PPGL NOTE

UPON A PHONE CONVERSATION WITH MR. EARL BURNSIDE OF THE PPGL RIGHT OF WAY DEPARTMENT (PHONE NUMBER 215-721-6821), THERE IS NO DEFINED WIDTH OF EASEMENT OVER THE EXISTING POLE LINE PASSING THROUGH TAX PARCEL #15-1-5-8. AREA TO BE MAINTAINED BY PPGL FOR VEGETATIVE MAINTENANCE OF SAID LINE IS 25 FEET ON EITHER SIDE OF CENTERLINE OF POLES.

GENERAL NOTES:

1) ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 287 AS AMENDED BY PA ACT 172 (PB 2543) ENACTED JUNE 1(?), 1987, ENTITLED "EXCAVATION AND DEMOLITION WORK PROTECTION OF UNDERGROUND UTILITIES".

2) THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.

3) OWNER: PENNFIELD PRECISION, INC
306 PROGRESS DRIVE
SELLERSVILLE, PA 18036
PHONE 215-257-5191

DEED BOOK REFERENCE
LRB 1473 PAGE 1974

PLAN BOOK REFERENCE
PB 97 PAGE 48

TAX PARCEL #15-1-5-8
TAX PARCEL #15-1-5-10
(REFER TO PLAN FOR ADDRESS)

4) FLOOD ZONE DESIGNATION: ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, BASED UPON FLOOD INSURANCE RATE MAP HILLTOWN TOWNSHIP, MAP NUMBER 42017C0253 F, PANEL 253 OF 532, EFFECTIVE DATE MAY 18, 1999.

STREET RIGHT OF WAY NOTE

STREET RIGHT OF WAY WIDTHS HAVE BEEN DETERMINED PER THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR HILLTOWN TOWNSHIP AND CONFIRMATION BY DISCUSSION WITH TOWNSHIP ENGINEER ON FEBRUARY 24, 2004.

