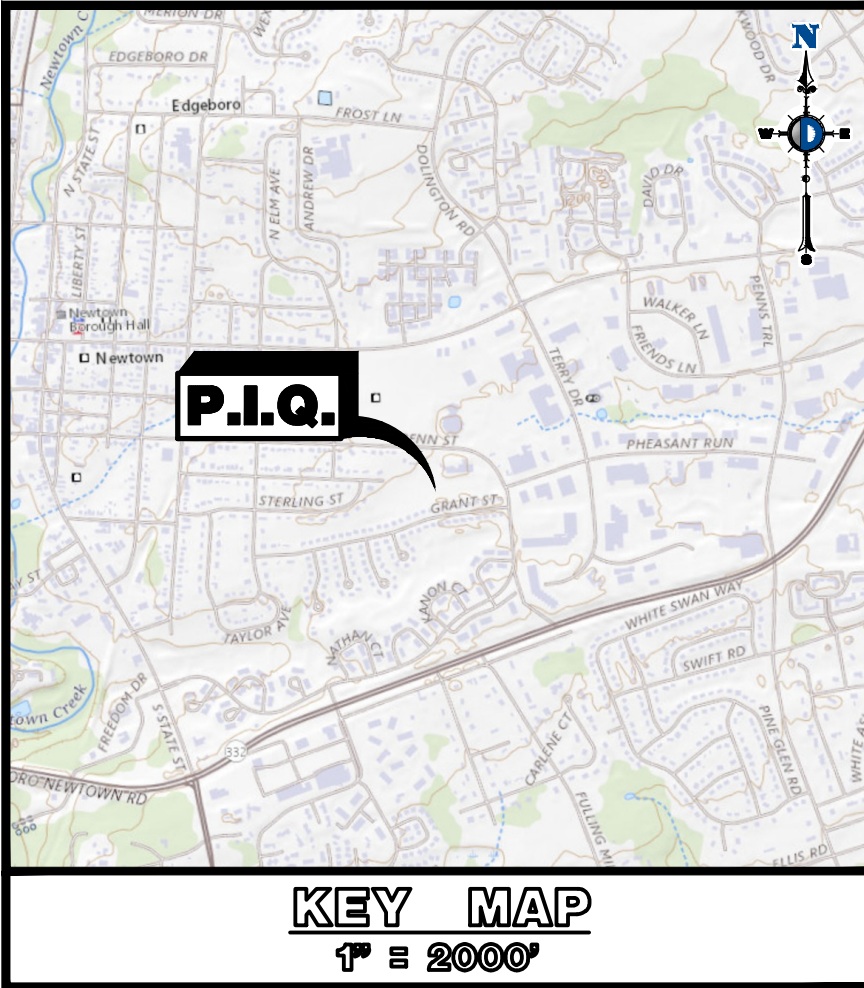


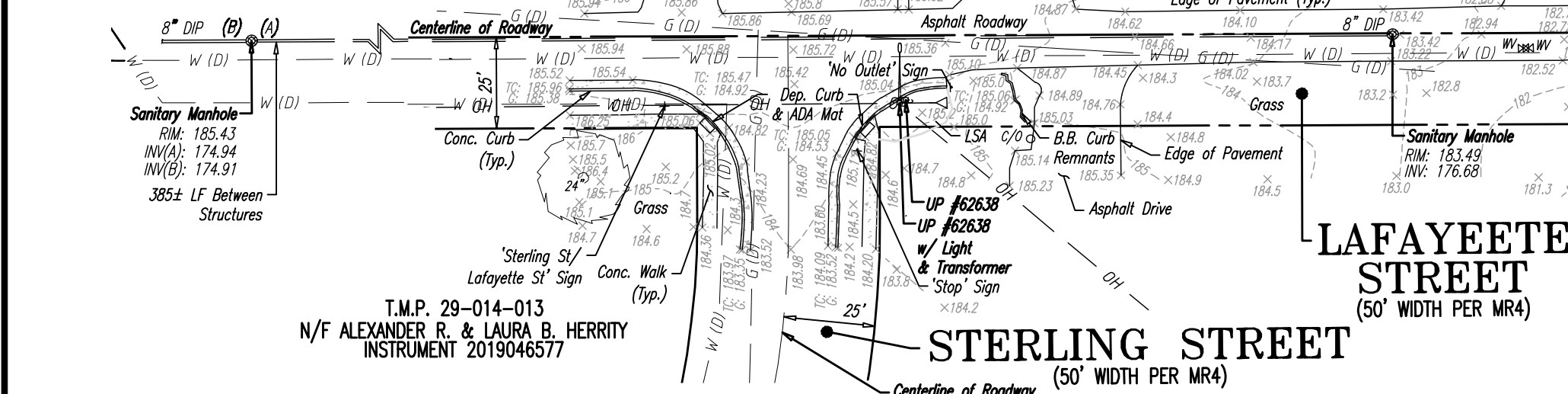


MAP REFERENCES

- A PLAN ENTITLED "FINAL RECORD PLAN, NEWTON GATE TOWNSHIP OF NEWTOWN, BUCKS COUNTY, PENNSYLVANIA," FILED IN THE BUCKS COUNTY CLERKS OFFICE ON 03/17/1988 AS MAP #244-33.
- A PLAN ENTITLED "FINAL PLAN OF SECTION 4, NEWTON INDUSTRIAL COMMONS, NEWTON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA," PREPARED BY TRI-STATE ENGINEERS & LAND SURVEYORS, INC., DATED 03/16/1970 AND REVISED THROUGH 04/01/1970, FILED IN THE BUCKS COUNTY CLERKS OFFICE ON 04/07/1970 AS MAP #75-16.
- A PLAN ENTITLED "FINAL PLAN OF SECTION 3, NEWTON INDUSTRIAL COMMONS, NEWTON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA," PREPARED BY TRI-STATE ENGINEERS & LAND SURVEYORS, INC., DATED 01/13/1969, FILED IN THE BUCKS COUNTY CLERKS OFFICE ON 03/10/1969 AS MAP #64-34.
- A PLAN ENTITLED "FINAL PLAN OF TAYLOR HEIGHTS, NEWTON TWP. AND NEWTON BORO, BUCKS CO. PENNA. DEVELOPED BY RAYMOND S. TAYLOR, LINCOLN AVE., NEWTON, PA. PREPARED BY PICKERING CORP. & SUMMERSON CIVIL ENGINEERS & SURVEYORS, SHEET 1 OF 6, DATED 11/28/1958, FILED IN THE BUCKS COUNTY CLERKS OFFICE ON 01/08/1960 AS MAP #19-32.
