

EXECUTION VERSION

AGREEMENT OF SALE

THIS AGREEMENT OF SALE (the "Agreement") is made as of this 17<sup>th</sup> day of June, 2016 (the "Effective Date") between CREBILLY FARM FAMILY ASSOCIATES, L.P., a Pennsylvania limited partnership (the "LP Seller"), as well as the following individuals: DAVID M. ROBINSON ("David"), LAURIE S. ROBINSON ("Laurie") and DAVID G. ROBINSON ("Geoff"; David, Laurie and Geoff are each hereafter referred to individually as an "Individual Seller" and collectively as the "Individual Sellers", as applicable), all of the foregoing having an address at 501 West Street Road, West Chester, PA 19382 (the LP Seller and the Individual Sellers individually or collectively, as applicable, "Seller"), and TOLL PA XVIII, L.P., a Pennsylvania limited partnership, having an address at 250 Gibraltar Road, Horsham, PA 19044, or its nominee ("Buyer"). Buyer and Seller are each hereafter referred to individually as a "Party" and collectively as the "Parties."

WITNESSETH:

WHEREAS, LP Seller is the fee simple owner of those certain parcels of land consisting of approximately 308.97± acres and the improvements thereon located in Westtown Township, Chester County, Commonwealth of Pennsylvania and known as UPI Nos. 67-4-29, 67-4-29.2, 67-4-29.3, 67-4-29.4, 67-4-30, 67-4-31, 67-4-32, 67-4-33 and 67-4-33.1 (collectively, the "LP Seller Land").

WHEREAS, David and Laurie are husband and wife and the fee simple owners as joint tenants by the entireties of that certain parcel of land consisting of approximately 15.3± acres and the improvements thereon located in Westtown Township, Chester County, Commonwealth of Pennsylvania and known as UPI No. 67-4-134 (the "David/Laurie Land").

WHEREAS, Geoff is the fee simple owner of that certain parcel of land consisting of approximately 6± acres and the improvements thereon located in Westtown Township, Chester County, Commonwealth of Pennsylvania and known as UPI No. 67-4-29.1 (the "Geoff Land"; the Geoff Land, the David/Laurie Land and the LP Seller Land are hereinafter referred to collectively as the "Land"). Attached as Exhibit "A" is a chart setting forth the UPI Nos. for the various parcels comprising the Land and the corresponding legal descriptions for such UPI Nos., which legal descriptions are attached as Exhibits "A-1" through "A-5".

WHEREAS, Seller desires to sell or cause to be sold to Buyer, and Buyer desires to purchase, a portion of the Land consisting of approximately 322.57± acres (collectively, the "Premises"), and Buyer intends to develop the Premises

[REDACTED]

Exhibit A-5

IN WITNESS WHEREOF, the Parties hereto have hereunto set their hands and seals the day and year first above written.

**BUYER:**

**TOLL PA XVIII, L.P.**

**By: TOLL PA GP CORP., its general partner**

By: 

Name: Andrew Semon

Title: Dix Pres

Date of Execution: 6/17/16

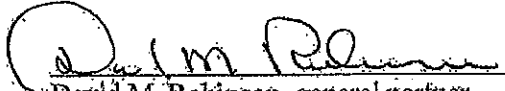
*[Signatures continued on next page.]*

[SIGNATURE PAGE TO CEBILLY AGREEMENT OF SALE]


[Signatures continued from previous page.]

**SELLER:**

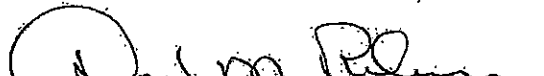
**CREBILLY FARM FAMILY ASSOCIATES, L.P.**

  
David M. Robinson, general partner

Date of Execution: 6-17-16

  
James K. Robinson III, general partner

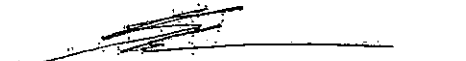
Date of Execution: 6-17-16

  
David M. Robinson, individually

Date of Execution: 6-17-16

  
Laurie S. Robinson, individually

Date of Execution: 6-17-16

  
David G. Robinson, individually

Date of Execution: 6-17-16

[SIGNATURE PAGE TO CREBILLY AGREEMENT OF SALE]

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LAND

LP SELLER LAND

Exhibit "A-1" – Legal Description for UPI No. 67-4-29.2

Exhibit "A-2" – Legal Description for UPI Nos. 67-4-30; 67-4-31; 67-4-32; 67-4-33; and 67-4-33.1

Exhibit "A-3" – Legal Description for UPI Nos. 67-4-29; 67-4-29.3; and 67-4-29.4

DAVID/LAURIE LAND

Exhibit "A-4" – Legal Description for UPI No. 67-4-134

GEOFF LAND

Exhibit "A-5" – Legal Description for UPI No. 67-4-29.1

EXHIBIT "A-1"

LEGAL DESCRIPTION FOR UPI 67-4-29.2

ALL THAT CERTAIN parcel of land, situate on the east side of south New Street (T-444) and the south side of Pleasant Grove Road (T-359) in Westtown Township, Chester County, Pennsylvania, bounded and described according to an Act 515 Plan prepared for James K. Robinson, Jr. by Yerkes & Associates, Inc., Consulting Engineers, dated April 27, 1987, last revised May 21, 1987, as follows, to wit:

BEGINNING at a point at the intersection of South New Street (T-444) and Pleasant Grove Road (T-359); thence extending along the centerline of Pleasant Grove Road the following three courses and distances: (1) North 68 degrees 42 minutes 00 seconds East 2,261.55 feet to a point, (2) North 74 degrees 20 minutes 00 seconds East 1,081.70 feet to a point, and (3) North 70 degrees 01 minutes 00 seconds East 244.00 feet to a point, a corner of Lot "E" on said plan, thence along said Lot "E" the following six courses and distances; (1) South 22 degrees 28 minutes 00 seconds East 253.82 feet to a point, (2) South 69 degrees 04 minutes 00 seconds West 872.07 feet to a point, (3) South 22 degrees 22 minutes 00 seconds East 227.74 feet to a point, (4) South 68 degrees 55 minutes 30 seconds West 463.10 feet to a point, (5) South 23 degrees 10 minutes 00 seconds East 315.70 feet to a point, and (6) South 24 degrees 57 minutes 00 second East 380.13 feet to a point, a corner of Lot "C" on said plan, thence along said Lot "C" south 68 degrees 13 minutes 25 seconds West 2275.55 feet to a point, a corner of lands now or formerly of David M. Robinson, thence along said land the following two courses and distances: (1) North 81 degrees 20 minutes 48 seconds West 104.47 feet to a point, and (2) North 86 degrees 47 minutes 38 seconds West 117.12 feet to a point in the centerline of South New Street thence along the centerline of South New Street the following four courses and distances: (1) North 14 degrees 25 minutes 34 seconds West 266.75 feet to a point, (2) North 15 degrees 01 minutes 16 seconds West 315.31 feet to a point, (3) North 21 degrees 38 minutes 54 seconds West 209.21 feet to a point, (4) North 09 degrees 44 minutes 37 seconds West 418.39 feet to the place of beginning.

CONTAINING 81,082 acres, be the same more or less.

BEING Lot "B" on the above-mentioned plan.

BEING the same premises which James K. Robinson, Jr. and Gay S. Robinson, his wife, by Deed bearing date the 30th day of December, 1997, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 4281, page 2062 et seq. granted and conveyed (a) 26.470685% unto James K. Robinson, III, and Dawnee Robinson, husband and wife, as tenants by the entireties; (b) 26.470685% unto David M. Robinson and Laurie S. Robinson, husband and wife, as tenants by entireties; and (c) 47.05863% unto James K. Robinson, Jr., and Gay S. Robinson, husband and wife, in fee.

TAX PARCEL NO. 67-4-29.2

**EXCEPTING THEREFROM AND THEREOUT:**

ALL that certain tract or parcel of ground with the improvements constructed thereon situate in the Township of Westtown, County of Chester, and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of subdivision prepared for David Robinson, dated August 28, 1997, as prepared by Jeffrey P. Turner, P.L.S., Spring City, Pennsylvania.

BEGINNING at a point in the bed of South New Street, said point being a corner of lands of David Robinson and lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, and Dawnee Robinson; thence from said point of BEGINNING along the title line in the bed of South New Street North 14 degrees 25 minutes 34 Seconds West 266.75 feet to a point; thence continuing North 15 degrees 01 minutes 16 Seconds West 213.43 feet to a point; thence in and through lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, and Dawnee Robinson, North 68 degrees 13 minutes 25 seconds East 877.63 feet to a point; thence continuing South 21 degrees 36 minutes 22 seconds East 578.88 feet to a point; thence along lands of James K. Robinson, Jr. and Gay S. Robinson, South 68 degrees 13 minutes 25 seconds West 733.90 feet to a point; thence along lands of David M. Robinson and Laurie S. Robinson, North 81 degrees 20 minutes 48 seconds West 104.17 feet to a point; thence continuing North 86 degrees 47 minutes 38 seconds West 117.12 feet to the first mentioned point and place of BEGINNING.