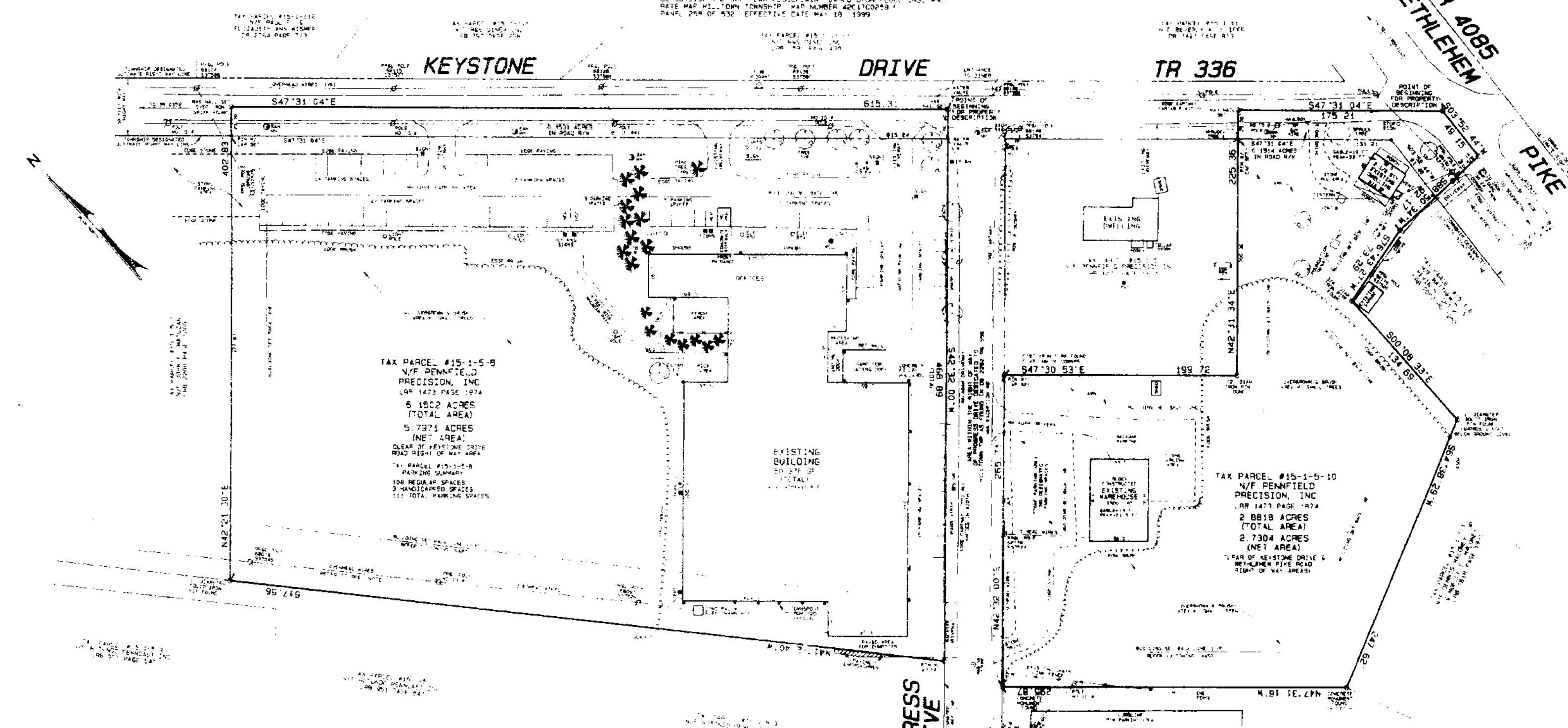
TITLE EXCEPTIONS

SCHEDULE B, SECTION 2 - EXCEPTIONS, TITLE INSURANCE COMMITMENT, FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT EFFECTIVE DATE SEPTEMBER 25, 2003 REVISED MARCH 5, 2004, FILE NO. 04-PHI-0200.

EXCEPTION NO. 5 - RIGHTS GRANTED TO UTILITY COMPANIES AS FOUND IN DEED BOOK 1569 PAGE 287. THIS IS A BLANKET EASEMENT.

EXCEPTION NO. 8 - DEED OF DEDICATION AS FOUND IN DEED BOOK 2282 PAGE 558 FOR THE DEDICATION OF THE AREA WITHIN THE RIGHT OF WAY OF PROGRESS DRIVE TO HILLTOWN TOWNSHIP. PROGRESS DRIVE IS 50 FEET WIDE.

EXCEPTION NO. 10 - TITLE TO THAT PORTION OF BETHLEHEM PIKE - TRAFFIC ROUTE 309 AND KEYSTONE DRIVE ARE SUBJECT TO PUBLIC RIGHTS THEREIN.



(PER TITLE COMMITMENT)