- A PLAN ENTITLED "PLAN MADE FOR BOWLER BROS., NEWTON BORO & TWP., BUCKS COUNTY, PA., FILED IN THE BUCKS COUNTY CLERKS OFFICE AS MAP #13-22.
- A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, LAW SCHOOL ADMISSION COUNCIL, INC., T.M.P.'S 29-010-032 & 29-010-032-002, TOWNSHIP OF NEWTOWN, BUCKS COUNTY, PENNSYLVANIA, PREPARED BY DYNAMIC SURVEY, DATED 06/28/2023.
- PECO GAS MAPPING OBTAINED 1/15/2026 VIA ONE CALL - SERIAL NUMBER 20260143201.
- NEWTOWN ARTISAN WATER COMPANY MAPPING OBTAINED 1/19/2026 VIA ONE CALL - SERIAL NUMBER 20260143201.
- NEWTOWN BUCKS COUNTY JOINT MUNICIPAL AUTHORITY SEWER MAPPING OBTAINED 1/19/2026.

DEED REFERENCES

- DEED BOOK 2605, PAGE 886 - PARCELS 29-010-032 & 29-010-032-002
- DEED BOOK 1054, PAGE 210 - PARCEL 29-010-032-001
- INSTRUMENT 2015015945 - PARCEL 29-010-032-003
- DEED BOOK 2873, PAGE 304 - PARCEL 29-014-001
- DEED BOOK 1790, PAGE 639 - PARCEL 29-047-007



