYNE, PA, DATED: 2/19/2001, LAST REVISED: 3/30/2001, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS PLAN #7067762.

TITLE REPORT

This plan is prepared with reference to a Title Report prepared by Commonwealth Land Title Insurance Company, Order Number: 2004998, File # Greenfield, Effective Date: 8/22/2007. Upon review of the survey related exceptions in Schedule B, Section 2 we offer the following comments:

1. Unrecorded easements, discrepancies or conflicts in boundary lines, shortages in area and encroachments or other matters which an accurate and complete survey would disclose.
(Comment: As Shown, If Any)
2. Any taxes for the current or prior years which are hereafter assessed, whether for new construction or otherwise, and which are not yet due and payable.
(Comment: Not Survey Related)
3. Stream of water flows through premises hereon, subject to rights of other riparian owners abutting stream.
(Comment: Streams Plotted)
4. Rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Devereux Road (T-410), Park Lane, Fairview Road.
(Comment: Devereux Road, Park Lane, & Fairview Road Right-of-Ways Plotted)
5. Rights granted to Philadelphia Electric Company in
Misc. Deed Book 69 page 14;
(Comment: Along East Side of Devereux Road – Plotted)
Misc. Deed Book 70 page 167;
(Comment: Along East Side of Devereux Road – Plotted)
Misc. Deed Book 112 page 329;
(Comment: Along West Side of Devereux Road – Plotted)
Misc. Deed Book 125 page 578;
(Comment: Anchor & Guy, Does Not Affect Subject Property – Located on Devereux Road 750' North of Creek Road)
Misc. Deed Book 138 page 305;
(Comment: Along Southeast Side of Fairview Road – Location Unknown)
Misc. Deed Book 138 page 307;
(Comment: Along Southeast Side of Fairview Road – Plotted)
Misc. Deed Book 189 page 441;
(Comment: Along Northwest Side of Devereux Road – Plotted)
Record Book 2048 page 579;
(Comment: Along Lexington Manor – Plotted)
Record Book 2218 page 22;
(Comment: Along Southeast Side of Fairview Road – Plotted)
Record Book 3565 page 873.
(Comment: Along West Side of Devereux Road – Plotted)
6. Rights granted to Bell Telephone Company in Record Book 2694 page 319.
(Comment: Anchor & Guy, Does Not Affect Subject Property – Located on Devereux Road at Pole #89330)
7. Perpetual right of way or servitude over premises as set forth in Order Vesting Title for pipeline rights, dated December 2, 1946, Civil Action No. 2936 in the District Court of the United States for the Eastern District of Pennsylvania, a copy thereof recorded 12/4/1946 in Deed Book G-22 Vol. 529 page 217.
(Comment: Plotted)
8. Rights granted to Defense Plant Corp. by the Devereux Foundation recorded 1/21/1943 in Misc. Deed Book 81 page 55.
(Comment: Texas Eastern Pipeline plotted – Company asserts 25 feet from center of each pipe where easement width is unspecified)
9. Deed of Easement for Required Right-of-Way Area and Temporary Easement for Construction, made by and between The Devereux Foundation and Wallace Township as in Record Book 781 page 468.
(Comment: Park Lane Legal Right-of-Way Line at Bridge over East Branch Brandywine Creek Plotted per Plan Reference 18)
10. Rights granted to Texas Eastern Transmission Corporation in:
Record Book 1529 page 187
(Comment: Plotted)
and Record Book 1645 page 416.
(Comment: Plotted)
11. The Declaration of General Conditions for Covenants in Chester County in Misc. Deed Book 240 page 335,
(Comment: Not Survey Related)
and Contract and Covenant pursuant thereto in Chester County in Record Book 3399 page 416.
(Comment: Not Survey Related)
12. Resolution No. 94-7, Agricultural security District as recorded 6-28-1994 in Record Book 3775 page 1957.
(Comment: Not Survey Related)
13. Resolution No. 97-5, Resolution readopting the Wallace Township Agricultural Security District recorded 1-28-1997 in Record Book 4134 page 1685.
(Comment: Not Survey Related)
14. Resolution No. 01-16 Agricultural Security District as recorded in record Book 5188 page 188.
(Comment: Not Survey Related)
15. Declaration made by Joseph E. Heim, III and Patricia J. Heim, his wife recorded in Record Book 5394 page 1497.
(Comment: Not Survey Related – Annexes Tax Map Parcel 31-4-59 (Lot No. 4), Tax Map Parcel 31-4-58.1 (Lot No. 2), and part of Tax Map Parcel 31-4-58 (Lot No. 3) as a singular parcel, leaving Parcel No. 1 as a seperate and distinct parcel per Plan Reference 19)
16. Application for Use Value Assessment of Land for Real Estate Tax Purposes under Act 319 as recorded in Record Books 4210 page 1201, 4261 page 1858, 4261 page 2158, 4273 page 95 and 5305 page 850.
(Comment: Not Survey Related)
17. Rights as to 50 feet wide right-of-way retained by the grantors for access to their other lands, as recorded in deed between Kenneth R. Comstock, Jr. and Janice G. Comstock, husband and wife and Kenneth R. Comstock, Jr. Executor of the Estate of Kathryn M. Comstock, deceased to Joseph E. Heim, III and Patricia J. Heim, husband and wife in Record Book 5864 page 2127.
(Comment: Plotted)
18. Easement of 50 feet wide right-of-way (the proposed extension of Lexington Manor) which right-of-way serves as access to the public road from land of Stephen Przyuski, et ux and from land of E.A. Melo, et ux, as in Record Book 5864 page 2127.
(Comment: Plotted)
19. Conditions disclosed by survey made by K.R. Comstock, Jr. Reg. Land Surveyor dated 6-20-1991 last revised 8-23-1991 Recorded Plan 11380:-Texas Eastern Pipeline right-of-way and setback lines, approx. location of field lane, building setback line, proposed R/W width of Devereux Road, notes.
(Comment: See Plan Reference 19)
20. Conditions disclosed by survey made by K.R. Comstock, Jr. Reg. Land Surveyor dated 5-22-1995 last revised 9-30-1995 Recorded Plan 13162
(Comment: See Plan Reference 20)
and revised 9-25-2000 recorded as Plan 15649:-notes and conditions.
(Comment: See Plan Reference 21)

