



19/2

RETURN TO:
Lamb McErlane PC
24 East Market Street, Box 565
West Chester, PA 19381-0565

UPI NOS. P/O 41-2-84 ✓

DEED

THE COUNTY OF CHESTER
THE TOWNSHIP OF WEST WHITELAND
("Grantors")

THE TOWNSHIP OF WEST WHITELAND
("Grantee")

Official Copy

This Document Recorded
04/21/2010 State RTT: 0.00
11:32AM Local RTT: 0.00
Doc Code: DEE Chester County, Recorder of Deeds Office

Doc Id: 11008102
Receipt #: 501575
Rec Fee: 125.00



LAMB MCERLANE PC

04/21/2010 11:32A

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Official

DEED

THIS INDENTURE, made this 18th day of March, 2010, between THE COUNTY OF CHESTER and the TOWNSHIP OF WEST WHITELAND (hereinafter collectively referred to as the "Grantors"), of the one part, and THE TOWNSHIP OF WEST WHITELAND (hereinafter called the "Grantee"), of the other part.

WHEREAS, Grantors own approximately 701.21526 acres of land, as tenants in common, located in West Whiteland Township, Chester County, Pennsylvania, as more fully described in the Special Warranty Deed dated May 9, 1995 and recorded in the Recorder of Deeds of Chester County at Record Book 3890 Page 0225 (hereinafter the "Property"); and

WHEREAS, Grantors cooperatively acquired the Property for purposes of open space preservation and the creation of a public park; and

WHEREAS, the Grantors subdivided the Property into separate parcels, identified as Lots 1A, 1B, 2, 3, 4, and 5 as shown on the Subdivision Plans prepared by Yerkes Associates, Inc. on November 11, 1998, last revised on August 2, 2005 and recorded on May 3, 2007 in the Recorder of Deeds of Chester County at Plan 18139 (hereinafter the "Subdivision Plan"); and

WHEREAS, the Board of Commissioners of the County of Chester and the Board of Supervisors of West Whiteland Township authorized the conveyance of Lots 2, 3, and 5 created by the Subdivision Plan to the Grantee; and

WHEREAS, the Board of Supervisors of The Township of West Whiteland authorized the acquisition of sole fee title to Lots 2, 3, and 5 created by the Subdivision Plan from the Grantors.

WITNESSETH, that said Grantors for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto them well and truly paid by said Grantee, at or before the dealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto said Grantee and its successors and assigns,

ALL THOSE CERTAIN pieces, parcels and lots of land situate in West Whiteland Township, bounded and described in the legal descriptions for Lot 2, attached as Exhibit "A", Lot 3, attached as Exhibit "B", and Lot 5, attached as Exhibit "C" hereto and incorporated herein,

UNDER AND SUBJECT to certain conditions and restrictions appearing of record.

BEING a part of the same premises which The Church Farm School, by Special Warranty Deed dated May 9, 1995 and recorded in the Recorder of Deeds in and for Chester County, in Deed Book 3890 Page 0225, granted and conveyed unto the County of Chester and the Township of West Whiteland in fee, as tenants in common.



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TOGETHER WITH all and singular the buildings and improvements, ways, waters, watercourses, rights, liberties, hereditaments, and appurtenances, whatsoever thereunto belonging, or in any way appertaining; and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the same Grantors in law, equity or otherwise, howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the same messuages or tenements and other buildings and improvements erected thereon, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use of the Grantee, its successors and assigns forever.

AND the Grantors do hereby covenant, grant and agree, to and with the Grantee that they, their successors and assigns, shall and will be these presents, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the Grantee, its assigns and successors, against the Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by from, or under them.

IN WITNESS WHEREOF, the Grantors set their hands hereto on the day and year first written above.