CONTAINING 0.864 acres more or less.

BEING a portion of Parcel "T" on the above-mentioned plan.

BEING the same premises which James K. Robinson, Jr., James K. Robinson and Dawnee Robinson, husband and wife, and David M. Robinson and Laurie S. Robinson, husband and wife, by Deed of Confirmation dated August 13, 1998, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 4401, page 1565 et seq, granted and conveyed unto granted and conveyed unto David M. Robinson and Laurie S. Robinson, husband and wife, in fee.

EXHIBIT "A-2"

LEGAL DESCRIPTION FOR UPI 67-4-30; 67-4-31; 67-4-32; 67-4-33; and 67-4-33.1

Premises A

ALL THAT CERTAIN tract of land, hereditaments and appurtenances SITUATE in Westtown Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, a corner of land belonging to Clarence O. Miller and in a line of land belonging to James K. Robinson, the Northwest corner of the Grantor's land; THENCE extending by said Robinson's land, North 62 degrees 30 minutes East, 528.00 feet to the center of the Old Wilmington Road; THENCE extending along said road, South 08 degrees 30 minutes East 13.00 feet to a point; THENCE along land of the Grantor, South 62 degrees 30 minutes East, 230.8 feet to a point; THENCE along Grantor's land South 28 degrees 30 minutes East 152.00 feet to an iron pin in line of land belonging to Clarence O. Miller, aforesaid, near the corner of land belonging to Carol W. Kleina; THENCE extending by said Miller's land, the next 2 courses and distances to wit: (1) South 62 degrees 30 minutes West, 297.2 feet to an iron pin, and (2) North 28 degrees 30 minutes West, 185.00 feet to the first mentioned point and place of beginning.

Premises B

ALL THAT CERTAIN tract of land, hereditaments and appurtenances SITUATE in Westtown Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone on the West side of Wilmington Road; thence by lands late of Patrick Garvey, South 62.50 degrees West, 32.00 perches to a post; thence by lands late of Albert Darlington, South 28.50 feet East, 10.00 perches to a post; thence by said lands and lands late of Mary Few, et al, North 62.50 degrees thence by same North 28.50 degrees West, 10.00 perches to the first mentioned place of beginning.

EXCEPTING AND RESERVING ALL that certain tract of land situate in the Township of Westtown, Chester County, Pennsylvania bounded and described as follows to wit:

BEGINNING at an iron pin, a corner of lands now or late of Clarence O. Miller in line of lands now or late of James K. Robinson, the Northwest corner of the herein described tract; thence extending by said lands of Robinson, North 62 degrees 30 minutes East, 528.00 feet the center of the Old Wilmington Road; thence extending along said road, South 28 degrees 30 minutes East 13.00 feet to a point; thence along lands of Ruth Roberts South 62 degrees 30 minutes East, 152.00 feet to an iron pin in line of lands now or late of Clarence O. Miller, aforesaid plus the corner of lands now or late of Carroll W. Kleina; thence by distances (1) South 62 degrees 30 minutes West, 297.20 feet to an iron pin, and (2) North 28 degrees, 30 minutes West, 185.00 feet to the first mentioned point and place of beginning.

BEING Known as No. 1142 Wilmington Pike.

Premises C

ALL THAT CERTAIN messuage and lot of land with the buildings and improvements thereon erected, hereditaments and appurtenances SITUATE in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone at the Southeasterly side of the road leading to Wilmington, a corner of lands late of William M. Taylor; thence along said lands South 62.50 degrees West 10.00 perches to a post; thence North 28 degrees West 4.00 perches to a corner in line of lands late of Elizabeth Cooper; thence along same North 62.80 degrees East 10.00 perches to a corner stone of said Cooper lot and by the Westerly side of the road, aforesaid; thence along same South 28 degrees East 4.00 perches to the first mentioned point and place of beginning.

ALL THAT CERTAIN tract or piece of land, hereditaments and appurtenances SITUATE in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post on the Southwest corner of lands now or late of Oscar Highfield and the corner of lands now or late of Andrew J. Taylor; thence by lands of said Highfield, North 28 degrees West 4.00 perches to the Northwest corner of lands said Highfield original tract and in

line of lands formerly of William Coburn, now or late of Richard Robert, thence along said lands South 62.50 degrees West 3.50 perches to a corner; thence extending along lands now or late of Andrew J. Taylor, of which this is a part, South 28 degrees East 4.00 perches to a new corner; thence North 62.50 degrees East 3.50 perches to the first mentioned point and place of beginning.

**Premises D**

ALL THAT CERTAIN message and lot or place of land SITUATE in the Township of Westtown, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a post in a road, a corner of land now or late of John Q. Taylor; thence along the said road North 28 degrees West, 8 perches, and South 62 1/2 degrees West, 10 perches, and North 28 degrees West 4 perches; thence by land now or late of the Misses-Few and William Coburn, South 62 1/2 degrees West, 22 perches to a post, and North 28 1/2 degrees West, 10 perches to a post in a line of land now or late of D. Cannan; thence by the same and land now or late of M. Brannan, South 62 1/2 degrees West, 22.2 perches to a post, a corner of land now or late of John Q. Taylor; thence by the same South 28 1/2 degrees East, 21.3 perches to a corner of land now or late of said John Q. Taylor; thence by the same North 62.1/2 degrees East, 49.2 perches to a post; thence South 28 degrees East, 10 feet to a post; thence North 62 1/2 degrees East, 4 perches to the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM:

ALL THAT CERTAIN lot or tract of land SITUATE in Westtown Township, Chester County, Pennsylvania, designated as Parcel 'C' on Subdivision Plan of Henry L. Bennett prepared by Edgar Laub, Registered Surveyor dated 5/17/84 and recorded in the Office of the Recorder of Deeds of Chester County as Plan #5020, bounded and described as follows:

BEGINNING at an iron pin, and Southwest corner of lands of Howard R. Yamall, Jr.; thence from said point of beginning, South 28 degrees 05 minutes 50 seconds East, 25.79 feet to an iron pin in the center of a 50 foot right of way; thence by said right of way center line, South 67 degrees 08 minutes 20 seconds West, 50 feet; thence by Parcel "B" South 67 degrees 08 minutes 20 seconds West, 306.74 feet to an iron pin in line of lands of J. K. Robinson, Jr., the following 2 courses and distances: (1) North 31 degrees 52 minutes 10 seconds West, 163.01 feet to an iron pin; thence (2) North 62 degrees 33 minutes 40 seconds East, 366.3 feet to an iron pin and corner of lands of H. R. Yamall, Jr.; thence by said H.R. Yamall, Jr., South 28 degrees East, 165 feet to the point of beginning.

TOGETHER with the following described easement and right-of-way: From the aforesaid point of beginning, North 75 degrees 57 minutes 40 seconds East, 304.7 feet; thence North 63 degrees 36 minutes 20 seconds East, 239.74 feet to the center of the Old Wilmington Road; thence by said road, South 28 degrees East, 50 feet; thence South 63 degrees 36 minutes 20 seconds West, 244.48 feet to an iron pin; thence South 75 degrees 57 minutes 40 seconds West, 303.24 feet to an iron pin; thence South 28 degrees 08 minutes 50 seconds West, 51.58 feet to the point of beginning.

**Premises E**

ALL THAT CERTAIN lot or tract situate in Westtown Township, Chester County, PA designated as Parcel "C" Registered Surveyor dated 5/17/1984 and recorded in the Office of the Recorder of Deeds of Chester County as Plan No. 5020, bounded and described as follows:

BEGINNING at an iron pin, and Southwest corner of lands of Howard R. Yamall, Jr., thence from said point of beginning, South 28 degrees 6 minutes 50 seconds East, 25.79 feet to an iron pin in the center of a 50 foot right-of-way center line, South 67 degrees 6 minutes West, 50 feet, thence



by Parcel "B", South 67 degrees 6 minutes 20 seconds West, 306.74 feet to an iron pin in line of lands of J.K. Robinson, Jr., the following 2 courses and distance (1) North 31 degrees 52 minutes 10 seconds West, 163.01 feet to an iron pin; thence (2) North 62 degrees 33 minutes 40 seconds East, 366.3 feet to an iron pin, and corner of lands of M. R. Yamall, Jr., thence by said M. R. Yamall, Jr., South 28 degrees East, 165 feet to the point of beginning.

TOGETHER with the following described easement and right-of-way: From the aforesaid point of beginning, North 75 degrees 57 minutes 40 seconds East, 304.7 feet; thence North 63 degrees 36 minutes 20 seconds East, 239.74 feet to the center of the Old Wilmington Road; thence by said road, South 28 degrees East, 50 feet; thence South 63 degrees 36 minutes 20 seconds West, 240.46 feet to an iron pin thence South 75 degrees 57 minutes 40 seconds West 303.24 feet to an iron pin; thence North 28 degrees 5 minutes 50 seconds West, 51.26 feet to the point and place of beginning.