Additional Items:

1. Subject to Wallace Township Sewer Easement for 2 1/2" Dia. Pvc Sanitary Sewer Force Main Crossing UPI# 31-4-60.1

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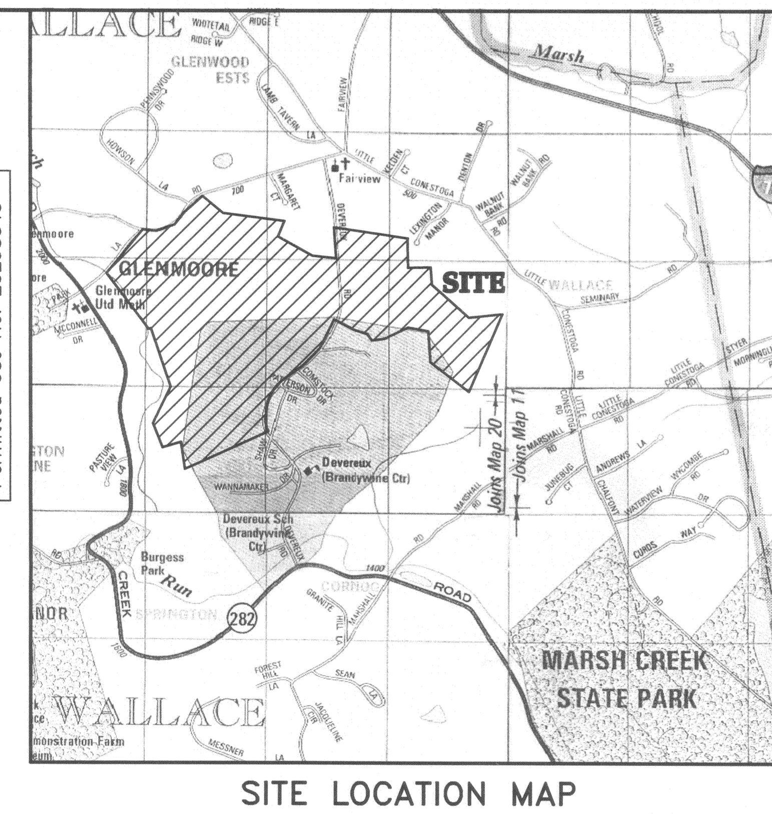