ATTEST:

M. Evelyn Walker 3/18/10
Chief Clerk

THE COUNTY OF CHESTER

By: *Carol Aichele*
Name: Carol Aichele
Title: Chairman, Board of Commissioners

ATTEST:


[Signature]

TOWNSHIP OF WEST WHITELAND

By: *Keith Choper*
Name: Keith Choper
Title: Chairman, Board of Supervisors

Address of Grantee:
101 Commerce Drive
Exton, PA 19341

[Signature]


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CONTRACT ID: 12899

Deed CC to WWT 3-1-10 Final

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COMMONWEALTH OF PENNSYLVANIA

SS

COUNTY OF CHESTER

On this, the 14 day of April, 2010, before me, a Notary Public, the undersigned officer, personally appeared Keith Choper, who acknowledged himself to be the Chairman of the Board of Supervisors of West Whiteland Township, a body corporate and politic, and that he as such Chairman, being authorized to do so, executed the foregoing Deed for the purposes therein contained by signing the name of the Board of Supervisors by himself as Chairman.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Patricia A. Lauri

Notary Public
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Patricia A. Lauri, Notary Public
West Whiteland Twp., Chester County
My Commission Expires Oct. 24, 2011

Member, Pennsylvania Association of Notaries



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Deed CC to WWT 3-1-10 Final

Official

COMMONWEALTH OF PENNSYLVANIA

:
: SS
:

COUNTY OF CHESTER

On this, the 18th day of March, 2010, before me, a Notary Public, the undersigned officer, personally appeared Carol Aichele, who acknowledged herself to be the Chairman of the Board of Commissioners of the County of Chester, a body corporate and politic, and that she as such Chairman, being authorized to do so, executed the foregoing Deed for the purposes therein contained by signing the name of the County of Chester by herself as Chairman.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Mary C. Lloyd
Notary Public

NOTARIAL SEAL
MARY C. LLOYD, Notary Public
West Chester Borough, Chester County
My Commission Expires June 15, 2010



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Deed CC to WWT 3-1-10 Final

Unofficial

EXHIBIT "A"
(Lot 2 Legal Description)

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Unofficial Copy

Yerkes

Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

AUGUST 21, 2007 REVISED
AUGUST 17, 2007

DESCRIPTION OF
EXTON PARK LOT 2

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF WEST WHITELAND, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA DESIGNATED AS LOT 2 ON A SUBDIVISION PLAN MADE FOR WEST WHITELAND TOWNSHIP, DATED NOVEMBER 11, 1998 LAST REVISED 8/2/2005, PREPARED BY YERKES ASSOCIATES, INC., WEST CHESTER, PENNSYLVANIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW, TO WIT:

BEGINNING AT A POINT ON THE TITLE LINE OF SWEDESFORD ROAD (T-111) A CORNER OF LOT 1B, BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED LOT 2. THENCE LEAVING SWEDESFORD ROAD AND EXTENDING ALONG LOT 1B THE EIGHT FOLLOWING COURSES AND DISTANCES: (1) NORTH 20 DEGREES 05 MINUTES 46 SECONDS WEST, 449.31 FEET TO A CONCRETE MONUMENT SET; (2) NORTH 67 DEGREES 01 MINUTE 37 SECONDS EAST, 1,290.22 FEET TO A CONCRETE MONUMENT SET; (3) NORTH 29 DEGREES 54 MINUTES 14 SECONDS EAST, 325.00 FEET TO A CONCRETE MONUMENT SET; (4) NORTH 20 DEGREES 05 MINUTES 46 SECONDS WEST, 700.00 FEET TO A CONCRETE MONUMENT SET; (5) NORTH 69 DEGREES 54 MINUTES 14 SECONDS EAST, 700.00 FEET TO A CONCRETE MONUMENT SET; (6) NORTH 20 DEGREES 05 MINUTES 46 SECONDS WEST, 250.00 FEET TO A CONCRETE MONUMENT SET; (7) NORTH 24 DEGREES 54 MINUTES 14 SECONDS EAST, 200.00 FEET TO A CONCRETE MONUMENT SET; AND (8) NORTH 74 DEGREES 00 MINUTES 00 SECONDS EAST, 1,189.28 FEET TO A CONCRETE MONUMENT SET IN LINE OF LANDS OF WEST WHITELAND TOWNSHIP ON THE EAST SIDE OF CHURCH FARM LANE (A PRIVATE LANE); THENCE EXTENDING ALONG LANDS OF WEST WHITELAND TOWNSHIP, SOUTH 19 DEGREES 38 MINUTES 56 SECONDS EAST, 117.90 FEET TO A POINT; THENCE EXTENDING ALONG LANDS OF WEST WHITELAND TOWNSHIP AND LANDS OF TRC VALLEY CREEK DEVELOPMENT LLP, SOUTH 18 DEGREES 46 MINUTES 04 SECONDS EAST, 477.12 FEET TO A POINT; THENCE EXTENDING ALONG LANDS OF TRC VALLEY CREEK DEVELOPMENT LLP, SOUTH 17 DEGREES 55 MINUTES 16 SECONDS EAST, 379.01 FEET TO A POINT ON THE EASTERLY SIDE OF SAID CHURCH FARM LANE; THENCE LEAVING LANDS OF TRC VALLEY CREEK DEVELOPMENT LLP, EXTENDING ALONG THE HEREIN DESCRIBED LOT 2 AND LANDS OF CHURCH FARM SCHOOL, SOUTH 72 DEGREES 04 MINUTES 44 SECONDS WEST, 110.00 FEET TO A CONCRETE MONUMENT SET; THENCE EXTENDING



