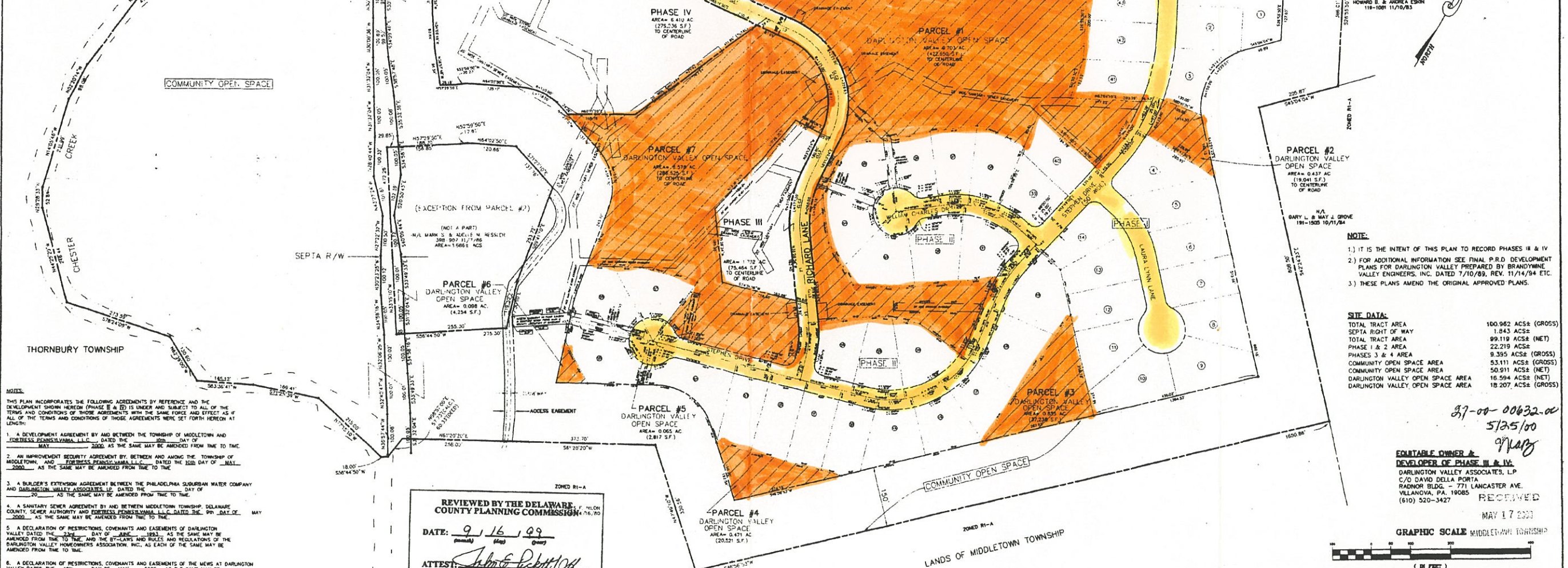
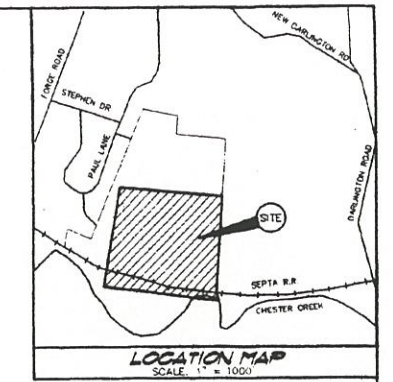