SITE LOCATION MAP

SCALE 1"=2000'

0' 1000' 2000' 4000' 6000' 8000'

GENERAL NOTES

1) OWNERS:
JOSEPH E. HEIM, III & PATRICIA J. HEIM
100 DEVEREUX ROAD
GLEN MOORE, PA. 19343

DEED REFERENCES:
UPI# 31-4-58.0 – RB 4733, PG 1082
UPI# 31-4-58.1 – RB 3971, PG 2213
UPI# 31-4-59.0 – RB 3884, PG 1239
UPI# 31-4-60.0 – RB 4969, PG 2381
UPI# 31-4-73.0 – RB 5864, PG 2127
UPI# 31-4-73.1 – RB 556, PG 398
UPI# 31-4-73.4 – RB 2652, PG 122

AREA: 287.816 ACRES (GROSS)

2) RETTEW ASSOCIATES PERFORMED A BOUNDARY SURVEY OF THE PROPERTY IN SEPTEMBER & OCTOBER 2007. HORIZONTAL ORIENTATION IS PENNSYLVANIA STATE PLANE (SOUTH ZONE) COORDINATE SYSTEM ACCORDING TO NAD-83/92 AS ESTABLISHED PER G.P.S. OBSERVATIONS BY RETTEW ASSOCIATES, INC., LANCASTER, PA. IN SEPTEMBER 2007.

TOPOGRAPHY PHOTOGRAMMETRICALLY COMPILED BY PROMAPS, MOORESTOWN, NJ FROM AERIAL PHOTOGRAPHY DATED 1984. ELEVATIONS ARE NAVD-88 AS ESTABLISHED PER G.P.S. OBSERVATIONS BY RETTEW ASSOCIATES, INC., LANCASTER, PA. IN SEPTEMBER 2007.

SITE BENCH MARK: CHISELED "X" IN CONCRETE SOUTHWEST BRIDGE WALL, BRIDGE OVER BRANDYWINE CREEK ON MARSHALL ROAD
ELEVATION: 365.03'
DATUM: NAVD-88

3) THIS PROPERTY LIES PARTIALLY WITHIN ZONE 'X' – OTHER AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR FLOODPLAIN), AND PARTIALLY WITHIN FLOOD ZONE 'AE' – SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOODPLAIN (100-YEAR FLOOD); BASE FLOOD ELEVATIONS DETERMINED), AND PARTIALLY WITHIN ZONE 'X' – OTHER FLOOD AREAS OF 0.2% ANNUAL CHANCE FLOOD (500-YEAR FLOOD); AREAS OF 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER FEDERAL EMERGENCY MANAGEMENT AGENCY – FLOOD INSURANCE RATE MAP CHESTER COUNTY, PA (ALL JURISDICTIONS) COMMUNITY-PANEL NUMBER 85 OF 380, MAP NUMBER 42029C0085F, EFFECTIVE DATE: 11/20/1996, MAP REVISED 9/29/2006.

4) THE ROAD RIGHT-OF-WAYS SHOWN ARE ONLY GRAPHICAL REPRESENTATIONS, EXCEPT THOSE THAT DEFINE A PROPERTY TITLE LINE.

5) JURISDICTIONAL WETLAND DELINEATION CONDUCTED BY WHEELER ENVIRONMENTAL SERVICES, BOYERTOWN, PA SEPTEMBER 2007 SURVEYED BY RETTEW ASSOCIATES IN SEPTEMBER & OCTOBER 2007.

ALTA/ACSM LAND TITLE CERTIFICATION

To Valhalla Brandywine Partners, L.P., Albert M. Greenfield and Company, Joseph E. Heim, III & Patricia J. Heim, and Commonwealth Land Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 8, 9, 10, 11B, 13, 14, 15, 16, 17 & 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Pennsylvania, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

By: Geoffrey Kurtz
Geoffrey Kurtz
Registration No. 26122-E

Dated: 1/7/08

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

FOR RETTEW ASSOCIATES BY:

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SCALE
AS NOTED

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FOR
VALHALLA BRANDYWINE PARTNERS, L. P.
WALLACE TOWNSHIP CHESTER COUNTY, PENNSYLVANIA

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