GENERAL NOTES

- THE PARCEL NUMBERS SHOWN IN THE TITLE BLOCK ARE BASED ON THE ASSESSORS MAP OF THE TOWNSHIP OF NEWTOWN, BUCKS COUNTY, PENNSYLVANIA.
- VERTICAL DATUM - BASED ON DEED BOOK 2605, PG. 886
- HORIZONTAL DATUM - NAVD 88 (GEOID 12A), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON JUNE 2, 2023, UTILIZING THE LEICA RTK CORRS NETWORK.
- FIELD WORK PERFORMED BY DYNAMIC SURVEY ON JUNE 2 AND 5, 2023; SUPPLEMENTED ON JANUARY 5, 2026, 2026.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
- DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND THAT THE SHOWN UTILITIES MAY NOT COMPRISE ALL UTILITIES EITHER IN SERVICE OR ABANDONED RELATED TO THE SITE. ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON VISIBLE STRUCTURES OR UTILITY MARKOUT LINES. NOTES OTHERWISE, UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-424-7766.
- THE COLLECTION AND DEPICTION OF THE SUBSURFACE UTILITIES SHOWN HEREON ARE IN ACCORDANCE WITH STANDARD UTILITY QUALITY LEVEL GUIDELINES AS OUTLINED BELOW AND DEPICTED ON THE SURVEY BY LINE TYPES AS SHOWN IN THE DRAWING LEGEND.
- UTILITY QUALITY LEVEL A: HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED AND SURVEYED UTILITIES) AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT, MANUALLY INTRUSIVE EXCAVATION EQUIPMENT OR OTHER METHOD(S).
- UTILITY QUALITY LEVEL B: INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THIS INFORMATION IS SURVEYED AND REFERENCED INTO PLAN DOCUMENTS.
- UTILITY QUALITY LEVEL C: INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO UTILITY QUALITY LEVEL D INFORMATION.
- UTILITY QUALITY LEVEL D: INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECORDATIONS AND IS NOT FIELD VERIFIED.
- NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
- THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT ISSUED BY TRUSTED LAND TRANSFER LLC, AN ISSUING AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE NUMBER: 2025-PA-470, EFFECTIVE COMMITMENT DATE: DECEMBER 26, 2025.

TITLE COMMITMENT LEGAL DESCRIPTION

PREMISES A
ALL THAT CERTAIN TRACT OF LAND SITUATE IN NEWTOWN TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO AN OFFICE SURVEY AND PLAN THEREOF MADE BY EDWARD PICKERING, SRD, REGISTERED SURVEYOR, 803 LIBBY LANE, LANGHORNE, BUCKS COUNTY, PENNSYLVANIA, AS FOLLOWS:

BEGINNING AT A WILD CHERRY TREE AT A CORNER OF LAND NOW OR FORMERLY OF CLYDE AND INFORD LIFT IN LINE OF LAND OF JOHN THOMPSON, FORMERLY LWS P. SATTERWHITE ESTATE, AS SHOWN ON SAID PLAN; THENCE PASSING ALONG THE LINE OF JOHN THOMPSON'S LAND SOUTH 88 DEGREES 22 MINUTES WEST 525.60 FEET TO A CORNER OF LAND NOW OR FORMERLY OF CLYDE AND INFORD, THENCE ALONG THE LINE OF SAID LAND NORTH 03 DEGREES 35 MINUTES EAST 522.36 FEET TO A CORNER IN THE REAR LINE OF LOT NO. 4 ON A PLAN MADE FOR WILLIAM LAM, THENCE ALONG THE REAR LINE OF LOTS NOS. 4 AND 7 SOUTH 85 DEGREES 25 MINUTES EAST 147.76 FEET TO A CORNER OF LAND OF FRANK J. MOGAWIS, THENCE BY SAID LAND THE THREE FOLLOWING COURSES AND DISTANCES, W/2: (1) SOUTH 03 DEGREES 35 MINUTES WEST 151.80 FEET TO A CORNER, THENCE (2) SOUTH 85 DEGREES 25 MINUTES EAST 238.44 FEET TO A CORNER, THENCE (3) NORTH 03 DEGREES 35 MINUTES EAST 169.91 FEET TO A CORNER OF LAND OF CLARENCE J. DAVIS, THENCE ALONG THE SOUTHERLY LINE OF SAID LAND SOUTH 85 DEGREES 25 MINUTES EAST 120 FEET TO A CORNER IN LINE OF LAND NOW OR FORMERLY OF CLYDE AND INFORD LIFT, APPROX. THENCE PASSING ALONG THE LINE OF SAID LAND SOUTH 03 DEGREES 09 MINUTES WEST 410.65 FEET TO THE PLACE OF BEGINNING.