CORPORATE ACKNOWLEDGEMENT  
 STATE OF PENNSYLVANIA  
 COUNTY OF DELAWARE  
 ON THIS 12th DAY OF MAY 2002 BEFORE ME  
 the undersigned, personally appeared **David Della Porta**  
 known according to law, acknowledged himself to be  
 President of **Darlington Valley Associates, L.P.**, General  
 Partner of **Darlington Valley Associates, L.P.**  
 and that he as such officer, and authorized to do so,  
 has executed the foregoing instrument in accordance  
 with the powers and authority vested in him by the  
 DEEDS AND THAT THE DARLINGTON VALLEY ASSOCIATES, L.P.  
 IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT  
 THE SUBDIVISION PLAN THEREOF WAS MADE AT HIS  
 DIRECTION, AND ACKNOWLEDGES THE SAME TO BE HIS ACT  
 AND DEEDS THE SAME TO BE RECORDED AS SUCH  
 ACCORDING TO LAW.  
 WITNESS MY HAND AND SEAL THE DAY DATE AND ABOVE WRITTEN.

CORPORATE NAME: **Darlington Valley Associates, Inc.**  
 OFFICER: **David Della Porta**  
 MY COMMISSION EXPIRES: **10/15/2004**  
 NOTARY PUBLIC: **James E. Doherty, Notary Public**  
 My Commission Expires: **April 5, 2004**

ZONING  
 PRO - PLANNED RESIDENTIAL DEVELOPMENT  
 MIN. TRACT AREA = 20 ACRES  
 MAX. BUILDING HEIGHT = 30 FT.  
 MIN. OPEN SPACE = 50% OF TRACT  
 MIN. SINGLE FAMILY DETACHED DWELLINGS = 40% OF TOTAL UNITS  
 MIN. SINGLE FAMILY ATTACHED DWELLINGS = 10% OF TOTAL UNITS  
 MIN. BUFFER AREA TO ADJACENT ZONING = 150 FT.  
 R-1 ZONING (SINGLE FAMILY DETACHED)  
 MAX. BLDG. HEIGHT = 30 FT.  
 MIN. LOT AREA = 10,000 SQ. FT.  
 MIN. LOT WIDTH (STREET LINE) = 50 FT.  
 MIN. LOT WIDTH (REAR LINE) = 30 FT.  
 MAX. IMPERVIOUS COVERAGE = 50% OF LOT  
 MAX. BUILDING COVERAGE = 20% OF LOT  
 MIN. FRONT YARD = 10 FT.  
 MIN. REAR YARD = 30 FT.  
 MIN. SIDE YARD = 10 FT. (25 FT. ADDR.)  
 R-2 ZONING (SINGLE FAMILY ATTACHED)  
 MAX. BLDG. HEIGHT = 30 FT.  
 MAX. UNITS PER BUILDING = 8  
 MIN. SETBACK FROM STREET = 40 FT.  
 MIN. BUFFER = 150 FT. TO OTHER PROPERTY LINES  
 MIN. SETBACK FROM PARKING AREAS = 25 FT.  
 MAX. SETBACK FROM PARKING AREAS = 100 FT.  
 MIN. SPACING BETWEEN BUILDINGS = 150 FT.  
 MIN. PARKING SPACES REQUIRED = 3 PER UNIT  
 MIN. FLOOR AREA = 1,200 SQ. FT.

LINE #	BEARING	DISTANCE	CURVE #	PI	PC	PT	LEN
1	N89°12'00"W	330.00	1	230.00	230.00	230.00	152.88
2	N89°12'00"W	100.00	2	230.00	230.00	230.00	152.88
3	N89°12'00"W	218.87	3	230.00	230.00	230.00	152.88
4	N89°12'00"W	258.87	4	230.00	230.00	230.00	152.88
5	N89°12'00"W	21.87	5	230.00	230.00	230.00	152.88
6	N89°12'00"W	17.50	6	230.00	230.00	230.00	152.88
7	N89°12'00"W	48.87	7	230.00	230.00	230.00	152.88



