THIS SURVEY IS MADE FOR THE BENEFIT OF: GRUNDYS LANE, PA, LLC & COMMONWEALTH LAND TITLE INSURANCE COMPANY.

I, WILLIAM G. MAJOR, A REGISTERED LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THE AFORESAID PARTIES, THEIR SUCCESSORS AND ASSIGNS, AS OF THE DATE SET FORTH ABOVE, THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND, LOT NO. 4, TMP #5-22-11-1, KEYSTONE PARK III, BRISTOL TOWNSHIP, BUCKS COUNTY, PA DESCRIBED AS FOLLOWS:

THE SURVEY REFLECTED BY THIS PLAT WAS ACTUALLY MADE UPON THE GROUND, THAT THE ATTACHED PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE COMMONWEALTH OF PENNSYLVANIA FOR SURVEYORS AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, THAT PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS", AND CONTAINS ITEMS 1, 2, 3, 4, 6, 7(A) (B1) (C), 8, 9, 10, 11, 13, 14 OF TABLE A THERETO.

THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES.

ALL UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD; THAT EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES; THAT THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. PH1870758MA WITH AN EFFECTIVE DATE OF 10/28/05 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, AND EASEMENTS WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS ACKNOWLEDGED, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PREMISES, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

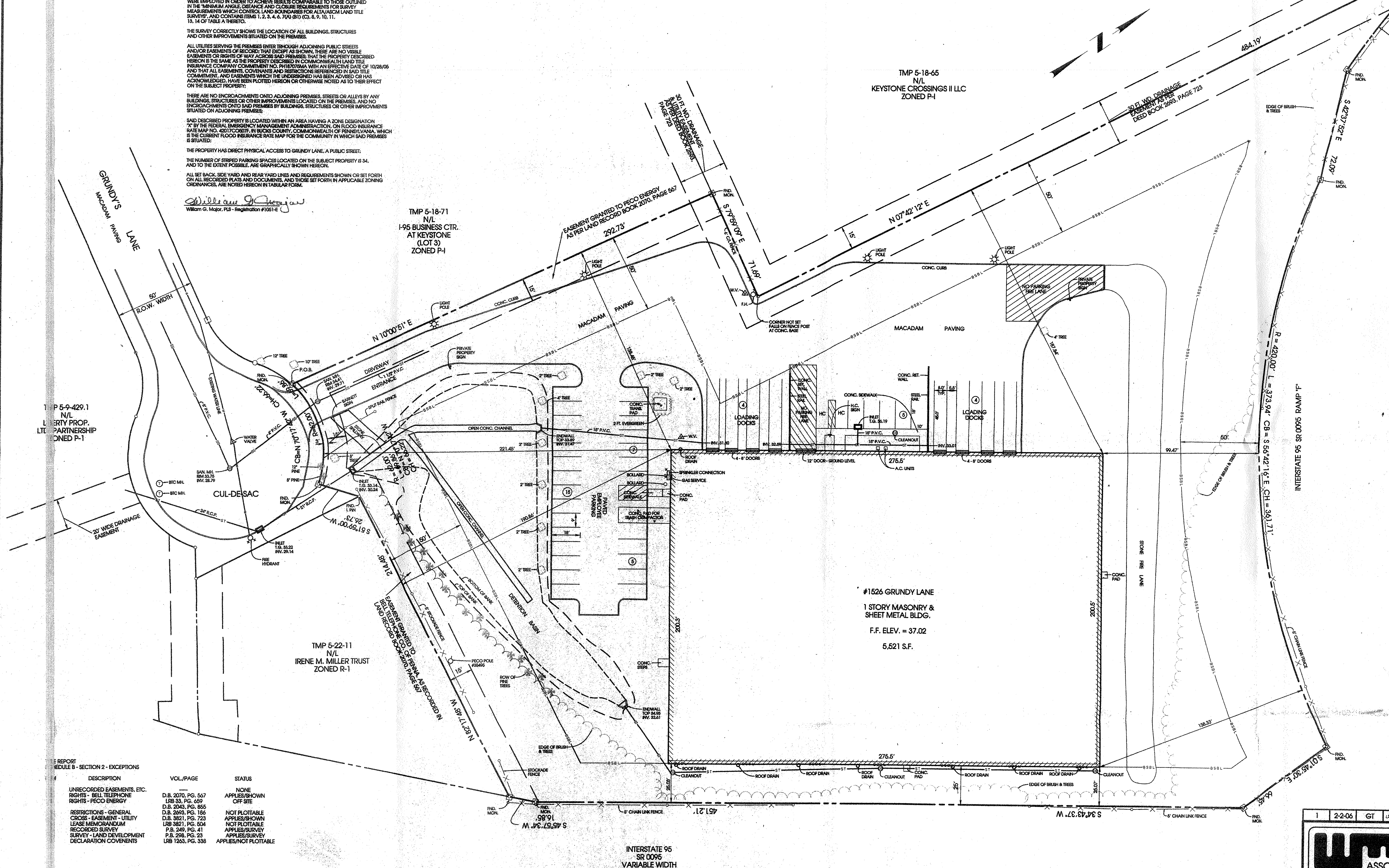
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION, ON FLOOD INSURANCE RATE MAP NO. 42017C0507F, IN BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO GRUNDY LANE, A PUBLIC STREET.