PREMISES B
ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF NEWTOWN, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 2 ON A PRELIMINARY PLAN OF LOTS MADE FOR ELSE DAVIS BY PICKERING, CURTIS AND SUMMERSON, CIVIL ENGINEERS AND SURVEYORS OF LANGHORNE, PENNSYLVANIA, ON THE 11TH DAY OF NOVEMBER A.D. 1955, AND DESCRIBED IN ACCORDANCE THEREWITH AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE MIDDLE LINE OF PENN STREET FORMERLY FILLING MILL ROAD (50 FEET WIDE) AT A CORNER OF OTHER LAND NOW OR LATE OF ELSE DAVIS; THENCE EXTENDING ALONG SAID MIDDLE LINE OF PENN STREET SOUTH 04°14'00" WEST TWENTY MINUTES EAST ONE HUNDRED TWENTY FEET MORE OR LESS TO A POINT; THENCE EXTENDING ALONG LAND NOW OR LATE OF CLYDE AND INFORD LIFT SOUTH THREE DEGREES NINE MINUTES EAST ONE HUNDRED SIXTY-SEVEN FEET MORE OR LESS TO A POINT; THENCE EXTENDING ALONG THE NORTHERLY LINE OF LOT NO. 3 ON SAID PLAN NORTH EIGHTY-FIVE DEGREES TWENTY-FIVE MINUTES WEST ONE HUNDRED TWENTY FEET MORE OR LESS TO A POINT; THENCE EXTENDING ALONG ADESSARD OTHER LAND OF ELSE DAVIS NORTH THREE DEGREES NINE MINUTES EAST ONE HUNDRED SIXTY-SEVEN FEET MORE OR LESS TO A POINT IN THE MIDDLE LINE OF PENN STREET BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH NEWTOWN CEMETERY ASSOCIATION BY DEED DATED 02/04/2001 AND RECORDED 02/15/2002 IN BUCKS COUNTY IN LAND RECORD BOOK 2605, PAGE 886 CONVEYED UNTO LAW SCHOOL ADMISSION COUNCIL, INC., A DELAWARE NON-PROFIT CORPORATION, IN FEE.

SCHEDULE B - SECTION 2 EXCEPTIONS

- EASEMENTS, ENCROACHMENTS, OVERLAPS, SHORTAGES OF AREA, BOUNDARY LINE DISPUTES AND OTHER MATTERS AFFECTING TITLE THAT AN ACCURATE AND COMPLETE SURVEY WOULD DISCLOSE.
- RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY IN DEED BOOK 2677 PAGE 1114, AS SHOWN.
- RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE PREMISES WITHIN THE BOUNDS OF PENN STREET (PARCEL 29-010-032-002).
- PARCEL 29-010-032-002 IS AN INTERIOR TRACT OF GROUND AND MUST BE OWNED AND USED IN CONJUNCTION WITH PARCEL 29-010-032-002; OTHERWISE, ANY DOWNGRESS, EGRESS AND REGRESS IS NOT INSURED, AND COMPANY ASSUMES NO LIABILITY BY REASON THEREOF.