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ALONG LANDS OF CHURCH FARM SCHOOL THE FIVE FOLLOWING COURSES AND DISTANCES: (1) SOUTH 17 DEGREES 55 MINUTES 16 SECONDS EAST, 80.00 FEET TO A CONCRETE MONUMENT SET; (2) SOUTH 72 DEGREES 04 MINUTES 44 SECONDS WEST, 90.00 FEET TO A CONCRETE MONUMENT SET; (3) SOUTH 17 DEGREES 55 MINUTES 16 SECONDS EAST, 277.80 FEET TO A CONCRETE MONUMENT SET; (4) SOUTH 72 DEGREES 04 MINUTES 44 SECONDS WEST, 175.00 FEET TO A CONCRETE MONUMENT SET ON THE WESTERLY SIDE OF THE AFOREMENTIONED CHURCH FARM LANE, AND (5) NORTH 17 DEGREES 55 MINUTES 16 SECONDS WEST, 357.80 FEET TO A CONCRETE MONUMENT SET ON THE WESTERLY SIDE OF CHURCH FARM LANE; THENCE EXTENDING ALONG A PORTION OF A PREVIOUSLY DESCRIBED LINE, NORTH 72 DEGREES 04 MINUTES 44 SECONDS EAST, 25.00 FEET TO A PREVIOUSLY DESCRIBED POINT ON EASTERLY SIDE OF CHURCH FARM LANE, IN LINE OF THE AFOREMENTIONED LANDS OF TRC VALLEY CREEK DEVELOPMENT LLP; THENCE EXTENDING ALONG LANDS OF TRC VALLEY CREEK DEVELOPMENT LLP, SOUTH 17 DEGREES 55 MINUTES 16 SECONDS EAST, 1,394.39 FEET TO A POINT ON THE AFOREMENTIONED TITLE LINE OF SWEDSFORD ROAD; THENCE EXTENDING ALONG THE TITLE LINE OF SWEDSFORD ROAD THE EIGHT FOLLOWING COURSES AND DISTANCES: (1) NORTH 86 DEGREES 09 MINUTES 54 SECONDS WEST, 1,644.29 FEET TO A POINT; (2) ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 1,250.00 FEET, THE ARC DISTANCE OF 259.51 FEET AND THE CHORD OF SAID ARC BEARING SOUTH 87 DEGREES 53 MINUTES 14 SECONDS WEST, 259.05 FEET TO A POINT; (3) ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 800.00 FEET, THE ARC DISTANCE OF 175.43 FEET AND THE CHORD OF SAID ARC BEARING SOUTH 75 DEGREES 39 MINUTES 27 SECONDS WEST, 175.08 FEET TO A POINT; (4) SOUTH 69 DEGREES 22 MINUTES 32 SECONDS WEST, 128.85 FEET TO A POINT; (5) ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 4,000.00 FEET, THE ARC DISTANCE OF 311.51 FEET AND THE CHORD OF SAID ARC BEARING SOUTH 67 DEGREES 08 MINUTES 41 SECONDS WEST, 311.43 FEET TO A POINT; (6) SOUTH 64 DEGREES 54 MINUTES 49 SECONDS WEST, 645.75 FEET TO A POINT; (7) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 3,300.00 FEET, THE ARC DISTANCE OF 320.00 FEET AND THE CHORD OF SAID ARC BEARING SOUTH 67 DEGREES 41 MINUTES 30 SECONDS WEST, 319.87 FEET TO A POINT; AND (8) ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 16,000.00 FEET, THE ARC DISTANCE OF 157.95 FEET AND THE CHORD OF SAID ARC BEARING SOUTH 70 DEGREES 11 MINUTES 12 SECONDS WEST, 157.95 FEET TO A THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING: ONE HUNDRED TWO AND SIX HUNDRED THIRTY-FOUR ONE THOUSANDTHS OF AN ACRE (102.634 ACRES)