THE NUMBER OF STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 34, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.

ALL SET BACK, SIDE YARD AND REAR YARD LINES AND REQUIREMENTS SHOWN OR SET FORTH ON ALL RECORDED PLATS AND DOCUMENTS, AND THOSE SET FORTH IN APPLICABLE ZONING ORDINANCES, ARE NOTED HEREON IN TABULAR FORM.

William G. Major
William G. Major, PLS - Registration #1061-E



LEGEND

- LIGHT POLE
- PECO POLE
- SANITARY MANHOLE
- INLET
- ENDWALL
- WATER VALVE
- BELL TELE. MANHOLE
- CLEANOUT
- SPRINKLER CONNECTION
- GAS SERVICE
- ROOF DRAIN
- SIGN
- TREE
- PINE TREE
- FENCE
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- CONCRETE CURB
- BUILDING WALL
- EDGE OF TREES

Description: Keystone Park III
Lot 4 - TMP #5-22-11-1
5.0378 Acres
Bristol Township
Bucks County, PA

All that certain lot or piece of ground with the buildings and improvements erected thereon. Situate in the Township of Bristol, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Land Development Plan of Keystone Park Section III, Lot 4 dated 3/29/1999 and last revised 8/4/1999 made by William G. Major Associates, Inc., Civil Engineers and Surveyors, Bristol, PA and recorded 10/5/1999 in Plan Book 298, Page 23, as follows, to wit:

Beginning at a concrete monument on the North side of a cul de sac, at the terminal end of Grundy's Lane, having a Radius of Sixty-two feet (R=62.00') at a Southeast corner of Lot No. 3, Keystone Park Section III, TMP #5-18-71, N/L I-95 Business Center.

THENCE extending along the Easterly side of Lot No. 3, North Ten degrees, Zero minutes, Fifty-one seconds East (N-10-00'-51"-E); a distance of Two hundred ninety-two and seventy-three hundredths feet (292.73') to a concrete monument for a corner of lands of Keystone Crossings II LLC, TMP #5-18-65 being the center of a Thirty foot wide (30.00' wd.) drainage and utility easement;

THENCE extending along the centerline of said easement and lands of Keystone Crossing II LLC, TMP #5-18-65, South Seventy-nine degrees, Fifty-nine minutes, Nine seconds East (S-79-59'-09"-E); a distance of Seventy-one and sixty-nine hundredths feet (71.69') to a point for a corner;

THENCE extending still along the centerline of said drainage and utility easement and lands of Keystone Crossings II LLC, North Seven degrees, Forty-two minutes, Twelve seconds East (N-7-42'-12"-E); a distance of Four hundred eighty-four and nineteen hundredths feet (484.19') to a concrete monument for a corner on a curve;

THENCE extending along a curve on the Westerly R-O-W lines of Interstate 95 Ramp G4A (being of variable width) bearing to the left having a radius of Four hundred forty feet (R=440.00') with a Arc Length of Ninety-three and four tenths feet (L=93.40') subtended by a chord bearing South Fifteen degrees, Fifty-two minutes, Thirty-six seconds East (S-15-52'-36"-E); a chord distance of Ninety-three and twenty-two hundredths feet (93.22') to a concrete monument for a corner, a point of tangent.