Tax ID / Parcel No. 67-4-30 (A), 67-4-31 (B), 67-4-32 (C), 67-4-33 (D) and 67-4-33.1 (E).

As to Premises A

Being the same premises which Allan Peppelman and Paula Robinson, husband and wife by Deed dated 1-9-2008 and recorded 1-16-2008 in Chester County in Record Book 7347 Page 1163 conveyed unto Westminster Presbyterian Church of West Chester, in fee.

As to Premises B

Being the same premises which Larry V. Will and Anne M. DiFlore-Will, husband and wife by Deed dated 8-27-2008 and recorded 8-28-2008 in Chester County in Record Book 7607 Page 250 conveyed unto Westminster Presbyterian Church of West Chester, in fee.

As to Premises C

Being the same premises which Jerry W. Palma and E. Joan Palma, husband and wife by Deed dated 1-16-2008 and recorded 1-25-2008 in Chester County in Record Book 7353 Page 489 conveyed unto Westminster Presbyterian Church of West Chester, in fee.

As to Premises D

Being the same premises which The Henry L. Bennett, Sr. Revocable Living Trust by Deed dated 12-24-2007 and recorded 1-8-2008 in Chester County in Record Book 7341 Page 2156 conveyed unto Westminster Presbyterian Church of West Chester, in fee.

As to Premises E

Being the same premises which Michael A. Mazzarelli and Susan F. Mazzarelli, husband and wife by Deed dated 1-21-2008 and recorded 2-6-2008 in Chester County in Record Book 7361 Page 1401 conveyed unto Westminster Presbyterian Church of West Chester, in fee.

And the said Westminster Presbyterian Church of West Chester is now known as Westminster Presbyterian Church of the Borough of West Chester, a Pennsylvania Non-Profit Corporation.

EXHIBIT "A-3"

LEGAL DESCRIPTION FOR UPI 67-4-29; 67-4-29.3; and 67-4-29.4

ALL THAT CERTAIN message and tract of land SITUATE in Westtown Township, Chester County, Pennsylvania, bounded and described in accordance with a Survey thereof made by Thomas G. Colesworthy, County Surveyor, in December, 1927, as follows, viz:-

BEGINNING at an iron pin set in the middle of the Street Road, at a corner of land of V. DiFrancesco; thence extending along the middle of the Street Road and by land of L. Woodward and Edward Brinton South Sixty-eight degrees, four minutes West Two thousand six hundred and ninety feet to an iron pin set at the intersection of the middle of Birmingham Road; thence extending partly along the Birmingham Road by land of Christian Brinton North Twenty-three degrees, twenty-nine minutes West Seven hundred seventy-four and Sixty-one one-hundredths feet to a large green stone; thence still extending along Brinton's land North Sixty-three degrees, twenty-two minutes West one hundred twenty-four and seventy-five one hundredths feet to a corner of land belonging to M. and T. E. Farrell; thence extending along Farrell's land North Eighteen degrees, eight minutes, East Three hundred fifty-two and thirty-eight one-hundredths feet to a green stone, the last mentioned course crossing Birmingham Road; thence re-crossing Birmingham Road and still extending along land of Farrell North-Eighty-six degrees, thirty-eight minutes, thirty seconds West Eight hundred eighty-one and ninety-nine one-hundredths feet to a corner of land belonging to Christian Brinton; thence extending along the same the next four courses and distances, to wit: North Sixty-three degrees, twenty-two minutes West Five hundred fifty-one and two one-hundredths feet; thence South Eighty degrees, fifty-one minutes West One hundred and ninety-eight feet; thence crossing Radley Run South Thirteen degrees, three minutes East Twenty-three and one-tenth feet to an iron pin; thence South Eighty degrees, fifty-seven minutes West Fifty-seven and twenty-five one-hundredths feet to a limestone in a line of land belonging to Charles F. Mather; thence extending along Mather's land North Twenty-three degrees, ten minutes West Forty-five and sixty-five one-hundredths feet to a stone a corner of land of the Benjamin P. Sharpless Estate; thence extending along the Sharpless Estate North Twenty-three degrees, fifteen minutes, ten seconds West One thousand three hundred and sixty-nine and fifty-nine one-hundredths feet to an iron pin set in the middle of a public road leading Eastward to the West Chester and Wilmington Pike; thence extending along the middle of said Road by land of LeRoy Harvey North Sixty-six degrees, forty-six minutes East Eight hundred thirty-seven and one-tenth feet to a stone a corner of land belonging to J. N. Adam; thence still extending along the middle of said road by land of J. N. Adam North Sixty-eight degrees, forty-two minutes East Two thousand nine hundred ninety-nine and thirty-five one-hundredths feet to a limestone a corner of land belonging to Wilmer Weaver; thence still extending along the middle of said road by Weaver's land the next two courses and distances, to wit, North Seventy-four degrees, twenty minutes East One thousand eighty-one and seven-tenths feet to an iron pin; thence North Seventy degrees, one minute East two hundred and forty-four feet to an iron pin; thence leaving the road and extending along land belonging to the Estate of James F. Coburn the next five courses and distances, to wit: First passing over a stone set on line and sixteen and five-tenths feet South of the last mentioned corner, South Twenty-two degrees, twenty-eight minutes East Two hundred fifty three and eighty-two one-hundredths feet to a stone; thence

South Sixty-nine degrees, four minutes West Eight hundred seventy-two and seven one-hundredths feet to a stone; thence South Twenty-two degrees, twenty-two minutes East Two hundred twenty-seven and seventy-four one-hundredths feet to a stone; thence South Sixty-eight degrees, fifty-five minutes, thirty seconds West Four hundred sixty-three and one-tenth feet to a stone; thence South twenty-three degrees, ten minutes East Three hundred fifteen and seven-tenths feet to a stone a corner of land belonging to James Beattie; thence extending along Beattie's land the next two courses and distances to wit: South Twenty-one degrees, fifty-seven minutes East One thousand one hundred twenty-six and eight one-hundredths feet to a stone; thence North Sixty nine degrees, four minutes East One hundred ninety-nine and seventy-three one-hundredths feet to an iron pin a corner of land belonging to V. DiFrancesco, aforesaid; thence by said land South twenty-one degrees, eleven minutes East one thousand three hundred forty and two-tenths feet to the first mentioned point and place of beginning.

CONTAINING Two hundred sixty-five acres and nine hundred twenty-nine one-thousandths of an acre of land, be the same more or less.

BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 218 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

**EXCEPTING THEREFROM AND THEREOUT:**

**EXCEPTION 1-A**

ALL THAT CERTAIN lot or piece of ground belonging to James K. Robinson, Jr., situate in Westtown Township, Chester County, Pennsylvania, known as Lot #1, shown on a Final Minor Subdivision Plan #67-83, dated December 10, 1990, last revised January 25, 1991, as made for James K. Robinson, Jr., by Yerkes Associates, West Chester, Pennsylvania as follows to wit:

BEGINNING at the northeast corner thereof at a point set in the westerly right-of-way line of South New Street (T-444) in a line of land belonging to J. Donald Lownes; said point also being distant 27.19 feet measured on a course of South 68 degrees 42 minutes 00 seconds West from another point set at the point of intersection of the center of South New Street (T-444) and Pleasant Grove road (T-359); thence extending from said first mentioned point and place of BEGINNING extending along the westerly right-of-way line of South New Street (T-444) the ten following courses and distances to wit: (1) South 09 degrees 01 minutes 22 seconds East - 276.20 feet to a point of curve; thence (2) in a southeasterly direction along a curved line curving to the left, having a radius of 3,884.50 feet for an arc distance of 406.67 feet and the chord of the arc being South 12 degrees 01 minutes 19 seconds East - 406.48 feet to a point of tangent; thence (3) South 13 degrees 01 minutes 16 seconds East - 257.22 feet to a point; thence (4) South 14 degrees 25 minutes 34 seconds East - 266.47 feet to a point; thence (5) South 13 degrees 55 minutes 57 seconds East - 161.71 feet to a point; thence (6) South 14 degrees 04 minutes 40 seconds East - 634.76 feet to a point of curve; thence (7) in a southeasterly direction along a curved line curving to the left, having a radius of 518.77 feet for an arc

distance of 180.80 feet and the chord of the arc being South 24 degrees 03 minutes 44 seconds East - 179.89 feet to a point of tangent; thence (8) South 34 degrees 02 minutes 48 seconds East - 144.24 feet to a point of curve; thence (9) in a southeasterly direction along a curved line curving to the right, having a radius of 962.50 feet for an arc distance of 220.19 feet and the chord of the arc being South 27 degrees 29 minutes 34 seconds East - 219.71 feet to a point of tangent; thence (10) South 20 degrees 54 minutes 22 seconds East - 89.25 feet to a point set in a line of land belonging now or formerly to the Quarry Swimming Association; thence leaving the road and extending along land belonging now or formerly to the Quarry Swimming Associates, and land now or formerly belonging to John P. Swan and land belonging now or formerly to R. W. Weller North 63 degrees 22 minutes 00 seconds West - 1,529.94 feet to a point; thence continuing along land belonging now or formerly to R. W. Weller the three following courses and distance to wit: (1) South 80 degrees 51 minutes 00 seconds West - 198.00 feet to a point thence (2) South 13 degrees 03 minutes 00 seconds East - 23.10 feet to a point; thence (3) South 80 degrees 57 minutes 00 seconds West - 57.25 feet to a point set in the Birmingham-Westtown Township line; thence extending along said Township line and also being along land belonging now or formerly to C. W. Moore the two following courses and distances to wit: (1) North 23 degrees 10 minutes 00 seconds West - 45.65 feet to a point; thence (2) North 23 degrees 15 minutes 10 seconds West - 1,369.59 feet to a corner of land belonging now or formerly of C. W. Moore; thence leaving the Township line and extending along land belonging now or formerly to C. W. Moore North 66 degrees 40 minutes 00 seconds East - 837 feet to a point a common corner with land belonging now or former to J. Donald Lowmes; thence extending along land belonging now or formerly to J. Donald Lowmes, North 68 degrees 42 minutes 00 seconds East - 715.75 feet to the first mentioned point and place of beginning.