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Professional services since 1874

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EXHIBIT "B"
(Lot 3 Legal Description)

Deed CC to WWT 3-1-10.Final



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AUGUST 17, 2007

DESCRIPTION OF EXION PARK LOT 3

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF WEST WHITELAND, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA DESIGNATED AS LOT 3 ON A SUBDIVISION PLAN MADE FOR WEST WHITELAND TOWNSHIP, DATED NOVEMBER 11, 1998 LAST REVISED 8/2/2005, PREPARED BY YERKES ASSOCIATES, INC., WEST CHESTER, PENNSYLVANIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW, TO WIT:

BEGINNING AT A POINT EAST OF THE RELOCATED INTERSECTION OF SHIP ROAD (SR 1001) AND SWEDESFORD ROAD (I-411). THENCE EXTENDING ALONG THE TITLE LINE OF SWEDESFORD ROAD THE FIVE FOLLOWING COURSES AND DISTANCES: (1) ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THE ARC DISTANCE OF 9.16 FEET AND THE CHORD OF SAID ARC BEARING NORTH 63 DEGREES 17 MINUTES 09 SECONDS EAST, 9.15 FEET TO A POINT; (2) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 1,880.00 FEET, THE ARC DISTANCE OF 143.96 FEET AND THE CHORD OF SAID ARC BEARING NORTH 63 DEGREES 43 MINUTES 52 SECONDS EAST, 143.93 FEET TO A POINT; (3) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 16,000.00 FEET, THE ARC DISTANCE OF 1,269.15 FEET AND THE CHORD OF SAID ARC BEARING NORTH 68 DEGREES 11 MINUTES 50 SECONDS EAST, 1,268.82 FEET TO A POINT; (4) ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 3,300.00 FEET, THE ARC DISTANCE OF 320.00 FEET AND THE CHORD OF SAID ARC BEARING NORTH 67 DEGREES 41 MINUTES 30 SECONDS EAST, 319.87 FEET TO A POINT; AND (5) NORTH 64 DEGREES 54 MINUTES 49 SECONDS EAST, 209.84 FEET TO A CORNER OF LANDS OF CHURCH FARM SCHOOL; THENCE ALONG LANDS OF CHURCH FARM SCHOOL THE THREE FOLLOWING COURSES AND DISTANCES: (1) LEAVING SWEDESFORD ROAD, SOUTH 24 DEGREES 52 MINUTES 01 SECOND EAST, 267.48 FEET TO A CONCRETE MONUMENT SET; (2) NORTH 65 DEGREES 07 MINUTES 59 SECONDS EAST, 232.84 FEET TO A CONCRETE MONUMENT SET; AND (3) NORTH 24 DEGREES 52 MINUTES 01 SECOND WEST, 268.37 FEET TO A POINT IN THE AFOREMENTIONED BED OF SWEDESFORD ROAD; THENCE EXTENDING ALONG THE TITLE LINE OF SWEDESFORD ROAD THE SIX FOLLOWING COURSES AND DISTANCES: (1) NORTH 64 DEGREES 54 MINUTES 49 SECONDS EAST, 203.07 FEET TO A POINT; (2) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 4,000.00 FEET, THE ARC DISTANCE OF 311.51 AND THE CHORD OF SAID ARC BEARING NORTH 67 DEGREES 08 MINUTES 41 SECONDS EAST,