T.M.P. 29-010-032-005
N/F N/A
DB/PG. N/A

T.M.P. 29-010-032-004
N/F N/A
DB/PG. N/A

T.M.P. 29-010-032-003
N/F LARRY T. TROUTMAN
INSTRUMENT 2015015945

T.M.P. 29-010-032-001
N/F EDWARD & LOUISE OSBORN
DB. 1054, PG. 210

T.M.P. 29-014-001
N/F SUSAN ELIZABETH THOMPSON
DB. 2873, PG. 304

T.M.P. 29-014-002
N/F DONNA F. & MATTHEW R. ANTONI
INSTRUMENT 2023035437

T.M.P. 29-014-003
N/F JOHN A. MCKENNEY
DB. 1839, PG. 939

T.M.P. 29-014-046
N/F TRACY R. FOSTER
INSTRUMENT 2018080352

T.M.P. 29-014-045
N/F THOMAS & JEAN MURRAY
DB. 2058, PG. 163

T.M.P. 29-047-007
N/F MAH & DEBORA FREY
DB. 1790, PG. 639

T.M.P. 29-047-008
N/F GERALD & RITA LARK HALL
DB. 3098, PG. 1620

T.M.P. 29-047-009
N/F GERARD M. O'BRIEN
INSTRUMENT 2016005351

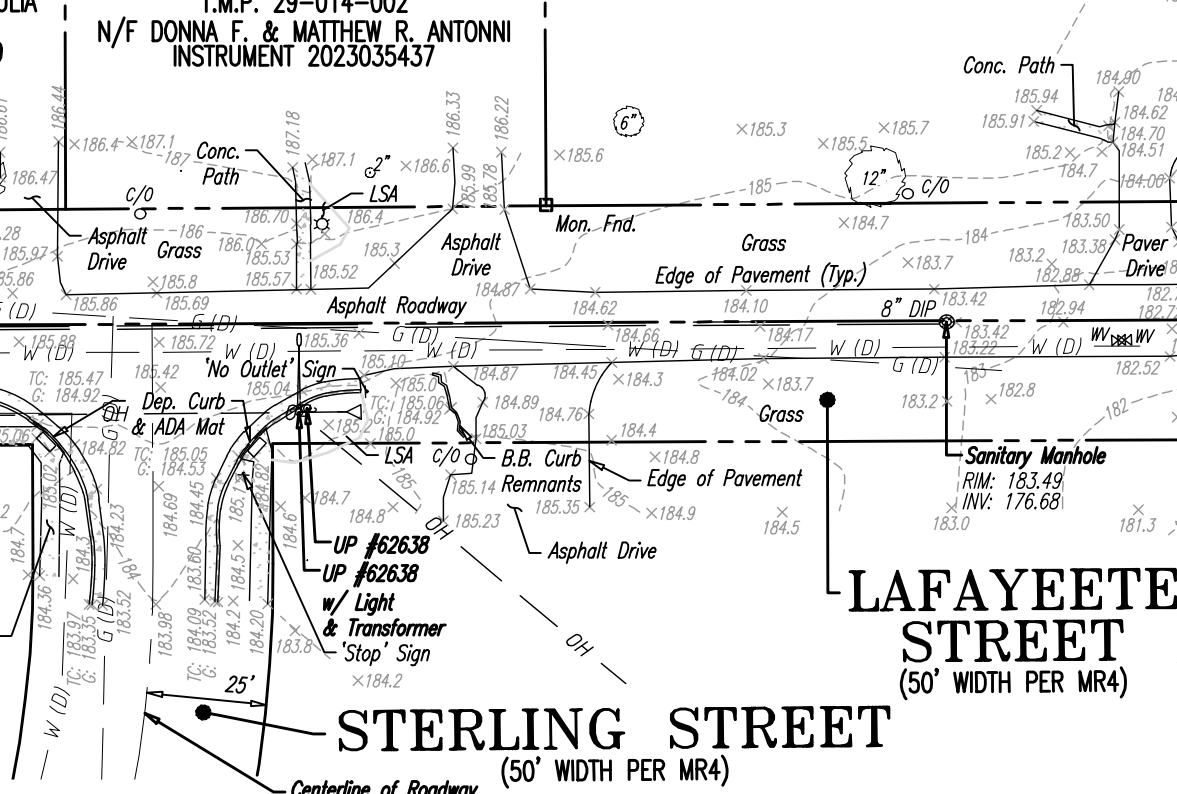
T.M.P. 29-047-010
N/F CHIN KUN KIM & BOO YI KIM
DB. 94, PG. 419

