

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Premises "A"

ALL THOSE TWO CERTAIN lots or pieces of ground, together with the buildings and improvements thereon erected, in Abington Township, Montgomery County, Pennsylvania, described separately, as follows:

(a) ALL THAT CERTAIN lot or piece of ground, Situate in Abington Township, in the County of Montgomery, known and designated as Lot No. 33 in Section "D" on a certain plan of lots of Roslyn Terrace, recorded in the Office for the Recording of Deeds & c., in and for the said County of Montgomery at Norristown, in Deed Book 464 page 500.

BEGINNING at a point of intersection of the Northeasterly side of Mt. Carmel Avenue and the Northwesterly side of Woodlyn Avenue, CONTAINING in front or breadth on said side of Mt. Carmel Avenue, Fifty Feet (50') and extending of that width in length or depth between parallel lines and at right angles to said Mt. Carmel Avenue, One Hundred Fifty Feet (150'), BOUNDED on the Easterly side of Woodlyn Avenue on the Northerly side by Lot No. 21 and on the Westerly side by Lot No. 32 and on the Southerly side by Mt. Carmel Avenue, aforesaid.

(b) AND ALSO, ALL THAT CERTAIN lot or piece of ground, Situate at Glenside, in the Township of Abington, County of Montgomery and State of Pennsylvania, known and designated as Lots Nos. 31 and 32, Section "D" on a certain plan of lots of Roslyn Terrace, duly recorded in the Office for the Recording of Deeds & c., in and for the said County of Montgomery at Norristown in Deed Book No. 464 page 500, bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Mt. Carmel Avenue at the distance of Fifty Feet (50') Westwardly from the intersection of the Northeasterly side of Mt. Carmel Avenue and the Northwesterly side of Woodlyn Avenue. CONTAINING in front or breadth on the said side of Mt. Carmel Avenue, Fifty Feet (50') and extending of that width in length or depth North eastwardly between parallel lines at right angles to Mt. Carmel Avenue aforesaid, One Hundred Fifty Feet (150').

Premises "B"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected SITUATE in Abington Township, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of Lots "Roslyn Terrace" made by Chester E. Albright, Civil Engineer dated May, 1901, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Deed Book 464 page 500, as follows to wit:

BEGINNING at a point on the Northeasterly side of Mt. Carmel Avenue (50 feet wide) said point being at the distance of 100.00 feet measured Northwestwardly along the Northeasterly side of Mt. Carmel Avenue from its point of intersection with the Northwesterly side of Woodlyn Avenue (50 feet wide); thence extending from said point of beginning Northwestwardly along the Northeasterly side of Mt. Carmel Avenue 25.00 feet to a point; thence extending Northeastwardly 150.00 feet to a point; thence extending Southeastwardly 25.00 feet to a point; thence extending Southwestwardly 150.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 30 Section "D" as shown on the above mentioned plan.

BEING known as 2245 Mt. Carmel Avenue.

Premises "C"

(a) ALL THAT CERTAIN lot or piece of ground, situate in the Township of Abington, County of Montgomery, State of Pennsylvania, known and designated as Lot No. 27, Section D on a certain plan of Lots of Roslyn Terrace, recorded in the Recorder of Deeds Office in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book No. 464, page 500.

BEGINNING at a point in the Northeast side of Mount Carmel Avenue at the distance of two hundred ninety-five feet eight inches Southeast from the Southeast side of Easton Road, Containing in front or breadth twenty-five feet on the said Northeast side of Mount Carmel Avenue and extending of that width in length or depth between parallel lines and at right angles to Mount Carmel Avenue in a Northeasterly direction one hundred fifty feet.

(b) ALL THOSE TWO CERTAIN lots or pieces of land with the dwelling thereon erected, situate in the Township of Abington, County of Montgomery and State of Pennsylvania, known and designated as lots Nos. twenty-eight and twenty-nine (#28 and #29) in Section "D" on a certain plan of lots of Roslyn Terrace recorded in the Office for the Recording of Deeds etc., in and for the said County of Montgomery at Norristown, Pa., in Deed Book 464 page 500.

BEGINNING at a point in the line of the Northeasterly side of Mt. Carmel Avenue at the distance of three hundred twenty feet and eight tenths of a foot from the intersection of the Germantown and Willow Grove Turnpike and the said Mt. Carmel Avenue.

CONTAINING in front or breadth on said Mt. Carmel

Avenue, fifty feet (each lot being twenty-five feet in width) and extending of that width in length or depth between parallel lines at right angles to the said Mt. Carmel Avenue, one hundred fifty feet.

BEING known as 2249 Mount Carmel Avenue.

EXHIBIT B

LIST OF OBJECTIONS,
OBLIGATIONS AND EASEMENTS

- A) DECLARATION PLAN
- B) UNIT PROPERTY ACT DECLARATION
- C) CODE OF REGULATIONS
- D) UTILITY EASEMENTS

SCHEDULE C

EACH TOWNHOUSE'S PERCENTAGE INTEREST IN COMMON ELEMENTS

<u>TOWNHOUSE NUMBER</u>	<u>PERCENTAGE OF INTEREST</u>
1	.9091
2	.9091
3	.9091
4	.9091
5	.9091
6	.9091
7	.9091
8	.9091
9	.9091
10	.9091
11	.9090