1444 Phoenixville Pike, P.O. Box 1568, West Chester,

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311.43 FEET TO A POINT; (3) NORTH 69 DEGREES 22 MINUTES 32 SECONDS EAST, 128.85 FEET TO A POINT; (4) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET, THE ARC DISTANCE OF 175.43 FEET AND THE CHORD OF SAID ARC BEARING NORTH 75 DEGREES 39 MINUTES, 27 SECONDS EAST, 175.08 FEET TO A POINT; (5) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 1,250.00 FEET, THE ARC DISTANCE OF 259.51 FEET AND THE CHORD OF SAID ARC BEARING NORTH 87 DEGREES 53 MINUTES, 14 SECONDS EAST, 259.05 FEET TO A POINT; AND (6) SOUTH 86 DEGREES 09 MINUTES 54 SECONDS EAST, 126.55 FEET TO A POINT A CORNER OF LANDS OF CHURCH FARM SCHOOL; THENCE LEAVING SWEDES FORD ROAD ALONG LANDS OF CHURCH FARM SCHOOL THE SIX FOLLOWING COURSES AND DISTANCES: (1) SOUTH 14 DEGREES 05 MINUTES 25 SECONDS EAST, 100.00 FEET TO A CONCRETE MONUMENT SET; (2) SOUTH 32 DEGREES 22 MINUTES 47 SECONDS EAST, 35.34 FEET TO A CONCRETE MONUMENT SET; (3) SOUTH 54 DEGREES 46 MINUTES 43 SECONDS EAST, 71.75 FEET TO A CONCRETE MONUMENT SET; (4) SOUTH 33 DEGREES 12 MINUTES 53 SECONDS EAST, 168.64 FEET TO A CONCRETE MONUMENT SET; (5) SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 194.45 FEET TO A CONCRETE MONUMENT SET; AND (6) NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 283.24 FEET TO A POINT IN TITLE LINE OF THE AFOREMENTIONED SWEDES FORD ROAD; THENCE EXTENDING ALONG THE TITLE LINE OF SWEDES FORD ROAD, SOUTH 86 DEGREES 09 MINUTES 54 SECONDS EAST, 808.80 FEET TO A POINT NEAR CHURCH FARM LANE, A PRIVATE LANE; THENCE EXTENDING SOUTH 16 DEGREES 58 MINUTES 20 SECONDS EAST, THE BED OF CHURCH FARM LANE MEANDERING ALONG BOTH SIDES OF THE LINE, 1,298.64 FEET TO A MAG NAIL SET A CORNER OF LOT 4 LAND OF CHESTER COUNTY; THENCE ALONG LOT 4, LANDS OF CHESTER COUNTY THE TWELVE FOLLOWING COURSES AND DISTANCES: (1) SOUTH 64 DEGREES 54 MINUTES 44 SECONDS WEST, CROSSING A TEXAS EASTERN PIPELINE COMPANY EASEMENT, 1066.29 TO A CONCRETE MONUMENT SET; (2) NORTH 25 DEGREES 05 SECONDS 16 SECONDS WEST, 152.95 FEET TO A CONCRETE MONUMENT SET; (3) SOUTH 64 DEGREES 54 MINUTES 44 SECONDS WEST, 533.00 FEET TO A CONCRETE MONUMENT SET; (4) NORTH 25 DEGREES 05 SECONDS 16 SECONDS WEST, 119.22 FEET TO A CONCRETE MONUMENT SET; (5) SOUTH 69 DEGREES 30 MINUTES 00 SECONDS WEST, 626.18 FEET TO A CONCRETE MONUMENT SET; (6) SOUTH 37 DEGREES 00 MINUTES 00 SECONDS EAST, 90.00 FEET TO A CONCRETE MONUMENT SET; (7) SOUTH 38 DEGREES 30 MINUTES 00 SECONDS WEST, 140.00 FEET TO A CONCRETE MONUMENT SET; (8) SOUTH 29 DEGREES 00 MINUTES 00 SECONDS WEST, 165.00 FEET EAST, (9) SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST, 115.23 FEET TO A CONCRETE MONUMENT SET; (10) SOUTH 79 DEGREES 00 MINUTES 00 SECONDS WEST, 97.19 FEET TO A POINT IN THE BED OF A CREEK; (11) SOUTH 31 DEGREES 30 MINUTES 00 SECONDS WEST, 165.00 FEET TO A CONCRETE MONUMENT SET; AND (12) SOUTH 79 DEGREES 00 MINUTES 00 SECONDS WEST, 41.49 FEET TO A CONCRETE MONUMENT SET IN LINE OF

