

1750 Woodhaven Drive Associates Pa, L.P.
 1750 Woodhaven Drive
 TMP #2-60-13.6
 3.978 Acres
 Bensalem Township,
 Bucks County, PA

All that certain parcel or tract of land, with the improvements erected thereon, Situate in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania, being known as Lots 6 & 7 on a Plan of Woodhaven Industrial Park recorded in and for the County of Bucks in Plan Book 67, Page 23 and being more particularly described according to a Survey and Plan as prepared by William G. Major Associates, Inc., Civil Engineers and Surveyors of Bristol, Pennsylvania, dated June 3, 2002 as follows, viz:

Beginning at a concrete monument at a corner of lands of N/L Amtrak, TMP #2-60-14 on the Northerly side of Woodhaven Drive, Fifty feet wide (50.00' wd.) and said point being, South Seventy-nine degrees, Forty minutes, Thirty seconds West (S-79°-40'-30"-W); a distance of Forty-four and five tenths feet (44.50') from the original centerline of Station Avenue, Thirty-three feet wide (33.00' wd.);

THENCE extending along the Northerly Right of Way Line of Woodhaven Drive, Fifty feet wide (50.00' wd.), South Seventy-nine degrees, Forty minutes, Thirty seconds West (S-79°-40'-30"-W); a distance of Twenty-five and four hundredths feet (25.04') to an iron spike, being a point of curve;

THENCE along the Northwesterly side of Woodhaven Drive along a curve bearing to the right having a radius of Six Hundred Sixty-eight and Fifty-nine hundredths feet (R=668.59') and having an arc length of One Hundred Ninety-one and Forty-seven hundredths feet (L=191.47') to an iron spike; for a point of tangent;

THENCE still extending along the Northerly Right of Way Line of Woodhaven Drive, Fifty feet wide (50.00' wd.) North Eighty-three degrees, Fifty-five minutes West (N-83°-55'-W); a distance of One Hundred Ninety-nine and Four tenths feet (199.40') to an iron pin for a corner of lot number 5, N/L RMR Limited Partnership, TMP #2-60-13.5;

THENCE extending along the side of lot number 5, N/L RMR Limited Partnership, North Six degrees Five minutes East (N-6°-05'-E); a distance of Four Hundred Sixty-five and Nine tenths feet (465.90') to a concrete monument on a curve in the line of lands of N/L Amtrak, TMP #2-60-14;

