

D E E D of CONFIRMATION

THIS DEED, made this 7th day of December, 1998, by and between

COLD SPRING HUNT, L.P., a Pennsylvania limited partnership with an address c/o 3103
Philmont Avenue, Huntingdon Valley, Pennsylvania 19006 ("Grantor"),

and

ROBERT H. YAROSCHUK and K. PATRICIA YAROSCHUK, h/w,

Box 689

("Grantee").

Doylestown, Pa. 18961

WITNESSETH:

WHEREAS, Grantor (as Buyer) purchased from Grantee (as Seller) certain property
situate in Buckingham Township, Bucks County, Pennsylvania designated as Tax Map Parcel No.
6-4-29-2; and

WHEREAS, the Agreement of Sale excepted from the sale and conveyance, "a total of
10.001 acres of land consisting of a parcel of 6.001 acres of deed restricted open space and a
parcel (not so restricted) of four (4) acres which shall include the house, garage, apartment,
kennels, and a barn which are to be retained by Seller" (the "Retained Parcel"); and

WHEREAS, the Deed to Grantor from Grantee and recorded in the Recorder of Deeds
Office in and for Bucks County in Land Record Book 808 page 739 incorrectly included the
"Retained Parcel"; and

WHEREAS, the Grantor desires to correct the error with this Deed of Correction.

NOW, THEREFORE, the said Grantor, for and in consideration of **One (\$1.00) Dollar**,
as well as other good and valuable consideration, has granted, bargained, sold and conveyed, and
by these presents does grant, bargain, sell and convey unto the said Grantee, their heirs and
assigns:

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon
erected, **SITUATE** ~~in the Township of Buckingham, County of Bucks, Commonwealth~~

BK1 931 200462

of Pennsylvania, and more particularly described on the attached Exhibit "A".

BEING a part of the same premises which Robert H. Yaroschuk and K. Patricia Yaroschuk, his wife by Deed dated 11/19/1993 and recorded in the Recorder of Deeds Office in and for Bucks County in Land Record Book 808 page 739 conveyed unto Cold Spring Hunt, L.P., in fee.

THIS DEED CORRECTS THE PRIOR DEED WHICH INCORRECTLY CONVEYED 10 ACRES OF PROPERTY INTENDED TO BE EXCLUDED.


UNDER AND SUBJECT to agreements, restrictions and conditions of record.

TO HAVE AND TO HOLD the said lot or piece of ground, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantee, their heirs and assigns to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

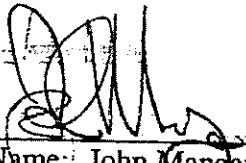
AND the said Grantor, for itself and its successors, does covenant, promise and agree to and with said Grantee, their heirs and assigns, by these presents, that the said Grantor and its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against it, the said Grantor and its successors, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, them or any of them, shall and will, under and subject as aforesaid, warrant and forever defend.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed the day and year first above written.

Attest:


Name: C.E. Moscony
Title: Assistant Secretary

COLD SPRING HUNT, L.P.
By: Toll PA GP Corp., general partner


Name: John Mangano
Title: Vice President

BK1 931 30464

SCHEDULE C
(Descriptions)

ALL THAT CERTAIN ~~lot or tract of land situate in the Township of~~ Buckingham, County of Bucks, Commonwealth of Pennsylvania, bounded and described according to a Record Plan of "Cold Spring Hunt" made by Eastern States Engineering, Inc., dated 8/18/89, last revised 5/23/94 and recorded in Bucks County Plan Book 275 page 82, follows, to wit:

Beginning at a point on the Northwesterly side of Cold Spring Creamery Road as shown on said Plan a corner of Lot 267 on said Plan; thence extending along ~~the Northwesterly side of Cold Spring Creamery Road~~ South 40 degrees 30 minutes 09 seconds West 1075.86 feet to a point; thence extending North 52 degrees 48 minutes 33 seconds West 147.77 feet to a point; thence extending along Lot Open Space A on said Plan North 40 degrees 30 minutes 09 seconds East 744.26 feet to a point; thence still along the same North 49 degrees 29 minutes 51 seconds West 356.05 feet to a point; thence still along the same North 40 degrees 30 minutes 09 seconds East 39.69 feet to a point; thence still along the same North 49 degrees 29 minutes 51 seconds West 65.00 feet to a point; thence extending along Lot 32 on said Plan North 79 degrees 34 minutes 25 seconds East 100.61 feet to a point; thence extending along Lot 33 on said Plan North 21 degrees 43 minutes 28 seconds East 227.10 feet to a point; thence still along the same South 70 degrees 58 minutes 16 seconds West 132.78 feet to a point on the Northeasterly side of Pierce Lane as shown on said Plan; thence extending along the same on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 20.58 feet to a point; thence extending along Lot 34 on said Plan North 70 degrees 58 minutes 16 seconds East 75.00 feet to a point; thence extending along Lot 34, 37, 38 and 43 on said Plan North 44 degrees 30 minutes 28 seconds East 385.99 feet to a point; thence extending along Lot 43 on said Plan South 71 degrees 47 minutes 16 seconds East 57.49 feet to a point; thence extending along Lot 43, 44, 45 and 46 on said Plan South 45 degrees 29 minutes 32 seconds East 305.82 feet to a point; thence extending along Lot 267 aforementioned South 40 degrees 30 minutes 09 seconds West 222.69 feet to a point; thence still along the same South 45 degrees 29 minutes 32 seconds East 244.31 feet to the point and place of beginning.

Being Lot # 266 on said Plan

Being Parcel # 6-59-80

Being part of the same premises which Robert H. Yaroschuk and Patricia Yaroschuk h/w by Indenture dated 11/19/93 recorded in the Office of the Recorder of Deeds of Bucks County in Record Book 808 Page 739 granted and conveyed unto Cold Spring Hunt, L.P.

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TX STATE	\$0.00
29	\$0.00

BK1 931 PC0463

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY)

MAIL

1999 SEP 24 A 8:27

On this 17th day of December, 1998, before me, the undersigned officer, personally appeared **JOHN MANGANO** who acknowledged himself to be the VICE PRESIDENT of ~~FOLI PA GP CORP.~~, a corporation, and that he as such officer and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation in its capacity as sole general partner of **COLD SPRING HUNT, L.P.** by himself as VICE PRESIDENT.

In witness whereof, I hereunto set my hand and official seal.

Dawn M. Foley
Notary Public
My commission expires.

COPY

Notarial Seal
Dawn M. Foley, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires June 2, 2001
Member, Pennsylvania Association of Notaries