1444 Phoenixville Pike, P.O. Box



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TEL: 610-644-4254 / FAX: 610-640-0771

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LANDS OF CHURCH FARM SCHOOL "AQUIFER SITE"; THENCE EXTENDING ALONG LANDS OF CHURCH FARM SCHOOL "AQUIFER SITE", NORTH 73 DEGREES 00 MINUTES 00 SECONDS WEST, 848.10 FEET TO A POINT IN A WETLAND REPLACEMENT AREA; THENCE ALONG SAME, NORTH 77 DEGREES 00 MINUTES 00 SECONDS WEST, 500 00 FEET TO A CONCRETE MONUMENT SET; THENCE STILL ALONG SAME, SOUTH 53 DEGREES 00 MINUTES 00 SECONDS WEST, 350.00 FEET TO A POINT ON THE TITLE LINE OF THE AFOREMENTIONED SHIP ROAD; THENCE EXTENDING ALONG SHIP ROAD, NORTH 26 DEGREES 45 MINUTES 29 SECONDS WEST, 477.28 FEET TO A POINT; THENCE ALONG SAME, NORTH 27 DEGREES 29 MINUTES 19 SECONDS WEST, 1,015.81 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING: ONE HUNDRED SEVENTY-THREE AND FORTY HUNDRED FORTY-EIGHT ONE THOUSANDTHS PART OF AN ACRE (173,448 ACRES)



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Professional services since 1874

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EXHIBIT "C"
(Lot 5 Legal Description)