CONTAINING an area of 59.494 acres of land be the same more or less clear of all road rights-of-way.

UNDER AND SUBJECT to the right of the public to use the bed of South New Street.

BEING same premises which James K. Robinson, Jr. and Gay S. Robinson, his wife, by Deed bearing date the 12th day of March, 1991, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 2338, page 79 et seq, granted and conveyed unto James K. Robinson, III, and Dawnee Robinson, his wife, as tenants by the entireties with respect to an undivided one-half interest, and David M. Robinson and Laurie S. Robinson, his wife, as tenants by entireties with respect to the other one-half interest; and each couple shall hold title as tenants in common with the other couple, in fee.

#### EXCEPTION 1-B

ALL THAT CERTAIN parcel of land, situate on the east side of south New Street (T-444) and the south side of Pleasant Grove Road (T-359) in Westtown Township, Chester County, Pennsylvania, bounded and described according to an Act 515 Plan prepared for James K. Robinson, Jr. by Yerkes & Associates, Inc., Consulting Engineers, dated April 27, 1987, last revised May 21, 1987, as follows, to wit:

BEGINNING at a point at the intersection of South New Street (T-444) and Pleasant Grove Road (T-359); thence extending along the centerline of Pleasant Grove Road the following three courses and distances: (1) North 68 degrees 42 minutes 00 seconds East 2,261.55 feet to a point, (2) North 74 degrees 20 minutes 00 seconds East 1,081.70 feet to a point, and (3) North 70 degrees 01 minutes 00 seconds East 244.00 feet to a point, a corner of Lot "E" on said plan, thence along said Lot "E" the following six courses and distances: (1) South 22 degrees 28 minutes 00 seconds East 253.82 feet to a point, (2) South 69 degrees 04 minutes 00 seconds West 872.07 feet to a point, (3) South 22 degrees 22 minutes 00 seconds East 227.74 feet to a point, (4) South 68 degrees 55 minutes 30 seconds West 463.10 feet to a point, (5) South 23 degrees 10 minutes 00 seconds East 315.70 feet to a point, and (6) South 24 degrees 57 minutes 00 seconds East 380.13 feet to a point, a corner of Lot "C" on said plan, thence along said Lot "C" south 68 degrees 13 minutes 25 seconds West 2275.55 feet to a point, a corner of lands now or formerly of David M. Robinson, thence along said land the following two courses and distances: (1) North 81 degrees 20 minutes 48 seconds West 104.47 feet to a point, and (2) North 86 degrees 47 minutes 38 seconds West 117.12 feet to a point in the centerline of South New Street thence along the centerline of South New Street the following four courses and distances: (1) North 14 degrees 25 minutes 34 seconds West 266.75 feet to a point, (2) North 15 degrees 01 minutes 16 seconds West 313.31 feet to a point, (3) North 21 degrees 38 minutes 54 seconds West 209.21 feet to a point, (4) North 09 degrees 44 minutes 37 seconds West 418.39 feet to the place of beginning.

CONTAINING 81.082 acres, be the same more or less.

BEING Lot "B" on the above-mentioned plan.

TAX PARCEL NO. 67-4-29.2

BEING the same premises which James K. Robinson, Jr. and Gay S. Robinson, his wife, by Deed bearing date the 30th day of December, 1997, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 4281, page 2062 et seq, granted and conveyed (a) 26.470685% unto James K. Robinson, III, and Dawnee Robinson, husband and wife, as tenants by the entireties; (b) 26.470685% unto David M. Robinson and Laurie S. Robinson, husband and wife, as tenants by entireties; and (c) 47.05863% unto James K. Robinson, Jr., and Gay S. Robinson, husband and wife, in fee.

#### EXCEPTION I-C

ALL that certain tract or parcel of ground with the improvements constructed thereon situate in the Township of Westtown, County of Chester, and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of subdivision prepared for David Robinson, dated August 28, 1997, as prepared by Jeffrey P. Turner, P.L.S., Spring City, Pennsylvania.

BEGINNING at a point in the bed of South New Street, said point being a corner of lands of David Robinson and lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, and Dawnee Robinson; thence from said point of BEGINNING along the

title line in the bed of South New Street 14 degrees 25 minutes 34 Seconds West 266.75 feet to a point; thence continuing North 15 degrees 25 minutes 34 Seconds West 266.75 feet to a point; thence in and through lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, and Dawnee Robinson, North 68 degrees 13 minutes 25 seconds East 877.63 feet to a point; thence continuing South 21 degrees 36 minutes 22 seconds East 578.88 feet to a point; thence along lands of James K. Robinson, Jr. and Gay S. Robinson, South 68 degrees 13 minutes 25 seconds West 733.90 feet to a point; thence along lands of David M. Robinson and Laurie S. Robinson, North 81 degrees 20 minutes 48 seconds West 104.17 feet to a point; thence continuing North 86 degrees 47 minutes 38 seconds West 117.12 feet to the first mentioned point and place of BEGINNING.

CONTAINING 11.864 acres more or less.

BEING a portion of Parcel "F" on the above-mentioned plan

BEING the same premises which James K. Robinson, Jr., James K. Robinson and Dawnee Robinson, husband and wife, and David M. Robinson and Laurie S. Robinson, husband and wife, by Deed of Confirmation dated August 13, 1998, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 4401, page 1565 et seq, granted and conveyed unto granted and conveyed unto David M. Robinson and Laurie S. Robinson, husband and wife, in fee.

#### EXCEPTION F-D

ALL that certain tract or parcel of ground with the improvements constructed thereon situate in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Subdivision prepared for David Robinson, dated August 28, 1997, as prepared by Jeffrey P. Turner, P.L.S., Spring City, Pennsylvania, and recorded in the Office for the Recording of Deeds of Chester County, Pennsylvania, as Plan #14297.

COMMENCING at a point in the bed of South New Street, said point being a corner of lands of David M. Robinson and lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, and Dawnee Robinson; thence from said point of Commencement and along the southerly side of a 25 feet side access easement, South 86 degrees 47 minutes 38 seconds East 117.12 feet to a point; thence continuing South 81 degrees 20 minutes 48 seconds East 104.17 feet to the point and place of BEGINNING. Thence from said point of BEGINNING along lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, Dawnee Robinson, David M. Robinson and Laurie S. Robinson, North 68 degrees 13 minutes 25 seconds East 733.90 feet to a point; thence in and through lands of James K. Robinson, Jr., and Gay S. Robinson, South, 21 degrees 36 minutes 22 seconds East 241.46 feet to a point; thence continuing South 68 degrees 40 minutes 51 seconds West 453.14 feet to a point; thence continuing South 43 degrees 02 minutes 14 seconds West 109.12 feet to a point; thence along lands of David M. Robinson and Laurie S. Robinson, and also along the southerly side of a 25 feet wide access easement, North 10 degrees 30 minutes 29 seconds West 54.22 feet to a point; thence continuing North 49 degrees 52 minutes 12 seconds West 123.46 feet to a point;

thence continuing North 63 degrees 11 minutes 53 seconds West 100.67 feet to a point; thence continuing North 78 degrees 51 minutes 40 seconds West 85.96 feet to the firm mentioned point and place of BEGINNING.

CONTAINING 149, 310 square feet more or less.

BEING a portion of Parcel "F" on said Plan.

BEING a portion of Tax Parcel 67-4-29.3.

BEING the same premises which James K. Robinson, Jr., James K. Robinson and Dawnee Robinson, husband and wife, and David M. Robinson and Laurie S. Robinson, husband and wife, by Deed dated August 13, 1998, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 4401, page 1561 et seq, granted and conveyed unto granted and conveyed unto David M. Robinson and Laurie S. Robinson, husband and wife, in fee.