T.M.P. 29-047-011
N/F USA & STEPHAN PARIS
DB. 4180, PG. 1548

T.M.P. 29-047-012
N/F WILLIAM & WINA MARIA DEROSA
DB. 91, PG. 481

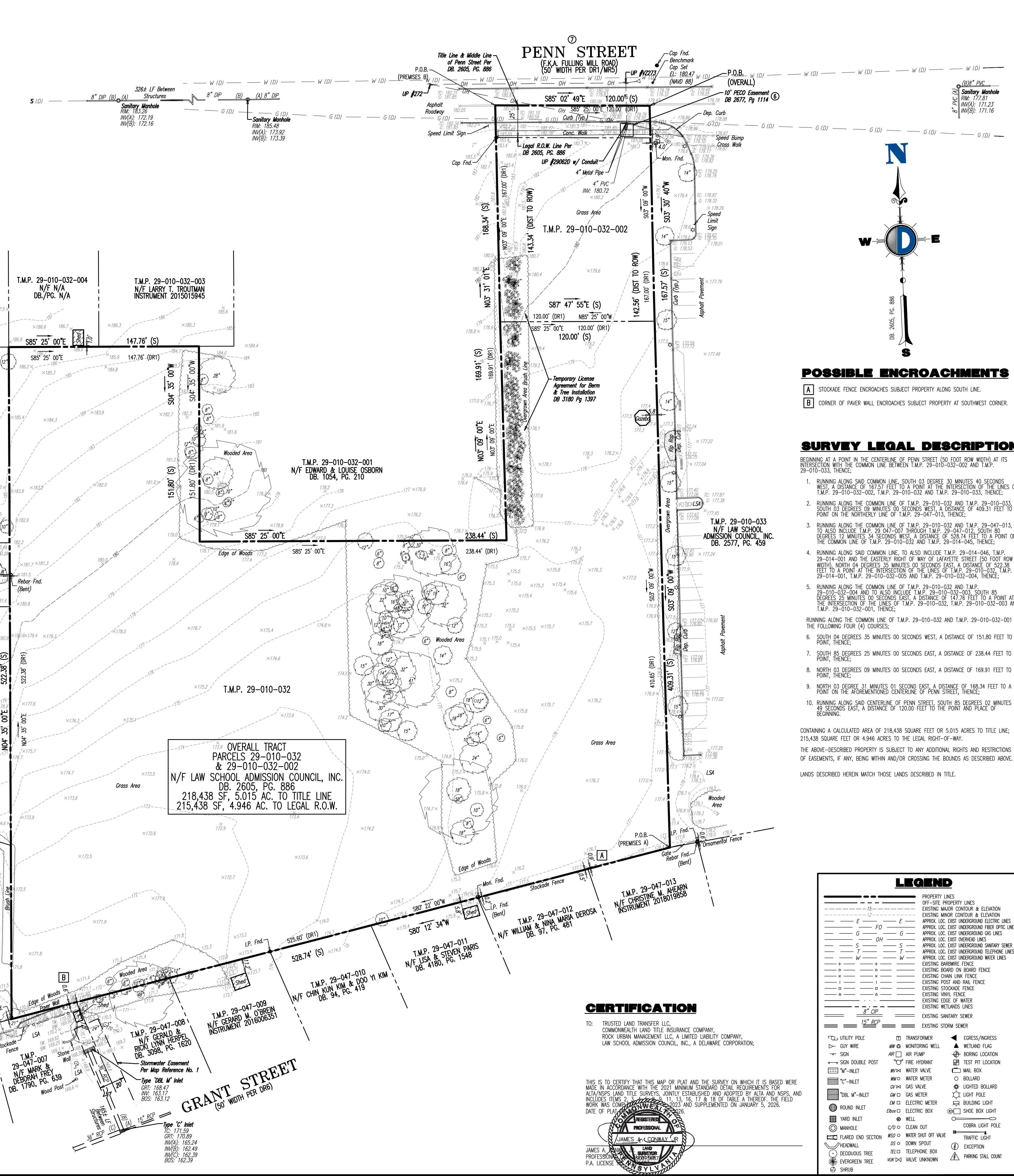
T.M.P. 29-047-013
N/F CHRISTOPHER W. AHEARN
INSTRUMENT 2018019658

T.M.P. 29-010-033
N/F LAW SCHOOL ADMISSION COUNCIL, INC.
DB. 2577, PG. 459



GENERAL NOTES

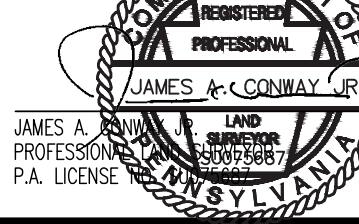
- THIS PLAN RELIES UPON THE NOTED TITLE POLICY TO IDENTIFY ALL DOCUMENTS OF RECORD FOR REVIEW IN CONNECTION TO THIS SURVEY.
- BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER: 2001202457X, COMMUNITY NAME: TOWNSHIP OF NEWTOWN, 421504, EFFECTIVE DATE: 03/21/2017.
- NO WETLANDS DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE EXISTENCE OR NONEXISTENCE OF WETLANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF PENNSYLVANIA AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
- NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF PENNSYLVANIA AS TIDELANDS.
- THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
- VESTING DEED DESCRIPTION DOES NOT MATHEMATICALLY CLOSE BY 2.84".
- PARKING SPACE COUNT: 0 TOTAL SPACES. NO DELINEATED PARKING ON-SITE.
- SUBJECT PROPERTY HAS DIRECT ACCESS TO PENN STREET AND LAFAYETTE STREET, BOTH OF WHICH ARE PUBLIC RIGHTS OF WAY.
- NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING DISTRICT OR OFFICE OF RECORD STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ONLY COPIES OF THE ORIGINAL SURVEY WITH AN ORIGINAL LAND SURVEYOR'S EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED VALID. SIGNATURE AND IMPOSED SEAL SIGNIFY THAT THIS CERTIFICATION WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE PA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE CERTIFICATION IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTIONS. LITIGATED CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. UNAUTHORIZED ALTERATION OR ADDITION TO A CERTIFICATION BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW. PROPERTY SUBJECT TO DOCUMENTS OF RECORD.