Deed CC to WWT 3-1-10 Final

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AUGUST 17, 2007

DESCRIPTION OF
EXTON PARK LOT 5

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF WEST WHITELAND, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA DESIGNATED AS LOT 5 ON A SUBDIVISION PLAN MADE FOR WEST WHITELAND TOWNSHIP, DATED NOVEMBER 11, 1998 LAST REVISED 8/2/2005, PREPARED BY YERKES ASSOCIATES, INC., WEST CHESTER, PENNSYLVANIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF OLD VALLEY ROAD (T-415, 33 FEET WIDE) IN LINE OF LANDS OF CHURCH FARM SCHOOL; THENCE EXTENDING ALONG SAID OLD VALLEY ROAD AND LANDS OF CHURCH FARM SCHOOL, ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 183.50 FEET, THE ARC DISTANCE OF 86.58 FEET AND THE CHORD OF SAID ARC BEARING south 56 DEGREES 07 MINUTES, 28 SECONDS WEST, 85.77 FEET TO A POINT; THENCE ALONG SAME, SOUTH 42 DEGREES 36 MINUTES 30 SECONDS WEST, 146.45 FEET TO A POINT; THENCE STILL BY SAME, ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 516.50 FEET, THE ARC DISTANCE OF 3.84 FEET AND THE CHORD OF SAID ARC BEARING SOUTH 42 DEGREES 49 MINUTES, 17 SECONDS, 3.84 FEET TO A POINT A CORNER OF LOT 1B; THENCE ALONG LOT 1B, NORTH 46 DEGREES 57 MINUTES 57 SECONDS WEST, 16.50 FEET TO A POINT ON THE TITLE LINE OF OLD VALLEY ROAD; THENCE ALONG OLD VALLEY ROAD TITLE LINE, ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, THE ARC DISTANCE OF 15.46 FEET AND THE CHORD OF SAID ARC BEARING SOUTH 43 DEGREES 55 MINUTES, 15 SECONDS WEST, 15.46 FEET TO A POINT A CORNER OF LOT 1A; THENCE EXTENDING ALONG LOT 1A THE FIVE FOLLOWING COURSES AND DISTANCES: (1) NORTH 66 DEGREES 41 MINUTES 00 SECONDS WEST, 109.96 FEET TO A CONCRETE MONUMENT SET; (2) NORTH 26 DEGREES 40 MINUTES 00 SECONDS WEST, 220.05 FEET TO A CONCRETE MONUMENT SET; (3) NORTH 63 DEGREES 20 MINUTES 00 SECONDS EAST, 265.00 FEET TO A CONCRETE MONUMENT SET; (4) SOUTH 26 DEGREES 40 MINUTES 00 SECONDS EAST, 180.00 FEET TO A CONCRETE MONUMENT SET; AND (5) SOUTH 62 DEGREES 50 MINUTES 33 SECONDS EAST, 87.55 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING: ONE AND SEVEN HUNDRED THIRTY-FOUR ONE THOUSANDTH PART OF AN ACRE (1.734 ACRES)



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LAMB MICERLANE PC

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**WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2010- 14

**A RESOLUTION AUTHORIZING THE ACQUISITION OF
APPROXIMATELY 277.8 ACRES OF LAND OWNED BY
THE COUNTY OF CHESTER AND THE TOWNSHIP OF
WEST WHITELAND TOWNSHIP LOCATED IN WEST
WHITELAND TOWNSHIP, CHESTER COUNTY**

WHEREAS, the Township of West Whiteland, on June 15, 1994, entered into a Memorandum of Agreement with the County of Chester to jointly purchase approximately 701.2 acres of land, located in West Whiteland Township, Chester County; and

WHEREAS, the Township of West Whiteland and the County of Chester jointly entered into an Agreement of Sale on December 20, 1994 to purchase said land; and

WHEREAS, the Township of West Whiteland and the County of Chester acquired said land on May 9, 1995, by Special Warranty Deed, as tenants in common.

WHEREAS, the Township of West Whiteland and the County of Chester entered into an Agreement of Principles, on March 11, 1996, to commission a study that would include a suggested demarcation of an appropriate division of the approximately 701.2 acres of land between the County of Chester and the Township of West Whiteland; and

WHEREAS, the Township of West Whiteland and the County of Chester received the completed study with the demarcation of an appropriate subdivision of the land; and

WHEREAS, a subdivision plan was prepared by Yerkes Associates, Inc., to divide the land between the County of Chester and the Township of West Whiteland, as approved by the County of Chester and the Township of West Whiteland; and

WHEREAS, West Whiteland Township desires to acquire sole fee title of a portion of that land totaling approximately 277.8 acres, identified as Lots 2, 3, and 5 on the Subdivision Plan prepared by Yerkes Associates, Inc. on November 11, 1998, last revised on August 2, 2005 and recorded on May 3, 2007 in the Recorder of Deeds of Chester County at Plan 18139. The Township of West Whiteland is acquiring the property for the purpose of open space and recreation lands and facilities to serve the residents of West Whiteland Township.

NOW THEREFORE, it is hereby resolved that West Whiteland Township is authorized to acquire the property more particularly described below. The property that is the subject of this



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Resolution comprises approximately 277.8 acres, identified as Lots 2, 3, and 5, on the Subdivision Plans prepared by Yerkes Associates, Inc. on November 11, 1998, last revised on August 2, 2005 and recorded on May 3, 2007 in the Recorder of Deeds of Chester County at Plan 18139, and more particularly described in the attached deed, located in West Whiteland Township, Chester County, Pennsylvania, known as part of Chester County Tax Parcel 41-2-84 (collectively the "Property").