PROPERTY DESCRIPTION
TAX PARCEL #15-1-5-10

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS, STATE OF PENNSYLVANIA SHOWN AS LOT NO. 8 ON A CERTAIN AMENDED PLAN FOR HESS GOOD DATED JANUARY 28, 1972 MADE BY RICHARD S. COWAN ASSOCIATES, INC. CONSULTING ENGINEERS AND JULY RECORDED IN PLAN BOOK 97 PAGE 48 ON JUNE 7, 1972 AS MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OF THE INTERSECTING LINES OF BETHLEHEM PIKE (TR 309) AND KEYSTONE DRIVE (ROUTE 336); THENCE FROM SAID BEGINNING POINT SOUTH 3 DEGREES 38 MINUTES WEST 49.15 FEET ALONG THE CENTER LINE OF ROUTE 309 TO A POINT AND A CORNER OF LANDS NOW OR LATE OF JOHN FEHR; THENCE CROSSING THE WESTERLY PORTION OF SAID ROAD ALONG LANDS OF FEHR SOUTH 88 DEGREES 17 MINUTES WEST 92.17 FEET TO A POINT; THENCE SOUTH 76 DEGREES 42 MINUTES 40 SECONDS WEST 73.29 FEET TO A POINT A CORNER; THENCE STILL ALONG SAID FEHR SOUTH 00 DEGREES 09 MINUTES 20 SECONDS EAST 134.75 FEET TO A POINT A CORNER; THENCE STILL ALONG SAME SOUTH 64 DEGREES 39 MINUTES 53 SECONDS WEST 248.09 FEET TO A POINT AND CORNER OF LOT NO. 7 ON SAID PLAN; THENCE ALONG LOT NO. 7 NORTH 47 DEGREES 28 MINUTES WEST 321.08 FEET TO A POINT IN THE CENTER OF PROGRESS DRIVE SHOWN ON SAID PLAN; THENCE THROUGH PROGRESS DRIVE NORTH 42 DEGREES 32 MINUTES EAST 269.50 FEET TO A POINT AND CORNER OF LANDS NOW OR LATE OF MARK MOYER; THENCE ALONG SAID MOYER THE TWO FOLLOWING COURSES AND DISTANCES: (1) SOUTH 47 DEGREES 29 MINUTES EAST 225.00 FEET; (2) NORTH 42 DEGREES 32 MINUTES EAST 225.00 FEET TO A POINT IN OR NEAR THE CENTER OF KEYSTONE DRIVE; THENCE THROUGH SAID KEYSTONE DRIVE SOUTH 47 DEGREES 28 MINUTES EAST 175.21 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING COUNTY PARCEL #15-1-5-10

(PER TITLE COMMITMENT)

PROPERTY DESCRIPTION
TAX PARCEL #15-1-5-8

TRACT 1 - ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE ALONG THE SOUTH SIDE OF KEYSTONE DRIVE, HILLTOWN TOWNSHIP, COUNTY OF BUCKS AND STATE OF PENNSYLVANIA KNOWN AS LOT NO. 1 ON A PLAN DATED NOVEMBER 29, 1968 PREPARED BY DONALD H. PRICE, PROFESSIONAL ENGINEER RECORDED IN PLAN BOOK 64 PAGE 44 BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

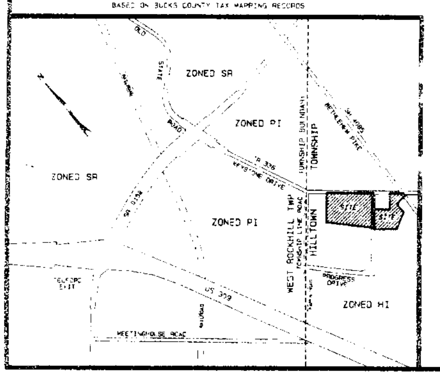
BEGINNING AT A POINT A CORNER SAID POINT BEING THE INTERSECTION OF THE CENTER LINE OF KEYSTONE DRIVE LEADING FROM PENNSYLVANIA ROUTE 309 TO TOWNSHIP LINE ROAD WITH THE CENTER LINE OF A PROPOSED STREET; THENCE ALONG THE CENTER LINE OF THE PROPOSED STREET SOUTH 42 DEGREES 32 MINUTES WEST THE DISTANCE OF 471.44 FEET TO A POINT A CORNER; THENCE ALONG LOT NO. 4 OF THE SAID PLAN NORTH 41 DEGREES 40 MINUTES WEST THE DISTANCE OF 288.57 FEET TO A POINT A CORNER; THENCE ALONG LOT NO. 2 OF SAID PLAN NORTH 42 DEGREES 11 MINUTES EAST THE DISTANCE OF 440.39 FEET TO A POINT A CORNER IN THE CENTER LINE OF KEYSTONE DRIVE; THENCE ALONG THE CENTER LINE OF KEYSTONE DRIVE SOUTH 47 DEGREES 28 MINUTES EAST THE DISTANCE OF 290.33 FEET TO THE PLACE OF BEGINNING.