CERTIFICATION

TO: TRUSTED LAND TRANSFER LLC,
COMMONWEALTH LAND TITLE INSURANCE COMPANY,
ROCK URBAN MANAGEMENT LLC, A LIMITED LIABILITY COMPANY,
LAW SCHOOL ADMISSION COUNCIL, INC., A DELAWARE CORPORATION;

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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 11, 15, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED AND SUPPLEMENTED ON JANUARY 5, 2026.



LEGEND

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------|------------------------------------|------------------------------------|---|--|--|---|--|--|-------------------------|-------------------------------|---------------------------|------------------------------|-------------------------|----------------------|------------------------|-------------------------|-------------------------|-----------------|-------------------|----------|-------------|-----------------|------------|----------------|-----------------|-------------------|------------|---------------|-----------|-------------|
| PROPERTY LINES | EXISTING MAJOR CONTOUR & ELEVATION | EXISTING MINOR CONTOUR & ELEVATION | APPROX. LOC. EXIST UNDERGROUND ELECTRIC LINES | APPROX. LOC. EXIST UNDERGROUND FIBER OPTIC LINES | APPROX. LOC. EXIST UNDERGROUND GAS LINES | APPROX. LOC. EXIST UNDERGROUND SANITARY SEWER LINES | APPROX. LOC. EXIST UNDERGROUND TELEPHONE LINES | APPROX. LOC. EXIST UNDERGROUND WATER LINES | EXISTING BARBERIE FENCE | EXISTING BOARD ON BOARD FENCE | EXISTING CHAIN LINK FENCE | EXISTING POST AND RAIL FENCE | EXISTING STOCKADE FENCE | EXISTING VINYL FENCE | EXISTING EDGE OF WATER | EXISTING WETLANDS LINES | EXISTING SANITARY SEWER | | | | | | | | | | | | | |
| EXISTING STORM SEWER | TRANSFORMER | MONITORING WELL | AIR PUMP | FIRE HYDRANT | WATER VALVE | WATER METER | GAS VALVE | GAS METER | ELECTRIC METER | ELECTRIC BOX | WELL | CLEAN OUT | METER SHUT OFF VALVE | DOWN SPOUT | TELEPHONE BOX | VALVE UNKNOWN | EGRESS/INGRESS | BORING LOCATION | TEST PIT LOCATION | MAIL BOX | WATER METER | LIGHTED BOLLARD | LIGHT POLE | BUILDING LIGHT | SHADE BOX LIGHT | CORNER LIGHT POLE | EXCAVATION | TRAFFIC LIGHT | EXCEPTION | STAKE COUNT |

DYNAMIC
ENGINEERING & SURVEY

SURVEY LEGEND:

(MR)	MAP REFERENCE	CONC. MONUMENT FND
(DR)	DEED REFERENCE	CONC. MONUMENT SET
(S)	SURVEY	LP / LB SET
(BOS)	BOTTOM OF STRUCTURE	STAKE FND
(TOS)	TOP OF STRUCTURE	PK NAIL FND
(AMA)	ALSO KNOWN AS	SURVEY STONE FND
(FKA)	FORMERLY KNOWN AS	SURVEY CAP FND
(C/L)	CENTERLINE	PK NAIL FND
LSA	LANDSCAPE AREA	PK NAIL FND
× 0.00	SPOT ELEVATIONS	DRILL HOLE FND
× 6.00	CUTTER ELEV.	DRILL HOLE SET
× 10.00	TOP OF CURB ELEV.	SURVEY STONE FND
× 0.00	FINISH FLOOR ELEV.	SURVEY CAP FND
× 6.00	GARAGE FLOOR ELEV.	CROSS CUT FND
× 0.00	BOTTOM OF WALL ELEV.	CROSS CUT SET
× 0.00	TOP OF WALL ELEV.	P.O.B. POINT OF BEGINNING
× 0.00	WATER SURFACE ELEV.	

POSSIBLE ENCROACHMENTS

A STOCKADE FENCE ENCROACHES SUBJECT PROPERTY ALONG SOUTH LINE.

B CORNER OF PAPER WALL ENCROACHES SUBJECT PROPERTY AT SOUTHWEST CORNER.