NOTES:  
 THIS PLAN INCORPORATES THE FOLLOWING AGREEMENTS BY REFERENCE AND THE DEVELOPMENT SHOWN HEREON (PHASES I & II) IS UNDER AND SUBJECT TO ALL OF THE TERMS AND CONDITIONS OF THOSE AGREEMENTS WITH THE SAME FORCE AND EFFECT AS IF ALL OF THE TERMS AND CONDITIONS OF THOSE AGREEMENTS WERE SET FORTH HEREON AT LENGTH:  
 1. A DEVELOPMENT AGREEMENT BY AND BETWEEN THE TOWNSHIP OF MIDDLETOWN AND **DARLINGTON VALLEY ASSOCIATES, L.P.**, DATED THE 10th DAY OF MAY 2000, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.  
 2. AN IMPROVEMENT SECURITY AGREEMENT BY, BETWEEN AND AMONG THE TOWNSHIP OF MIDDLETOWN AND **DARLINGTON VALLEY ASSOCIATES, L.P.**, DATED THE 10th DAY OF MAY 2000, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.  
 3. A BUILDER'S EXTENSION AGREEMENT BETWEEN THE PHILADELPHIA SUBURBAN WATER COMPANY AND **DARLINGTON VALLEY ASSOCIATES, L.P.**, DATED THE 10th DAY OF MAY 2000, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.  
 4. A SANITARY SEWER AGREEMENT BY AND BETWEEN MIDDLETOWN TOWNSHIP, DELAWARE COUNTY, SEWER AUTHORITY AND **DARLINGTON VALLEY ASSOCIATES, L.P.**, DATED THE 9th DAY OF MAY 2000, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.  
 5. A DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS OF DARLINGTON VALLEY DATED THE 10th DAY OF MAY 2000, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, AND THE BY-LAWS AND RULES AND REGULATIONS OF THE DARLINGTON VALLEY HOMEOWNERS ASSOCIATION, INC. AS EACH OF THE SAME MAY BE AMENDED FROM TIME TO TIME.  
 6. A DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS OF THE MEWS AT DARLINGTON VALLEY DATED THE 10th DAY OF MAY 2000, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, AND THE BY-LAWS AND RULES AND REGULATIONS OF THE MEWS AT DARLINGTON VALLEY HOMEOWNERS ASSOCIATION AS EACH OF THE SAME MAY BE AMENDED FROM TIME TO TIME.  
 THIS PLAN IS ALSO UNDER AND SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN MIDDLETOWN TOWNSHIP RESOLUTION NO. 88-12, 89-12, 90-12, 91-12, 92-12, 93-12, 94-12, 95-12, 96-12, 97-12, 98-12, 99-12, 00-12, 01-12, 02-12, 03-12, 04-12, 05-12, 06-12, 07-12, 08-12, 09-12, 10-12, 11-12, 12-12, 13-12, 14-12, 15-12, 16-12, 17-12, 18-12, 19-12, 20-12, 21-12, 22-12, 23-12, 24-12, 25-12, 26-12, 27-12, 28-12, 29-12, 30-12, 31-12, 32-12, 33-12, 34-12, 35-12, 36-12, 37-12, 38-12, 39-12, 40-12, 41-12, 42-12, 43-12, 44-12, 45-12, 46-12, 47-12, 48-12, 49-12, 50-12, 51-12, 52-12, 53-12, 54-12, 55-12, 56-12, 57-12, 58-12, 59-12, 60-12, 61-12, 62-12, 63-12, 64-12, 65-12, 66-12, 67-12, 68-12, 69-12, 70-12, 71-12, 72-12, 73-12, 74-12, 75-12, 76-12, 77-12, 78-12, 79-12, 80-12, 81-12, 82-12, 83-12, 84-12, 85-12, 86-12, 87-12, 88-12, 89-12, 90-12, 91-12, 92-12, 93-12, 94-12, 95-12, 96-12, 97-12, 98-12, 99-12, 00-12, 01-12, 02-12, 03-12, 04-12, 05-12, 06-12, 07-12, 08-12, 09-12, 10-12, 11-12, 12-12, 13-12, 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