EXCEPTION 1-E

AN UNDIVIDED ONE-HALF INTEREST in the following lot or tract of land, hereditaments and appurtenances situate in the Township of Westtown, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision Plan No. 67-71 made for James K. Robinson, Jr., dated October 10, 1984, last revised November 16, 1984, as prepared by Yerkes Associates, Inc., West Chester, Pennsylvania, and recorded in the Office for the Recorder of Deeds of Chester County, in Plan File No. 5308, as follows, to wit:

BEGINNING at a spike act in the easterly right-of-way line of South New Street Road, said point being distant 26.16 feet measured on a course of South 86 degrees 47 minutes 38 seconds East from another point, marked with a spike, act in the middle of the paved cartway or South New Street Road; and this last mentioned point being distant 1,210 feet ± measured southwardly along the middle of South New Street Road from its intersection with the title line of Pleasant Grove Road; thence extending from the first mentioned point and place of beginning, leaving the road and extending along the southerly side of a 25 foot wide access easement for the premises herein described, and being along other land of James K. Robinson, Jr. the five following courses and distances to wit: (1) South 86 degrees 47 minutes 38 seconds East - 90.96 feet to an iron pin; thence (2) South 81 degrees 20 minutes 48 seconds East - 104.47 feet to an iron pin; thence (3) South 78 degrees 51 minutes 40 seconds east - 85.96 foot to an iron pin; thence (4) South 63 degrees 11 minutes 53 seconds east - 100.67 feet to an iron pin; thence (5) South 49 degrees 52 minutes 12 seconds East - 123.46 feet to an iron pin; thence continuing along land of James K. Robinson, Jr. the seven following courses and distances to wit: (1) South 10 degrees 30 minutes 29 seconds East - 97.07 feet to an iron pin; thence (2) South 06 degrees 33 minutes 22 seconds East - 80.37 feet to an iron pin; thence (3) South 08 degrees 11 minutes 50 seconds West - 93.21 feet to an iron pin; thence (4) South 47 degrees 53 minutes 40 seconds East, passing over a stream of water 54.80 feet to an iron pin set on the easterly side of said stream; thence (5) South 02 degrees 30 minutes 22

seconds West - 34.47 feet to an iron pin; thence (6) South 37 degrees 03 minutes 15 seconds West - 446.22 feet to an iron pin; thence (7) South 63 degrees 01 minutes 52 seconds West, passing over a stream of water, 19.00 feet to a point set in the easterly right-of-way of South New Street road; thence extending along the easterly right-of-way line of South New Street Road the three following courses and distances to wit: (1) in a northerly direction, along a curved line to the right, having a radius of 463.77 feet for an arc distance of 107.91 feet to a point of tangent; thence (2) North 14 degrees 04 minutes 40 seconds West - 635.48 feet to a point; thence (3) North 13 degrees 55 minutes 47 seconds West - 153.27 feet to the first mentioned point and place of beginning.

BEING Parcel #2 as shown on said Plan.

Containing an area of 6.015 acres of land be the same more or less.

TOGETHER with a 25 foot wide access easement along the northerly portion of the herein above described premises, being a paved roadway through land of James K. Robinson, Jr., and described as follows:

BEGINNING at a spike set in the middle of South New Street Road at its intersection with the title line projected of the northwest corner of Parcel #2, said point also being distance 1,210 feet ± measured southwardly along the middle of South New Street Road from its intersection with the title line of Pleasant Grove Road; thence extending from the first mentioned point and place of beginning, extending along the middle of South New Street Road, North 14 degrees 25 minutes 34 seconds West - 26.23 feet to a point; thence leaving South New Street Road and extending through land of James K. Robinson, Jr., the six following courses and distances to wit: (1) South 86 degrees 47 minutes 38 seconds East - 126.25 feet to a point; thence (2) South 81 degrees 20 minutes 48 seconds east - 106.20 feet to a point; thence (3) South 78 degrees 51 minutes 40 seconds East - 89.94 feet to a point; thence (4) South 63 degrees 11 minutes 53 minutes 53 seconds East - 107.02 feet to a point; thence (5) extending along the easterly terminus of said 25 foot wide access easement, South 40 degrees 07 minutes 48 seconds West - 25.00 feet to a point set in a line of Parcel #2; thence extending along the southerly side of said 25 foot wide access easement along Parcel #2 the five following courses and distances to wit: (1) North 49 degrees 52 minutes 12 seconds West - 25.00 feet to an iron pin; thence (2) North 63 degrees 11 minutes 53 seconds West - 100.67 feet to an iron pin; thence (3) North 78 degrees 51 minutes 40 seconds West - 85.96 feet to an iron pin; thence (4) North 81 degrees 20 minutes 48 seconds West - 104.47 feet to an iron pin; thence (5) North 86 degrees 47 minutes 38 seconds West - 117.12 feet to the first mentioned point and place of beginning.

The contents being what they may.

PROVIDED, HOWEVER, that the cost of maintenance of said access easement shall be equally borne by the parties hereto, their respective successors in title and assigns.

TOGETHER with an easement in common with grantors herein, their successors in title and assigns, across other land of James K. Robinson, Jr., for the purpose of obtaining



water from the existing well located north of the existing house east of Parcel #2 so long as the said Parcel #2 is owned by the Grantees contained herein.

BEING the same one-half interest in the same premises which James K. Robinson, Jr. and Gay S. Robinson, his wife, by Deed recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 64, page 148 et seq, granted and conveyed unto granted and conveyed unto David M. Robinson and Laurie S. Robinson, husband and wife, in fee.

PARCEL NO. 2

ALL THAT CERTAIN lot or piece of ground lying and being in the Township of Westtown, County of Chester, Pennsylvania bounded and described as follows:

BEGINNING at a stone on the West side of the Wilmington Road, thence by land lately sold to J. Yearsley Walton South Sixty-two and one-half degrees West Thirty-seven and two-tenths perches to a corner of Michael Brennan's land, thence by the same North Twenty-eight and one-half degrees West Twenty-five and eight-tenths perches to a stone in the line of Henry Whale's land, thence by the same North Sixty-two degrees, East Thirty-seven and two-tenths perches to the West side of the Wilmington Road, thence along the same South Twenty-eight and one-half degrees East Twenty-five and eight-tenths perches to beginning. Containing six acres more or less.

ALSO ALL THAT TRACT OR LOT of land situate lying and being in the Township of Westtown, Chester County, Pennsylvania and bounded and described as follows:

BEGINNING at a stone a corner of land of Michael Brennan and David Cannum, thence by lands sold and about to be conveyed to Michael Brennan, South Twenty-five and one-quarter degrees East Thirty-two and seven-tenths perches to a stake, thence by land of Alfred Darlington and William Coburn North Sixty-five degrees East Thirty-seven and Fifty-six one-hundredths perches to the West side of the Wilmington Road, thence along the said Road, North Twenty-five and one-quarter degrees West Thirty-two and seven-tenths perches to David Cannum's land, thence by land South Sixty-five degrees West Thirty-seven and four-tenths perches to beginning. Containing 7 acres 85 perches more or less.

SUBJECT to the privilege of a cartway or passageway thru premises #1 from the land of Michael Brennan to the Wilmington Road.

SUBJECT to the right and privilege of Twelve feet wide road or land as in Deed Book F 8 page 160.

SUBJECT NEVERTHELESS to the right and privilege granted to Bridget Oliver and Michael Brennan, their heirs and assigns, owning the lots lying on the West, to use a lane or road Twelve feet wide along the Southern line of the premises hereby granted to the Wilmington Road at all times hereafter forever.

BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 224 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

PARCEL NO. 3

ALL THOSE CERTAIN tracts or pieces of land; SITUATE in Westtown Township, Chester County, Pennsylvania.

Premises #1 - BEGINNING at a stone by the West side of the Wilmington and West Chester Road now known as Route #202 a corner of land now or formerly of John Thomas; thence by West side of said Road North Twenty-nine and one-half degrees West Twenty-three and Eighty-seven one-hundred perches to a stone within one perch of a corner formerly of James Perry's land, thence one perch distant from the line formerly of James Perry's land left for a lane (the said land being #2 next described) and by the South side thereof South Sixty-three and one-half degrees West Forty-six and Nine-tenth perches, thence by land formerly of James Gibbons South Twenty-nine and one-half degrees East Twenty-four and Seventeen one-hundredths perches to a corner in a line of tract #3; thence by said tract #3 North Sixty-three and one-quarter degree East Forty-six and seven-tenths perches to the point and place of beginning. Containing 7. acres more or less.

Premises #2 - BEGINNING at a stone a corner of tract #1 on West side of Wilmington and West Chester Road or Route #202, thence along said Road North Twenty-nine and one-half degrees West One perch to a stake, a corner of said lands formerly of James Perry, late of Washington Yearsley, thence along said Yearsley's land South Sixty-three and one-half degrees West Forty-six and nine-tenths perches to post, thence by lands late of George Faucett South Twenty-nine and one-half degrees East one perch to a corner of said Tract #1 thence by said Tract #1 North Sixty-three and one-half degrees East Forty-six and nine-tenths perches to point and place of beginning. Containing 46.9 perches more or less.