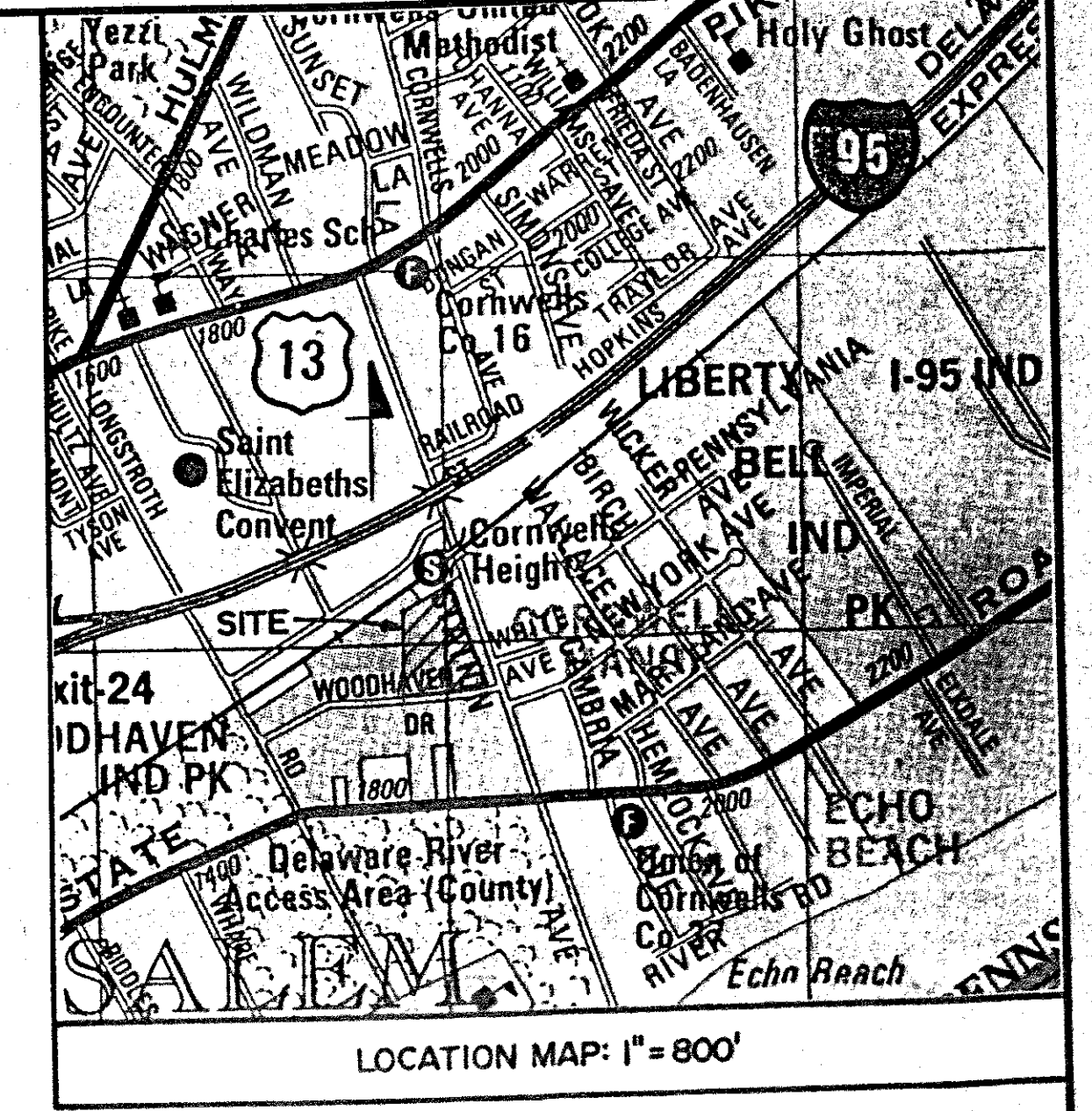
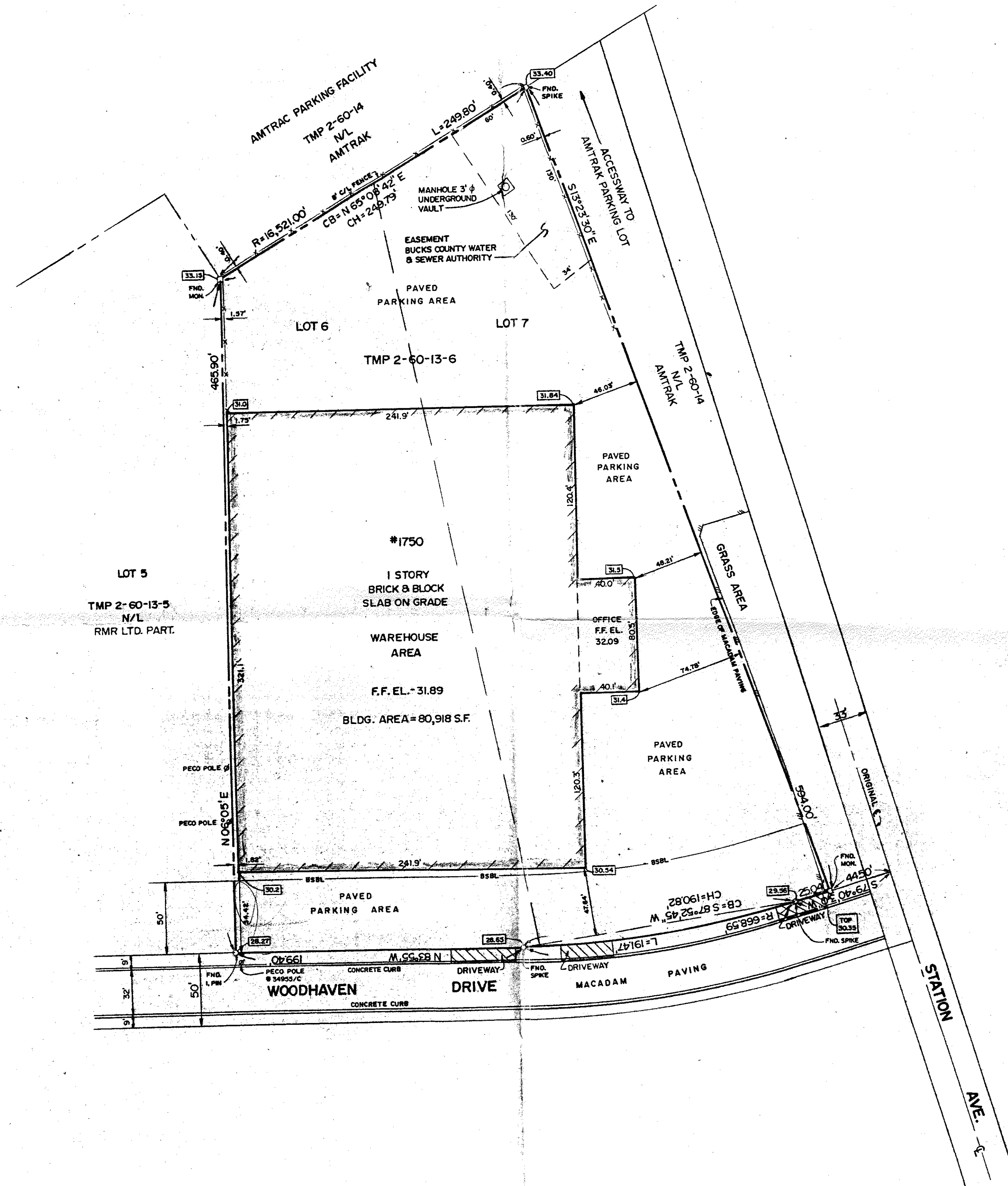
THENCE extending along lands N/L Amtrak along a curve bearing to the left having a Radius of Sixteen Thousand Five Hundred Twenty One feet (R=16,521.00') and an arc distance of Two Hundred Forty-nine and Eight tenths feet (L=249.80') to an iron spike for a corner;