BE IT FURTHER RESOLVED that the Chairman and/or Vice Chairman, Secretary and Treasurer of West Whiteland Township are authorized to do all things necessary and expend Township funds to acquire the Property, and all actions taken by individuals acting on behalf of the Township prior to the date of this Resolution in furtherance of acquisition of the Property and in furtherance of Township business in this regard are hereby ratified and confirmed.

RESOLVED this 14th day of April 2010.

**BOARD OF SUPERVISORS
WEST WHITELAND TOWNSHIP**


Keith Choper, Chairperson


William Herbert, Vice Chairman


Steven Soles, Supervisor

ATTEST


Michael A. Cotter, Secretary



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COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF CHESTER :

On this, the 14 day of April, 2010, before me, a Notary Public, the undersigned officer, personally appeared KEITH CHOPER, who acknowledged himself to be the Chairman of the Board of Supervisors of West Whiteland Township, a body corporate and politic, and that he as such Chairman, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of West Whiteland Township by himself as Chairman.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Patricia A. Lauri
COMMONWEALTH OF PENNSYLVANIA
NOTARY PUBLIC
Patricia A. Lauri, Notary Public
West Whiteland Twp., Chester County
My Commission Expires Oct. 24, 2011
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF CHESTER :

On this, the 14 day of April, 2010, before me, a Notary Public, the undersigned officer, personally appeared WILLIAM HERBERT, who acknowledged himself to be the Vice Chairman of the Board of Supervisors of West Whiteland Township, a body corporate and politic, and that he as such Vice Chairman, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of West Whiteland Township by himself as Vice Chairman.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Patricia A. Lauri
COMMONWEALTH OF PENNSYLVANIA
Notary Seal
Patricia A. Lauri, Notary Public
West Whiteland Twp., Chester County
My Commission Expires Oct. 24, 2011
Member, Pennsylvania Association of Notaries



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COMMONWEALTH OF PENNSYLVANIA :
 : SS
COUNTY OF CHESTER :

On this, the 14 day of April, 2010, before me, a Notary Public, the undersigned officer, personally appeared STEVEN SOLES, who acknowledged himself to be the Member of the Board of Supervisors of West Whiteland Township, a body corporate and politic, and that he as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of West Whiteland Township by himself as Member.

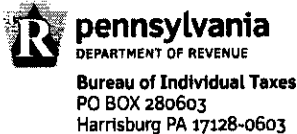
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Patricia A. Launi
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Patricia A. Launi, Notary Public
West Whiteland Twp., Chester County
My Commission Expires Oct. 24, 2011
Member, Pennsylvania Association of Notaries



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Unofficial



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid	-
Book Number	1902
Page Number	538
Date Recorded	4/21/10

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Robert T. McClintock Esquire		LAMB McERLANE PC		Telephone Number: (610) 430-8000	
Street Address 24 East Market Street, P.O. Box 565			City West Chester		State PA
					ZIP Code 19381-0565

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) The County of Chester & West Whiteland			Grantee(s)/Lessee(s) West Whiteland Township		
Street Address 121 N. Walnut Street, Suite 200			Street Address 101 Commerce Drive		
P.O. Box 2748		State PA	ZIP Code 19380	City Exton	State PA
West Chester,					ZIP Code 19341

C. REAL ESTATE LOCATION

Street Address Old Valley Road		City, Township, Borough West Whiteland Township			
County Chester	School District West Chester School District	Tax Parcel Number P/O 41-2-84			

D. VALUATION DATA

1. Actual Cash Consideration \$1.00	2. Other Consideration + 0	3. Total Consideration = \$1.00
4. County Assessed Value \$ 4,630,846	5. Common Level Ratio Factor X 1.89	6. Fair Market Value = \$8,790,098.00

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession. _____ (Name of Decedent) (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.)

Transfer between political subdivisions of the Commonwealth. Resolution attached hereto.

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 4/21/2010
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED



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