Premises #3 - BEGINNING at a stake in the West side of the Wilmington and West Chester Road or Route 202 a corner of land formerly of D. Cannon, thence along the same and land formerly of M. Braun and P. Conners South Sixty-seven degrees, West One Hundred Twenty-seven and five-tenths perches to a point in line of land formerly of John McClure, thence along the same and land formerly of D. McClure North Twenty-five degrees West Twenty-eight and Eight-tenths perches to stone a corner of land formerly of George Faucett and others, thence along the same (one being lot #4) North Sixty-seven degrees, East Eighty and Forty-five one-hundredths perches to a point; thence North Twenty-three and one-quarter degrees West Three and Six-tenths perches along said lot #4 to a stone a corner of tract #1 herein described, thence along the same North Sixty-seven degrees East Forty-seven perches to post in the West line of said Route #202, thence along the same South Twenty-five degrees East Thirty-two and five-tenths perches to place of beginning. Containing 24 acres, 5 square perches more or less.

Premises #4 - BEGINNING at a corner of James F. Coburn's land in line of land formerly of Benedict Darlington, being tract #3, thence by said Coburn's land North Twenty-eight and one-half degrees West Six and Sixty-five one-hundredths perches to a corner lot formerly of Esther

G. McCullough now lot #, thence by the same South Sixty-two and one-half degrees, West Forty-two perches to line of land formerly of Joseph Osbourne, thence by said land South Twenty-eight and one-half degrees East Six and Eighty-five one-hundredths perches to line of land formerly of Benedict Darlington now #3, thence by the same North Sixty-two and one-half degrees East Fifty-two perches to place of beginning. Containing about 2-1/4 acres, more or less.

Premises #5 - BEGINNING at a corner of land formerly of Joseph Osbourne in a line of said land, thence by the same South Sixty-two and one-half degrees West Fifty two perches, thence South Twenty-eight and one-half degrees East Six and Eighty-five one-hundredths perches to a corner of lot #4, herein described, thence by same North Sixty-two and one-half degrees East Fifty-two perches to line of other land of James F. Cobourn and by same North Twenty-eight degrees West Six and Fifty-five one-hundredths perches to beginning. Containing 2-1/2 acres more or less.

TOGETHER with a right of way across the East end of the adjoining lot on the North to the cartway leading from the Northeast corner of the said adjoining lot on the North of Wilmington Road. Pertaining to Premises #4.

BEING same premises which James K. Robinson, Jr., by Deed-bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 227 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

EXCEPTING THEREFROM AND THEREOUT.

**EXCEPTION 3-A**

ALL THAT CERTAIN tract or parcel of land SITUATE in Westtown Township, Chester County, PA, described according to a plan prepared by Register Associates, Inc., dated November 29, 1990, and last revised October 3, 1991, being Drawing Number H- 554 and being Lot 1 on said Plan, to wit:

BEGINNING at a point marking the intersection of the title line of T-359 known as Pleasant Grove Road with the title line of Public Road, U.S. Route 202 known as Wilmington Pike, thence leaving the said point of beginning and along the title line of Wilmington Pike, the following (2) courses and distances to wit: (1) South 22 degrees, 28 minutes, 00 seconds East, 410.63 feet to a point; (2) South 22 degrees, 41 minutes, 00 seconds East, 395.26 feet to a point marking a corner of James K. & Gay S. Robinson, Jr.; thence along the same, the following (2) courses and distances to wit: (1) South 70 degrees, 41 minutes, 50 seconds West, leaving Wilmington Pike, 592.40 feet to a point; (2) North 19 degrees; 18 minutes, 10 seconds West, 763.08 feet to a point set in the title line of Pleasant Grove Road, aforementioned; thence along the same, North 70 degrees, 32 minutes, 00 seconds East, 548.79 feet to the first mentioned point and place of beginning.

CONTAINING. 10.000 acres of land be the same, more or less.

UNDER AND SUBJECT, nevertheless, to the following conditions and restrictions to which the hereby granted tract or parcel of land and any building or structure which may be erected thereon hereafter shall be and remain subject:

1. The tract or parcel of land, and any buildings and structures to be erected thereon shall be used for, erected for or occupied only for the purposes of a church sanctuary and related buildings and structures to be utilized for activities associated with church activities and uses.
2. The Grantee, for itself, its heirs, successors and assigns, by acceptance of this indenture, agrees with the Grantor, their heirs, successors and assigns, that said restrictions and conditions shall be covenants running with the land in perpetuity, and that in any deed of conveyance of said tract or parcel of land or any part thereof unto any person, persons or entity, said restrictions and conditions shall be incorporated by reference to this indenture and the record hereof or as fully as the same are contained herein.

BEING same premises which James K. Robinson, Jr. and Gay S. Robinson, his wife, by Deed bearing date the 30<sup>th</sup> day of December, 1991, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 2749, page 512 et seq, granted and conveyed unto Westminster Presbyterian Church of West Chester, in fee.

BEING same premises which James K. Robinson, Jr. and Gay S. Robinson, his wife, by Deed of Correction bearing date the 21<sup>st</sup> day of July, 1993, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 3610, page 456 et seq, granted and conveyed unto Westminster Presbyterian Church of West Chester, Penna. (a Pa. Non-Profit Organization) in fee.

EXCEPTION 3-B

ALL THAT CERTAIN tract or parcel of land SITUATE in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, as shown on a Subdivision and Reverse Subdivision Plan for Westminster Presbyterian Church, prepared by H. Gilroy Damon Associates, Inc., Civil Engineers, Sharon Hill, PA dated April 4, 1996, being Lot 1 of said Plan, bounded and described as follows:

BEGINNING at a point in the title line of Wilmington Pike, U.S. Route 202 (various widths) said point being located by the following 2 courses and distances from the intersection of said title line with the title line of Pleasant Grove Road (formerly 33 ft. Wide); (1) S 22 degrees 28' E 410.63'; (2) S 22 degrees 41' E 355.26' to said point of beginning; thence still along said title line S 22 degrees 41' E 176.89' to a point; thence leaving same S 69 degrees 25' 20" W 83.99' to a point on the southwesterly right of way

line of said Wilmington Pike; thence leaving Wilmington Pike S 69 degrees 25'20" W 518.99' to a point; thence N 19 degrees 18'10" West 190' to a point; thence N 70 degrees 41'50" E 515.40' to a point; thence N 19 degrees 18'10" W 19' to a point; thence N 70 degrees 41'50" E 515.40' to a point on the said right of way line of Wilmington Pike; thence N 70 degrees 41'50" E 77' to the first mentioned point and place of beginning.

CONTAINING 2.517 Gross Acres.

UNDER AND SUBJECT, nevertheless, to the following conditions and restrictions to which the hereby granted tract or parcel of land and any building or structure which may be erected thereon hereafter shall be and remain subject:

1. The tract or parcel of land, and any buildings and structures to be erected thereon shall be used for, erected for or occupied only for the purposes of a church sanctuary and related buildings and structures to be utilized for activities associated with church activities and uses.
2. The Grantee, for itself, its heirs, successors and assigns, agrees that it will not object to any lawful development of Grantors' surrounding and adjacent property at any time in the future.
3. The Grantee, for itself, its heirs, successors and assigns, by acceptance of this indenture, agrees with the Grantor, their heirs successors and assigns, that said restrictions and conditions shall be covenants running with the land in perpetuity, and that in any deed of conveyance of said tract or parcel of land or any part thereof unto any person, persons or entity, said restrictions and conditions shall be incorporated by reference to this indenture and the record hereof or as fully as the same are contained herein.

BEING same premises which James K. Robinson, Jr. and Gay S. Robinson, his wife, by Deed of Correction bearing date the 27th day of October, 1997, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 4279, page 2370 et seq, granted and conveyed unto Westminster Presbyterian Church of West Chester, Penna. (a PA Non-Profit Organization) in fee.

PARCEL NO. 4

ALL THAT CERTAIN messuage, tavern house and two adjacent tracts of land; SITUATE in the Township of Westtown, Chester County, Pennsylvania, bounded and described as follows:-

ONE OF THEM BEGINNING at a corner post in the side of the road leading to Wilmington, on the West side thereof, where the Marlborough Street Road crosses the same; thence along the Northerly side of said Street Road, South Sixty degrees and a half, West Sixty-three and Two-tenth perches to a post by the side thereof; thence by land of Henrietta Taylor North Twenty-nine degrees West Nineteen and one-tenth perches to a post, a corner of the second lot herein described and conveyed; thence by the same North Sixty-two degrees East Fifty-seven and three-

tenths perches to a post by the West side of the said Wilmington Road; thence by the West side thereof South Forty-seven and one-half degrees East Nineteen and Seven-tenths perches to the place of beginning.

Containing Seven acres, more or less.

