

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Falls, County of Bucks and Commonwealth of Pennsylvania bounded and described according to a Plan of "Pennsburg Heights" recorded in the Office for the Recording of Deeds at Doylestown, Pennsylvania in Plan Book 9 page 4 as follows:

BEGINNING at a point on the Southeasterly side of Berwyn Road (50 feet wide) at the distance of 450.0 feet measured in a Northeasterly direction from a point of tangent on said side of said Road which point of tangent is at the arc distance of 39.27 feet measured on the arc of a circle curving to the right having a radius of 25.0 feet from a point of curve on the Northeasterly side of Alden Avenue (60 feet wide); thence extending from said beginning point and along the said side of Berwyn Road, North 36 degrees 59 minutes 03 seconds East the distance of 75.0 feet to a point; thence extending along line of Lot No. 8 Block 120 South 53 degrees 00 minutes 57 seconds East the distance of 135.0 feet to a point on the Northwesterly side of Old Lincoln Highway (100 feet wide); thence extending along said side of Highway South 36 degrees 59 minutes 03 seconds West the distance of 75.0 feet to a point; thence extending along line of Lot No. 6 Block 120 North 53 degrees 00 minutes 57 seconds West the distance of 135.0 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 7 Block 120 as shown on said Plan.

COUNTY PARCEL NUMBER 13-34-54