TRACT 2 - ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA BEING MORE PARTICULARLY BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION PREPARED BY RICHARD S. COWAN AND ASSOCIATES, INC. CONSULTING ENGINEERS OF QUAKERTOWN, PA, DATED JANUARY 28, 1972 AND RECORDED IN PLAN BOOK 97 PAGE 48 AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN IN THE BED OF KEYSTONE DRIVE SAID POINT BEING ON A BEARING OF SOUTH 47 DEGREES 28 MINUTES EAST 599.98 FEET FROM AN IRON PIN MARKING THE INTERSECTION OF KEYSTONE DRIVE AND TOWNSHIP LINE ROAD AND RUNNING AS FOLLOWS: (1) BY LANDS OF PENNFIELD PRECISION MACHINING, INC. (LOT #1 OF SAID SUBDIVISION) SOUTH 42 DEGREES 11 MINUTES WEST A DISTANCE OF 440.39 FEET TO A POINT ON LINE OF LANDS OF LOT NO. 4; THENCE (2) BY SAID LANDS AND LANDS OF PENN-CAST PRODUCTS, INC. NORTH 41 DEGREES 17 MINUTES 50 SECONDS WEST A DISTANCE OF 352.28 FEET TO A POINT A CORNER; THENCE (3) BY LANDS OF LOT NO. 3 NORTH 42 DEGREES 11 MINUTES EAST A DISTANCE OF 402.54 FEET TO A POINT IN THE BED OF KEYSTONE DRIVE; THENCE (4) ALONG SAID BED OF KEYSTONE DRIVE SOUTH 47 DEGREES 28 MINUTES EAST A DISTANCE OF 350 FEET TO THE POINT OF BEGINNING.

BEING COUNTY PARCEL NUMBER 15-1-5-8

PROPERTY
LOCATION MAP



BASED ON BUCKS COUNTY TAX MAPPING RECORDS

(PER FIELD SURVEY)

PROPERTY DESCRIPTION
TAX PARCEL #15-1-5-8

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATE ON THE SOUTHWESTERLY SIDE OF THE INTERSECTION OF KEYSTONE DRIVE - TR 336 AND PROGRESS DRIVE IN THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS AND THE COMMONWEALTH OF PENNSYLVANIA AS SHOWN ON A PLAN OF ALTA ACSM SURVEY FOR PENNFIELD PRECISION INC, RESILIENCE CAPITAL PARTNERS, LLC AND THE PROVIDENT BANK AS PREPARED BY DENNIS M. LITZENBERGER, PROFESSIONAL LAND SURVEYOR OF KINTNERSVILLE, PA, PLAN DATED FEBRUARY 26, 2004 BEING MOST RECENTLY REVISED ON MARCH 5, 2004 AND BEING FURTHER DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A MAG NAIL SET IN OR NEAR THE PHYSICAL CENTERLINE OF THE MACADAM CARTWAY OF KEYSTONE DRIVE - TR 336 (50 FEET WIDE IN THIS LOCALE) WITH THE WESTERLY ULTIMATE RIGHT OF WAY LINE OF PROGRESS DRIVE (50 FEET WIDE).

1) THENCE ALONG THE WESTERLY ULTIMATE RIGHT OF WAY LINE OF PROGRESS DRIVE, SOUTH 42° 32' 00" WEST - 468.89 FEET TO AN IRON PIN WITH A CAP SET IN LINE OF LANDS OF ROTONDO PENN CAST INC, TAX #15-1-5-9.

2) THENCE ALONG LANDS NOW OR FORMERLY OF ROTONDO PENN CAST INC, TAX #15-1-5-9 AND TAX #15-1-5-4, NORTH 41° 22' 40" WEST - 517.56 FEET TO A 1" DIAMETER SOLID IRON PIN FOUND AT A CORNER COMMON TO LANDS NOW OR FORMERLY OF JOHN F. MATCZAK, TAX #15-1-5-1.

3) THENCE ALONG LANDS NOW OR FORMERLY OF JOHN F. MATCZAK PASSING OVER AN IRON PIN WITH A CAP SET 25.00 FROM THE TERMINUS OF THIS LINE, NORTH 42° 21' 30" EAST - 402.83 FEET TO A MAG NAIL SET OVER AN IRON SPIKE FOUND IN OR NEAR THE CENTERLINE OF THE MACADAM CARTWAY OF KEYSTONE DRIVE - TR 336.