104603

THIS DOCUMENT RECORDED
IN COUNTY OF BUCKS, PA

SEP 24 99

Edward R. Gubbert
RECORDER OF DEEDS



B.C.B.O.A. 5.00
Registry 8.00

DEED RECORDED
BY
BUCKINGHAM TOWNSHIP

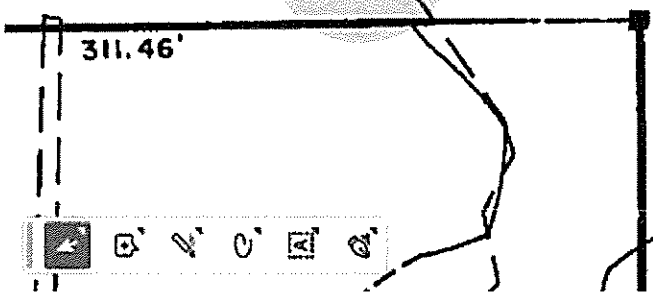
September 15, 1999
DATE

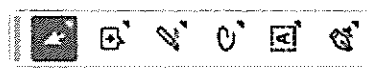
BY: *Annemarie Lisen*

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- 311.46'
- lawn or suitable low ground cover.**
- 6) All proposed roads and land within the roadway right-of-ways to be offered for dedication to the Township of Buckingham.
 - 7) All proposed utilities shall be offered for dedication to their governing agencies.
 - 8) Lot numbers 78, 79, 155 & 167 are not used.
 - 9) Lot 266 is the existing farm house to remain. Total lot area is 11.001 Acs. which 7.001 Acs. is part of the open space and is maintained by the lot owner and may not be further developed or subdivided. Ordinance No. 89-03, Section 660.B.8.
 - 10) Lot 267 is reserved for a Potential Day Care Center and the total lot area, minus 8200 SF for building area, is part of the Open Space and may be further subdivided from the remainder of the property. The Open Space is owned and maintained by the lot owner. Stipulation and Agreement No. 75-3053-08-5, Section I, A, Z. Ordinance No. 89-01, Section 660.B.8.
 - 11) Detention basin #1 is owned and maintained by the owner of lot 194. Detention Basin #2 is owned and maintained by the owner of Lot 156. Detention Basin #5 is owned and maintained by the owner of Lot 195. Detention Basins #3 and #4 are dedicated to the Township of Buckingham.





Tract No. 37: Deed Restricted Open Space through Lot No. 266 (7.001 Acres), more fully described in Exhibit "KK" attached hereto and made a part hereof.

Tract No. 38: Utilities Easement No. 29 through Lot No. 83, more fully described in Exhibit "LL" attached hereto and made a part hereof.

Tract No. 39: Utilities Easement No. 31 through Lots No. 88 and 89, more fully described in Exhibit "MM" attached hereto and made a part hereof.

SAID TRACTS BEING marked and reserved on the Plan and, at the time of recording of the Plan, said Tracts being parts of Bucks County Tax Map Parcels No. 6-4-29-2 and 6-6-2. Said TMP No. 6-4-29-2 being the same premises which were granted and conveyed in fee by Robert H. Yaroschuk and K. Patricia Yaroschuk, husband and wife, to Cold Spring Hunt, L.P., by deed dated November 19, 1993, recorded December 9, 1993, in the Office of the Recorder of Deeds for Bucks County at Book 8080 Page 739. Said TMP No. 6-6-2 being the same premises which were

ARTICLE 10 R-3 RESIDENTIAL DISTRICT

Section 1000 Purpose and General

- A. The purpose of the R-3 District is to reflect and incorporate the development requirements of the stipulation and agreement for this property that resulted from a curative amendment filed by Robert H. Yaroschuk.
- B. A building or structure may be erected or altered to be used either in whole or in part and a lot may be used or occupied for any of the following uses and no other, provided that such uses, buildings, or structures shall comply with such regulations as yard, lot sizes, lot width, building area, heights, impervious surfaces, easements, buffer yards, off-street parking and other requirements as specified by this Ordinance.

Section 1001 Permitted Uses

A. Uses Permitted By Right:

- A4 Forestry
- B1 Detached Dwelling
- B9 Accessory Home Occupations
 - Class I - Home Office
 - Class II - Traditional Home Occupation
 - Class III - Family Day Care
- B10 Residential Accessory Building
- B11 Garage or Yard Sales
- H3 Temporary Structure

B. Uses Permitted by Conditional Use:

- F1 Utilities

Section 1002 Area and Dimensional Requirements

All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Section 405, Use Regulations, for the specific use, in which case the requirements of Section 405 shall apply.

A. B1 Single Family Detached Dwelling:

Minimum lot area	12,500 sq. ft.
Maximum density	1.56 dwelling units per gross acre
Minimum lot width at building setback line	95 ft.
Minimum lot width for lots on the bulb of cul-de-sacs	65 ft.
Maximum impervious surface per lot	28%
Maximum impervious surface permitted per lot after the issuance of the initial occupancy permit	33%
Minimum open space	30% of base site area
Minimum yards	
Front	35 ft.
Sides	10 ft. minimum; 25 ft. aggregate
Rear	30 ft.
Minimum setback from perimeter boundary of the property and from future right-of-way line that forms a perimeter boundary of the property	50 ft.

B. All Other Permitted Uses:

Minimum lot size	2 acres
Minimum lot width at building setback line	200 ft.
Maximum building coverage	10 %
Maximum impervious surface ratio	20 %
Minimum yards:	
Front	75 ft.
Side (each)	40 ft.
Rear	75 ft.