SURVEY LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE CENTERLINE OF PENN STREET (50 FOOT ROW WIDTH) AT ITS INTERSECTION WITH THE COMMON LINE BETWEEN T.M.P. 29-010-032-002 AND T.M.P. 29-010-033, THENCE;

- RUNNING ALONG SAID COMMON LINE, SOUTH 03 DEGREE 30 MINUTES 40 SECONDS WEST, A DISTANCE OF 161.57 FEET TO A POINT AT THE INTERSECTION OF THE LINES OF T.M.P. 29-010-032-002, T.M.P. 29-010-032 AND T.M.P. 29-010-033, THENCE;
- RUNNING ALONG THE COMMON LINE OF T.M.P. 29-010-032 AND T.M.P. 29-010-033, SOUTH 03 DEGREES 09 MINUTES 00 SECONDS WEST, A DISTANCE OF 408.31 FEET TO A POINT ON THE NORTHERLY LINE OF T.M.P. 29-047-013, THENCE;
- RUNNING ALONG THE COMMON LINE OF T.M.P. 29-010-032 AND T.M.P. 29-047-013, TO ALSO INCLUDE T.M.P. 29-047-007 THROUGH T.M.P. 29-047-012, SOUTH 80 DEGREES 12 MINUTES 34 SECONDS WEST, A DISTANCE OF 628.74 FEET TO A POINT ON THE COMMON LINE OF T.M.P. 29-010-032 AND T.M.P. 29-014-045, THENCE;
- RUNNING ALONG SAID COMMON LINE, TO ALSO INCLUDE T.M.P. 29-014-046, T.M.P. 29-014-001 AND THE EASTERLY RIGHT OF WAY OF LAFAYETTE STREET (50 FOOT ROW WIDTH), NORTH 04 DEGREES 35 MINUTES 00 SECONDS EAST, A DISTANCE OF 522.36 FEET TO A POINT AT THE INTERSECTION OF THE LINES OF T.M.P. 29-010-032, T.M.P. 29-014-001 AND T.M.P. 29-010-032-005 AND T.M.P. 29-010-032-004, THENCE;
- RUNNING ALONG THE COMMON LINE OF T.M.P. 29-010-032 AND T.M.P. 29-010-032-002, SOUTH 85 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 147.76 FEET TO A POINT AT THE INTERSECTION OF THE LINES OF T.M.P. 29-010-032, T.M.P. 29-010-032-003 AND T.M.P. 29-010-032-001, THENCE;
- RUNNING ALONG THE COMMON LINE OF T.M.P. 29-010-032 AND T.M.P. 29-010-032-001 THE FOLLOWING FOUR (4) COURSES;
- SOUTH 04 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 151.80 FEET TO A POINT, THENCE;
- SOUTH 85 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 238.44 FEET TO A POINT, THENCE;
- NORTH 03 DEGREES 09 MINUTES 00 SECONDS EAST, A DISTANCE OF 169.91 FEET TO A POINT, THENCE;
- NORTH 03 DEGREE 31 MINUTES 01 SECOND EAST, A DISTANCE OF 168.34 FEET TO A POINT ON THE ABOVE-MENTIONED CENTERLINE OF PENN STREET, THENCE;
- RUNNING ALONG SAID CENTERLINE OF PENN STREET, SOUTH DEGREES 02 MINUTES 49 SECONDS EAST, A DISTANCE OF 1200.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING A CALCULATED AREA OF 218,438 SQUARE FEET OR 5.015 ACRES TO TITLE LINE; 215,438 SQUARE FEET OR 4.946 ACRES TO THE LEGAL RIGHT-OF-WAY.

THE ABOVE-DESCRIBED PROPERTY IS SUBJECT TO ANY ADDITIONAL RIGHTS AND RESTRICTIONS OF EASEMENTS, IF ANY, BEING WITHIN AND/OR CROSSING THE BOUNDS AS DESCRIBED ABOVE.

LANDS DESCRIBED HEREIN MATCH THOSE LANDS DESCRIBED IN TITLE.

PROJECT:

DELUCA CONSTRUCTION

T.M.P.'S 29-010-032 & 29-010-032-002

662 PENN STREET
TOWNSHIP OF NEWTOWN,
BUCKS COUNTY, PENNSYLVANIA

CRAIG BLACK
PROFESSIONAL
LAND SURVEYOR
PENNSYLVANIA LICENSE NO. 53075648

TITLE:

**ALTA/NSPS
LAND TITLE SURVEY**

PROJECT No:	4709 26-02352	SCALE:	1"=40'	DATE:	06/23/2026
DRAWN BY:	RLC/JAB	FIELD BY:	MK/SJS/JRH/JRS	CHECKED BY:	JRS
SHEET No:	1	Rev. #:			