4) THENCE ALONG THE MACADAM CARTWAY OF KEYSTONE DRIVE - TR 336, SOUTH 47° 31' 04" EAST - 615.31 FEET TO THE PLACE OF BEGINNING.

CONTAINING AN AREA OF 6.1502 ACRES (TOTAL) AND 5.7971 ACRES (NET) CLEAR OF THE ULTIMATE RIGHT OF WAY AREA ALONG KEYSTONE DRIVE.

(PER FIELD SURVEY)

PROPERTY DESCRIPTION
TAX PARCEL #15-1-5-10

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATE ON THE SOUTHWESTERLY SIDE OF THE INTERSECTION OF KEYSTONE DRIVE - TR 336 AND BETHLEHEM PIKE - SR 4085 IN THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS AND THE COMMONWEALTH OF PENNSYLVANIA AS SHOWN ON A PLAN OF ALTA/ACSM SURVEY FOR PENNFIELD PRECISION, INC, RESILIENCE CAPITAL PARTNERS, LLC AND THE PROVIDENT BANK AS PREPARED BY DENNIS M. LITZENBERGER, PROFESSIONAL LAND SURVEYOR OF KINTNERSVILLE, PA, PLAN DATED FEBRUARY 26, 2004 BEING MOST RECENTLY REVISED ON MARCH 5, 2004 AND BEING FURTHER DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER AT THE INTERSECTION OF THE CENTERLINES OF KEYSTONE DRIVE - TR 336 (50 FEET WIDE IN THIS LOCALE) AND BETHLEHEM PIKE - SR 4085 (100 FEET WIDE IN THIS LOCALE)

1) THENCE ALONG THE MACADAM CARTWAY OF BETHLEHEM PIKE - SR 4085, SOUTH 03° 52' 44" WEST - 49.15 FEET TO A CORNER IN LINE OF LANDS NOW OR FORMERLY OF MATTHEW H. & KEVIN N. SHICK, TAX #15-1-6.

2) THENCE ALONG LANDS NOW OR FORMERLY OF MATTHEW H. & KEVIN N. SHICK, PASSING OVER A SOLID IRON BAR FOUND 30.24 FEET FROM THE BEGINNING OF THIS LINE, SOUTH 88° 50' 34" WEST - 92.17 FEET TO AN IRON PIN WITH A CAP SET.

3) THENCE CONTINUING ALONG THE SAME, SOUTH 76° 43' 27" WEST - 73.29 FEET TO A 3/4" DIAMETER IRON PIPE FOUND.

4) THENCE CONTINUING ALONG THE SAME, SOUTH 00° 08' 33" EAST - 134.69 FEET TO A 1" DIAMETER SOLID IRON PIN FOUND IN LINE OF LANDS NOW OR FORMERLY OF DENNIS MALONEY, JR. AND NOELLE E. MALONEY, TAX #15-1-7-1.

5) THENCE ALONG LANDS NOW OR FORMERLY OF DENNIS MALONEY, JR. AND NOELLE E. MALONEY, SOUTH 64° 38' 29" WEST - 247.62 FEET TO A CONCRETE MONUMENT FOUND AT A CORNER COMMON TO LANDS NOW OR FORMERLY OF ALDERFER AND FRANK, INC., TAX #15-1-7.

6) THENCE ALONG LANDS NOW OR FORMERLY OF ALDERFER AND FRANK INC., NORTH 47° 31' 16" WEST - 295.87 FEET TO A CONCRETE MONUMENT FOUND ON THE EASTERLY ULTIMATE RIGHT OF WAY LINE OF PROGRESS DRIVE (50 FEET WIDE).

7) THENCE ALONG THE EASTERLY ULTIMATE RIGHT OF WAY LINE OF PROGRESS DRIVE, NORTH 42° 32' 00" EAST - 265.71 FEET TO AN IRON PIN WITH A CAP SET AT A CORNER COMMON TO LANDS NOW OR FORMERLY OF PENNFIELD PRECISION, INC., TAX #15-1-5-8.