THENCE still extending along lands N/L Amtrak, TMP #2-60-14, South Thirteen degrees, Twenty-three minutes, Thirty seconds East (S-13°-23'-30"-E); a distance of Five Hundred Ninety-four feet (594.00') to the first mentioned point and place of beginning.

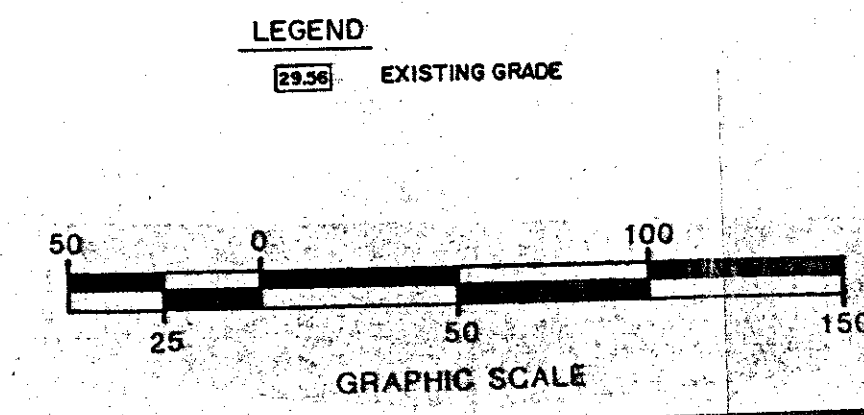
The contents of said parcel being Three and Nine Hundred Seventy-eight thousandths Acres (3.978 acs.).

Subject to any and all easements of record.

William G. Major
 William G. Major, P.E. & L.S.



- NOTES:
- REFERENCE IS MADE TO PLAN OF WOODHAVEN INDUSTRIAL PARK AS PREPARED BY BENJAMIN C. GUEN, PLS DATED APRIL 14, 1989 AS RECORDED IN PLAN BOOK 67, PAGE 23.
 - LOTS 6 & 7, WOODHAVEN INDUSTRIAL PARK TMP 2-60-13-6 3.978 ACRES 1750 WOODHAVEN DRIVE
 - ELEVATIONS AS SHOWN ARE BASED ON NVGD - 1927.
 - SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD AS DEPICTED ON FIRM, PANEL 504 OF 532, MAP NO. 42017C0604F, DATED MAY 18, 1999.
 - SUBJECT PROPERTY IS ZONED L1, LIGHT INDUSTRIAL DISTRICT.
 - ATTENTION IS CALLED TO BENSALEM TOWNSHIP ZONING ORDINANCE AS AMENDED TO DATE.
 - SUBJECT PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, RECORDED OR UNRECORDED.
 - COMMONWEALTH LAND TITLE INSURANCE CERTIFICATE # 337284MB SCHEDULE B - SECTION 2 EXCEPTIONS
 - SEE SURVEY PLAN
 - EASEMENT TO BUCKS COUNTY WATER & SEWER AUTHORITY, PART II PLOTTED - SEE SURVEY PLAN.
 - RIGHTS TO BELL TELEPHONE COMPANY CAN NOT BE PLOTTED - NONE FOUND.
 - RIGHTS TO PHILADELPHIA ELECTRIC COMPANY - CAN NOT BE PLOTTED.
 - RIGHTS TO BENSALEM POWER & LIGHT COMPANY - DEED RECITAL DOES NOT EFFECT SUBJECT PROPERTY.
 - BUILDING SET BACK LINES SHOWN AS PER RECORDED PLAN 1.P.B. 67, PG. 23.
 - PARKING SPACES - 175 & 1 H.C.



Roddy Inc.
 Industrial & Commercial Realtors

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WILLIAM G. MAJOR ASSOCIATES
 ENGINEERS PLANNERS SURVEYORS
 110 Mill Street, P.O. Box 603, Bristol, PA 19007 (215) 785-3288

SURVEY & PLAN
 "1750 WOODHAVEN DRIVE ASSOCIATES, PA., L.P."
 TMP 2-60-13-6
 BENSALEM TOWNSHIP
 BUCKS COUNTY, PA.

DATE: JUNE 3, 2002

DRAWN BY	CHECKED BY	JOB NUMBER	SCALE	FILE NUMBER
GT	WSM	7764	1" = 50'	E2-620

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