THE OTHER OF THEM BEGINNING at a post, a corner of land, now or late of John Q. Taylor; thence by the same, South Sixty-two and one-half degrees West Fifty-three and Two-tenths perches to a post, in the line of land now or late of John Q. Taylor, thence by the same and land of Henrietta Taylor, South Twenty-eight and one-half degrees East Twenty-three and Six-tenths perches to a post in the line of land of Henrietta Taylor; thence by the above described lot, North Sixty-two and one-half degrees East Fifty-seven and three-tenths perches to a post by Southwest side of the Wilmington Road; thence by the side thereof, North Forty-seven degrees West Seventeen and nine-tenths perches to a post; thence along the same North Twenty-eight and one-half degrees West Seven and three-tenths perches to the place of beginning. Containing eight acres, more or less.

BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 230 et seq. granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

PARCEL NO. 5

ALL THAT CERTAIN messuage and those two tracts of land SITUATE in Westtown Township, Chester County, Pennsylvania, bounded and described as follows: the first tract; - BEGINNING at a stake in the line of John McClure's land and corner of tract herein described; thence by said McClure's land South Twenty-five degrees, East Thirty-two and Sixty-five one-hundredths perches to a stake; thence by land of Robert P. Taylor North Sixty-five degrees, East Sixty-three and seven tenths perches to a stake; thence by land of John Kilbride North Twenty-five degrees West Thirty-two and Sixty-five one-hundredths perches to a stake; thence by said Kilbride and tract next herein described South Sixty-five degrees, West Sixty-three and Seven-tenths perches to beginning. Containing 13 acres. TOGETHER with the right and privilege and using in common with the owners thereof a lane or road Twelve feet wide along the Southern line of land formerly of Michael Brannan and formerly of David Cannon respectively, from the premises hereby granted to the Wilmington Road at all times hereafter.

The Second Tract adjoining on the North, the above described tract and is bounded Westerly by land of John McClure, Northwardly by lands of Susanna Coburn; Easterly by land of John Kilbride and Southerly by lands of John Kilbride and the tract first above described. Containing five acres more or less.

TOGETHER also with the privilege of a cartway or passageway through the lands now or formerly of Thomas Darlington to the Wilmington road (doing as little damage as possible to the said Thomas Darlington) as the same is made appurtenant thereto by the Will of Abraham Darlington, deceased.

BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 233 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

PARCEL NO. 6

ALL THAT message and three adjoining tracts of land; SITUATE in the Township of Westtown and in the County of Chester, Pennsylvania, bounded and described as follows:- (1) BEGINNING at a stone in line of land formerly of David Cannon a corner of lot herein next described, thence by said lot and land of James Beattie, South Sixty-five degree West Sixty-three and Seven-tenths perches to a stone, thence by land of said Beattie, South Twenty-five and one-half degrees East Twelve and nine-tenths perches to a stone, thence by the same and the lot herein last described North Sixty-five and one-half degrees East Sixty-three and Seven-tenths perches to a stone in said line of land formerly of Cannon, thence by said land North Twenty-five and one-half degrees West Twelve and nine-tenths perches to beginning. Containing 5 acres 21 perches more or less.

(2) BEGINNING at a stone a corner of the lot above described, thence by said lot South Sixty-five and Three-quarters degrees West Fifty-one and five-tenths perches to a stone, thence by land of James Beattie North Twenty-four and one-half degrees West Twelve and Eight-tenths perches to a stone, thence by land late of Henry Whale now of Coburn North Sixty-five and three-quarters degrees East Fifty-one and five tenths perches to stone, thence by land formerly of David Cannon South Twenty-four and one-half degrees East Twelve and Seventy-six one-hundredths perches to beginning. Containing 4 acres, 18 perches more or less.

(3) BEGINNING at a stone a corner of the lot first above described thence by the same South Sixty-five degrees West Twenty-five and five-tenths perches to stake, thence by land of James Beattie South Twenty-five degrees east Thirty-two and Sixty-five one hundredths perches to stake, thence by land late of John O. Taylor and Alfred Darlington, North Sixty-five degrees East Twenty-five and five-tenths perches, thence by land formerly of David Cannon North Twenty-five and one-quarter degrees West Thirty-two and seven-tenths perches to beginning. Containing 5 acres 33 perches more or less.

TOGETHER with the privilege to pass to and from the above described premises and the Wilmington public road over a eartway or passage over and through land adjoining land along the line of Henry Whale as said privilege is and has been enjoyed.

BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 236 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

PARCEL NO. 7

ALL THAT CERTAIN quarry and lot of land situate in the Township of Westtown, in the County of Chester and State of Pennsylvania, bounded and described as follows, to with:

BEGINNING at a marble stone a corner of this and other land of David McClure and in line of Joseph R. Brinton; thence by said Brinton's land, South 64 degrees 28 minutes East 862.3 feet to a corner of land of John McClure; thence by said John McClure's land North 16 degrees 41 minutes East 349.2 feet to a marble stone, a corner of other land of the aforesaid David McClure; thence by said David McClure's land North 87 degrees 35 minutes West 878.6 feet to the place of beginning.

CONTAINING 3.497 acres.

RESERVING nevertheless to the said David McClure, his heirs and assigns sufficient serpentine stone of the best quality out of the premises hereby granted to erect a dwelling house with all the usual attachments and out buildings on the farm of which said premises is a part at such time as he sees proper with the right to enter upon said premises and quarry and haul away said stone.

BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 239 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

PARCEL NO. 8

ALL THAT CERTAIN messuage and tract of land, SITUATE in the Township of Westtown, County of Chester, and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a stake in the middle of the Street Road for a corner at a hotel property, now John Noble's; thence by the said hotel property (now John Nobel's) North twenty-three and one-half degrees West twenty-nine and two-tenths (29.2) perches to a stake for a corner; thence by land of John Q. Taylor, South forty-eight degrees West twelve and eight-tenths (12.8) perches to a stake for a corner; thence by the same, South twenty-three and one-half degrees East twenty-five and two-tenths (25.2) perches to a stake in the middle of the Street Road at land of Joseph H. Brinton; thence along the middle of the said Street Road or land of Joseph H. Brinton, North sixty-six and one-half degrees East twelve and three-tenths (12.3) perches to the place of beginning; containing two (2) acres of land, be the same more or less.

BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December, 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 242 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

PARCEL NO. 9

ALL THAT CERTAIN tract or piece of ground; SITUATE in Westtown Township, Chester County, Pennsylvania; BEGINNING at a stone in North side of Street Road at a corner of the Hotel Property; thence by said Hotel property and lands formerly of John Q. Taylor and Alfred Darlington North Twenty-three and one-half degrees West Seventy-nine perches to a stone in line of lands formerly of Michael Brennan; thence by same and land formerly of Patrick Garvin South Sixty-six and one-half degrees West Sixty and Seventy-six one-hundredths perches; thence by land formerly of John McClure South Twenty-three and one-half degrees East



Seventy-nine perches to a stake on North side of the Street Road a corner of said McClur's land thence along North side of said Street Road North Sixty-six and one-half degrees East Sixty and Seventy-six one-hundredths perches to place of beginning. Containing thirty acres.

EXCEPTING AND RESERVING out of same - BEGINNING at a stake in middle of said Street Road for a corner of the Hotel property now or late of John Noble; thence by said Hotel property North Twenty-three and one-half degrees West Twenty-nine and two-tenths perches, thence by land formerly of John Q. Taylor South Forty-eight degrees, West Twelve and eight-tenths perches, thence by same South Twenty-three and one-half degrees East Twenty-five and two-tenths perches to stake in middle of Street Road at land formerly of Joseph H. Brinton, thence along middle of Street Road at land formerly of Joseph H. Brinton North Sixty-six and one-half degrees East Twelve and three-tenths perches to place of beginning. Containing two acres.

BEING same premises which James K. Robinson, Jr., by Deed bearing date the 3<sup>rd</sup> of December 1984, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book R64, page 221 et seq, granted and conveyed unto James K. Robinson, Jr. and Gay S. Robinson, his wife, as tenants by the entireties, in fee.

ALL OF SUCH PARCELS BEING TAX PARCELS NOS. 67-4-29, 67-4-29.3 and 67-4-29.4

EXHIBIT "A-4"

LEGAL DESCRIPTION FOR UPI 67-4-134

ALL that certain tract or parcel of ground with the improvements constructed thereon situate in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Subdivision prepared for David Robinson, dated August 28, 1997, as prepared by Jeffrey P. Turner, P.L.S., Spring City, Pennsylvania, and recorded in the Office for the Recording of Deeds of Chester County, Pennsylvania, as Plan #14297.