THENCE extending still along same, South Forty-two degrees, Thirty-seven minutes, Fifty-two seconds East (S-42-37'-52"-E); a distance of Seventy-two and nine tenths hundredths feet (72.09') to a concrete monument for a point of curve.

THENCE extending still along the Westerly right of way of Interstate 95 along a curve bearing to the left having a radius of Four hundred twenty feet (R=420.00'), an Arc Length of Three hundred ninety-three and ninety four hundredths feet (393.94') subtended by a chord bearing of South Fifty-six degrees, Forty-two minutes Sixteen seconds East (S-56-42'-16"-E) and a chord distance of Three hundred sixty-one and seventy-one hundredths feet (CH=361.71') to a concrete monument for a corner;

THENCE extending along said R-O-W of Interstate I-95 South One degree, Forty-five minutes, Thirty seconds East (S-01-45'-30"-E) a distance of Sixty-six and forty-five hundredths feet (66.45') to a concrete monument for a corner;

THENCE extending still along the R-O-W of Interstate I-95 South Thirty-four degrees, Forty-three minutes, Thirty seven seconds West (S-34-43'-37"-W); a distance of Four hundred fifty-one and twenty-one hundredths feet to a concrete monument for a corner;

THENCE still along same, South Forty-five degrees, Fifty-seven minutes, Thirty-four seconds West (S-45-57'-34"-W); a distance of Sixteen and eighty-five hundredths feet (16.85') to a concrete monument for a corner, being lands of N/L Irene M. Miller Trust, TMP #5-22-11;

THENCE extending along lands of N/L Irene M. Miller Trust, North Eighty-two degrees, Seventeen minutes, Forty-eight seconds West (N-82-17'-48"-W); a distance of Two hundred fourteen and forty-eight hundredths feet (214.48') to a concrete monument for a corner;

THENCE extending still along same, South Fifty-one degrees, Fifty-nine minutes, Zero seconds West (S-51-59'-00"-W); a distance of Twenty-six and seventy-three hundredths feet to a concrete monument for a corner on R-O-W line of Cul-de-sac at the terminal end of Grundy's Lane.

THENCE extending along said Cul-de-Sac on a curve bearing to the left having a radius of Sixty two feet (R=62.00') an arc length of Sixty-nine and eight tenths feet (69.80') being subtended by a curve having a chord bearing of North Seventy degrees, Seventeen minutes, Twenty-one seconds East (CB=N-70-17'-21"-E); and a chord distance of Sixty-six and twenty-two hundredths feet (66.22') to the first mentioned point and place of beginning.

The contents being Five and three hundred seventy-eight ten-thousands acres (5.0378 acres).

Said property being subject to any and all easements of recorded or unrecorded.

William G. Major
William G. Major
PLS - 1061-E

...E REPORT
...EDULE B - SECTION 2 - EXCEPTIONS

DESCRIPTION	VOL./PAGE	STATUS
UNRECORDED EASEMENTS, ETC.	—	NONE
RIGHTS - BELL TELEPHONE	D.B. 2070, PG. 567	APPLIES/SHOWN
RIGHTS - PECO ENERGY	LRB 33, PG. 659	OFF SITE
	D.B. 2043, PG. 855	
RESTRICTIONS - GENERAL	D.B. 2693, PG. 186	NOT PLOTTABLE
CROSS - EASEMENT - UTILITY	D.B. 3821, PG. 723	APPLIES/SHOWN
LEASE MEMORANDUM	LRB 3821, PG. 504	NOT PLOTTABLE
RECORDED SURVEY	P.B. 249, PG. 41	APPLIES/SURVEY
SURVEY - LAND DEVELOPMENT	P.B. 298, PG. 23	APPLIES/SURVEY
DECLARATION COVENANTS	LRB 1263, PG. 338	APPLIES/NOT PLOTTABLE

GENERAL NOTES:

1. 1526 Grundy Lane
Being TMP #5-22-11-1
5.0378 Acres
Bristol Township, Bucks County, PA
2. Property is Zoned PI - Planned Industrial. Attention is called to Zoning Ordinance No. 2002-5, Article XVI as amended to date.
3. Plan was prepared with the benefit of a title insurance commitment, prepared by Commonwealth Land Title Insurance Company, Order No. PH1870758MA, effective date 10/28/05. Subject and limited to the following information contained therein, and to any other easements and restrictions of record:
   a. Rights granted to Bell Telephone Company as recorded in Deed Book 2070 page 567. Rights are limited to within the right-of-way of Grundy's Lane.
   b. Rights granted to PECO Energy as recorded in Land Record Book 2043 page 855. Right is a blanket easement and can not be plotted.
   c. Conditions disclosed by survey recorded in Plan Book 298, Page 23 and referencing building setback lines, planting Buffer, PECO easement, conditions and notes.
   d. Declaration of easements and covenants dated 7/17/1996 and Recorded in Deed Book 1263, Page 338.
   e. Restrictions to use as recorded in Deed Book 251 page 186. Right is a blanket restriction and can not be plotted.
   f. Subject to Cross-Easement agreement as recorded in Deed Book 2693 page 723. Agreement is for the benefit of using such utility easements and is plotted on the plan.
   g. Conditions disclosed by survey recorded in Plan Book 249 page 41: (1) building setback line, (2) part of a 30 foot wide drainage easement.
4. Reference is made to the following documents:
   a. "Subdivision Plan of Keystone Park Section III, Lot 4", Bristol Township, Bucks County, PA, as prepared by DiCroce & Leapson, Civil Engineers and Surveyors, Phila., PA, dated 10/17/88, last revised 12/8/88, sheets 1 through 16 of 16, Sheet 1 of 16 as recorded in Doylestown, PA on 12/30/88 in Plan Book 249, page 41.
   b. "Subdivision Plan of Keystone Park Section III Prepared for Bristol Park Inc.", as prepared by William G. Major Assoc., Inc. dated 3/28/85 last revised 9/7/94, as recorded in Doylestown, PA in Plan Book 228, page 81.
   c. "Land Development Plan of North Park Real Estate Group, prepared for Penn Valley Constructors, Inc." as prepared by William G. Major Associates, Inc., dated March 29, 1999 as revised thru May 6, 1999.
5. The topography shown was field surveyed by William G. Major Associates, Inc. This plan reflects field conditions existing as of Jan. 20, 2006.
6. Elevations are based on the NGVD of 1929. Benchmark = Chiseled square on top of centerline first pier of southbound bridge of Interstate 95 east of river. RM #29. Elevation = 19.123
7. Site utilities have been located from features visible on the ground surface and information provided by others. No guarantee of the accuracy of such information is given.
8. Parking Spaces - Employees 27
Handicap 2
Visitor 5
9. Subject property is located in Zone "X" (area determined to be outside the 500 Year Flood Plain, as designated on FIRM Insurance Rate Map, Panel 507 of 532, Map Number 42017 CO 507F, dated May 18, 1999.

ZONING ORDINANCE 2002-05
ARTICLE XVI - SECTION 1602
ZONING P-I PLANNED INDUSTRIAL DISTRICT

	REQUIRED	PROVIDED
MIN. LOT AREA	2 ACS.	5.04 ACS
MIN. LOT WIDTH	175'	300'±
MAX. BLDG. AREA	50%	25%
MAX. IMPERVIOUS SURFACE	65%	50%
YARDS		
FRONT	50'	221.5'±
SIDE	25' + 75'	25' + 100'
REAR	50'	99.5'±

GRAPHIC SCALE 1" = 30'
0 30 60 90

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F.B. 40-94, PG. 56 & C.

1	2-2-06	GT	WGM	REVISED AS PER ATTORNEY'S LETTER DATED 12-29-05.

William G. Major Associates
Engineers Surveyors Planners
110 Mill Street, P.O. Box 603, Bristol, PA 19007 (215) 785-3288

GRUNDYS LANE, PA, LLC
ALTA / ACSM SURVEY
KEYSTONE PARK SECTION III
LOT 4 - TMP 5-22-11.1
BRISTOL TOWNSHIP
BUCK COUNTY, PA.

William G. Major
Jan. 20, 2006

Drawn By	Checked By	Project Number	Scale	File Number
GT	WGM	8062	1" = 30'	E2-718