8) THENCE ALONG LANDS NOW OR FORMERLY OF PENNFIELD PRECISION, INC. SOUTH 47° 30' 53" EAST - 199.72 FEET TO A 1/2" DIAMETER IRON PIN FOUND.

9) THENCE CONTINUING ALONG THE SAME, PASSING OVER A PIN WITH A CAP SET 25.00 FEET FROM THE TERMINUS OF THIS LINE, NORTH 42° 31' 34" EAST - 225.36 FEET TO A MAG NAIL SET IN THE MACADAM CARTWAY OF KEYSTONE DRIVE - TR 336.

10) THENCE ALONG THE MACADAM CARTWAY OF KEYSTONE DRIVE - TR 336, SOUTH 47° 31' 04" EAST - 175.21 FEET TO THE PLACE OF BEGINNING.

CONTAINING AN AREA OF 2.8818 ACRES (TOTAL) AND 2.7304 ACRES (NET) CLEAR OF THE ULTIMATE RIGHT OF WAY AREA ALONG KEYSTONE DRIVE AND BETHLEHEM PIKE.

ZONED HI - HEAVY INDUSTRIAL
(PER THE HILLTOWN TOWNSHIP ZONING ORDINANCE OF 1995)

ZONING REQUIREMENTS

MINIMUM LOT SIZE	2.0 ACRES
MINIMUM SITE AREA	2.0 ACRES
MAX. IMP. SURF. RATIO	60%
MINIMUM FRONT YARD	50 FEET
MINIMUM SIDE YARD	30 FEET
MINIMUM REAR YARD	50 FEET
MINIMUM LOT WIDTH	200 FEET
MAX. BUILDING HEIGHT	35 FEET

SURVEYOR'S CERTIFICATION

TO PENNFIELD PRECISION, INC., PENNFIELD REAL ESTATE LLC, RESILIENCE CAPITAL PARTNERS, LLC, THE PROVIDENT BANK AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP AND SURVEY OF THE PROPERTY DESCRIPTION IN RESPECT THERETO ARE TRUE AND CORRECT AND REPRESENT AN ACTUAL FIELD SURVEY OF THE REAL PROPERTY SHOWN HEREON. SUCH SURVEY WAS CONDUCTED UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR. SUCH MAP OF SURVEY SHOWS THE PREMISES SPECIFICALLY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 04-PHI-0200 AND SAID SURVEY MAP AND SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND INCLUDES 2, 3, 4, 6, 7A, 8, 9 AND 10 TO THE EXTENT NECESSARY TO DETERMINE COMPLIANCE WITH APPLICABLE ZONING REQUIREMENTS, ITEMS 7 B AND 7 C IN TABLE A "OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS" SPECIFICALLY DEFINED THEREIN AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THIS DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.

DATE OF SURVEY 2-26-04

DENNIS M. LITZENBERGER, PLS
REG #37814E

REV. 5 MARCH 2004 PER COMMENTS BY SUZANNE M. CONROY, ESQUIRE

DENNIS M. LITZENBERGER
PROF. LAND SURVEYOR
PA REG #37814E

TAX #15-1-5-8
TAX #15-1-5-10

PLAN BOOK 97
PAGE 48

LRB 1473
PAGE 1974

THIS PLAN WILL BE CONSIDERED INVALID UNLESS AFFIXED WITH ORIGINAL SEAL.

ALTA/ACSM LAND TITLE SURVEY

PENNFIELD PRECISION, INC; PENNFIELD REAL ESTATE LLC; RESILIENCE CAPITAL PARTNERS, LLC & THE PROVIDENT BANK

HILLTOWN TOWNSHIP, BUCKS COUNTY, PA.
SCALE 1" = 50' 26 FEB 2004
SCALE IN FEET REV. 5 MARCH 2004
0 50 100 200

DWN. DML CHKD. DAD / RTD APPD.
SHEET 1 OF 1 FILENAME: MATZALTA.PRO

DENNIS M. LITZENBERGER
PROFESSIONAL LAND SURVEYOR
120 SCHOOL DRIVE KINTNERSVILLE PA 18930 (610) 847-5108