COMMENCING at a point in the bed of South New Street, said point being a corner of lands of David M. Robinson and lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, and Dawnee Robinson; thence from said point of Commencement and along the southerly side of a 25 feet side access easement, South 86 degrees 47 minutes 38 seconds East 117.12 feet to a point; thence continuing South 81 degrees 20 minutes 48 seconds East 104.17 feet to the point and place of BEGINNING. Thence from said point of BEGINNING along lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson,

III, Dawnee Robinson, David M. Robinson and Laurie S. Robinson, North 68 degrees 13 minutes 25 seconds East 733.90 feet to a point; thence in and through lands of James K. Robinson, Jr., and Gay S. Robinson, South, 21 degrees 36 minutes 22 seconds East 241.46 feet to a point; thence continuing South 68 degrees 40 minutes 51 seconds West 453.14 feet to a point; thence continuing South 43 degrees 02 minutes 14 seconds West 109.12 feet to a point; thence along lands of David M. Robinson and Laurie S. Robinson, and also along the southerly side of a 25 feet wide access easement, North 10 degrees 30 minutes 29 seconds West 54.22 feet to a point; thence continuing North 49 degrees 52 minutes 12 seconds West 123.46 feet to a point; thence continuing North 63 degrees 11 minutes 53 seconds West 100.67 feet to a point; thence continuing North 78 degrees 51 minutes 40 seconds West 85.96 feet to the first mentioned point and place of BEGINNING.

CONTAINING 149,310 square feet more or less.

BEING a portion of Parcel "F" on said Plan.

BEING a portion of Tax Parcel 67-4-29.3.

BEING a portion of the same premises which James K. Robinson, Jr. by a series of Deeds each dated December 3, 1984, and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book R-64, pages 216 and following thereafter seriatim, granted and conveyed unto James K. Robinson, Jr., and Gay S. Robinson, husband and wife, in fee, and the said Gay S. Robinson departed this life April 18, 1998, leaving James K. Robinson, Jr. surviving spouse, vested with her interest therein.

AND

ALL that certain tract or parcel of ground with the improvements constructed thereon situate in the Township of Westtown, County of Chester, and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of subdivision prepared for David Robinson, dated August 28, 1997, as prepared by Jeffrey P. Turner, P.L.S., Spring City, Pennsylvania.

BEGINNING at a point in the bed of South New Street, said point being a corner of lands of David Robinson and lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, and Dawnee Robinson; thence from said point of BEGINNING along the title line in the bed of South New Street North 14 degrees 25 minutes 34 Seconds West 266.75 feet to a point; thence continuing North 15 degrees 01 minutes 16 Seconds West 213.43 feet to a point; thence in and through lands of James K. Robinson, Jr., Gay S. Robinson, James K. Robinson, III, and Dawnee Robinson, North 68 degrees 13 minutes 25 seconds East 877.63 feet to a point; thence continuing South 21 degrees 36 minutes 22 seconds East 578.88 feet to a point; thence along lands of James K. Robinson, Jr. and Gay S. Robinson, South 68 degrees 13 minutes 25 seconds West 733.90 feet to a point; thence along lands of David M. Robinson and Laurie S. Robinson, North 81 degrees 20 minutes 48 seconds West 104.17 feet to a point; thence continuing North 86 degrees 47 minutes 38 seconds West 117.12 feet to the first mentioned point and place of BEGINNING.

CONTAINING 11.864 acres more or less.

BEING a portion of Parcel "F" on the above-mentioned plan.

BEING the same premises which James K. Robinson, Jr., James K. Robinson and Dawnee Robinson, husband and wife, and David M. Robinson and Laurie S. Robinson, husband and wife, by Deed of Confirmation dated August 13, 1998, recorded in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 4401, page 1565 et seq, granted and conveyed unto granted and conveyed unto David M. Robinson and Laurie S. Robinson, husband and wife; in fee.

EXHIBIT "A-5"

LEGAL DESCRIPTION FOR UPI 67-4-29.1

ALL THAT CERTAIN lot or tract of land, hereditaments and appurtenances situate in the Township of Westtown, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision Plan No. 67-71 made for James K. Robinson, Jr., dated October 10, 1984, last revised November 16, 1984, as prepared by Yerkes Associates, Inc., West Chester, Pennsylvania, and recorded in the Office for the Recording of Deeds of Chester County, in Plan File No. 5308, as follows, to wit:

BEGINNING at a spike set in the easterly right-of-way line South New Street Road, said point being distance 26.16 feet measured on a course of South 86 degrees 47 minutes 38 seconds East from another point, marked with a spike, set in the middle of the paved cartway of South New Street Road; and this last mentioned point being distant 1,210 feet +/- measured southwardly along the middle of South New Street Road from its intersection with the title line of Pleasant Grove Road; thence extending from the first mentioned point and place of beginning, leaving the road and extending along the southerly side of a 25 foot wide access easements for the premises herein described, and being along other land of James K. Robinson, Jr. the five following courses and distances to wit: (1) South 86 degrees 47 minutes 38 seconds East 0 90.96 feet to an iron pin; thence (2) South 81 degrees 20 minutes 48 seconds East &#8211; 104.47 feet to an iron pin; thence (3) South 78 degrees 51 minutes 40 seconds East &#8211; 85.96 feet to an iron pin; thence (4) South 63 degrees 11 minutes 53 seconds East &#8211; 100.67 feet to an iron pin; thence (5) South 49 degrees 52 minutes 12 seconds East &#8211; 123.46 feet to an iron pin; thence continuing along land of James K. Robinson Jr. the seven following courses and distances to wit: (1) South 10 degrees 30 minutes 29 seconds East &#8211; 97.07 feet to an iron pin; thence (2) South 06 degrees 33 minutes 22 seconds East &#8211; 80.37 feet to an iron pin; thence (3) South 08 degrees 11 minutes 50 seconds West &#8211; 93.21 feet to an iron pin; thence (4) South 47 degrees 53 minutes 40 seconds East, passing over a stream of water 54.80 feet to an iron pin set on the easterly side of said stream; thence (5) South 02 degrees 30 minutes 22 seconds West &#8211; 34.47 feet to an iron pin; thence (6) South 37 degrees 03 minutes 15 seconds West &#8211; 446.22 feet to an iron pin; thence (7) South 63 degrees 01 minutes 52 seconds West, passing over a stream of water, 19.00 feet to a point set in the easterly right-of-way of South New Street Road; thence extending along the easterly right-of-way line of South New Street Road the three following courses and distances to wit: (1) in a northerly direction, along a curved line to the right, having a radius of 463.77 feet for an arc distance of 107.91 feet to a point of tangent; thence (2) North 14 degrees 04 minutes 40 seconds West &#8211; 635.48 feet to a point; thence (3) North 13 degrees 55 minutes 47 seconds West &#8211; 153.27 feet to the first mentioned point and place of beginning.

BEING parcel # 2 as shown on said plan.

Containing an area of 6.015 acres of land be the same more or less.

TOGETHER with a 25 foot wide access easements along the northerly portion of the herein above described premises, being a paved roadway through land of James K. Robinson, Jr. and described as follows:

BEGINNING at a spike set in the middle of South New Street Road as its intersection with the title line projected of the northwest corner of Parcel # 2; said point along being distance 1,210 feet +/- measured southwardly along the middle of South new Street Road from its intersection with the title line of Pleasant Grove Road; thence extending from the first mentioned point and place of beginning, extending along the middle of South New Street Road, North 14 degrees 25 minutes 35 seconds West &#8211; 26.23 feet to a point; thence leaving South New Street Road and extending through land of James K. Robinson Jr., the six following courses and distances to wit: (1) South 86 degrees 47 minutes 33 seconds East &#8211; 126.25 feet to a point; thence (2) South 81 degrees 26 minutes 48 seconds East &#8211; 106.20 feet to a point; thence (3) South 78 degrees 51 minutes 40 seconds East - 89.94 feet to a point; thence (4) South 63 degrees 11 minutes 53 seconds East &#8211; 107.02 feet to a point; thence (5) South 49 degrees 52 minutes 12 seconds East 27.92 feet to a point; thence (6) extending along the easterly terminus of said 25 foot wide access easement, South 40 degrees 07 minutes 48 seconds West &#8211; 25.00 feet to a point set in a line of Parcel #2; thence extending along the southerly side of said 25 foot wide access easement along Parcel #2 the five following courses and distances to wit: (1) North 49 degrees 52 minutes 12 seconds West &#8211; 25.00 feet to an iron pin; thence (2) North 63 degrees 11 minutes 53 seconds West &#8211; 100.67 feet to an iron pin; thence (3) North 78 degrees 51 minutes 40 seconds West &#8211; 85.96 feet to an iron pin; thence (4) North 81 degrees 20 minutes 48 seconds West &#8211; 104.47 feet to an iron pin; thence (5) North 86 degrees 47 minutes 38 seconds West &#8211; 117.12 feet to the first mentioned point and place of beginning.

BEING UPI NO. 67-4-29.1

BEING THE SAME PREMISES WHICH James K. Robinson, Jr. and Gay S. Robinson, husband and wife, by Indenture dated 12-07-84 and recorded 12-07-84 in the Office of the Recorder of Deeds in and for Chester County in Deed Book S64, page 65, granted and conveyed an undivided one-half interest unto David M. Robinson and Laurie S. Robinson, husband and wife.