

ITEMS CORRESPONDING TO SCHEDULE B

- 9. Right of way granted to Philadelphia Suburban Water Company in Miscellaneous Book 194 page 292. **THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.**
- 10. Rights and reservations as in Deed Book T-18 page 551. **THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.**
- 11. Rights as in Deed Book S-40 page 755. **NOT SHOWN, IT IS A BLANKET AGREEMENT**
- 12. Right of way granted to Philadelphia Electric Company in Miscellaneous Book 195 page 615. **THIS ITEM IS NOT LOCATED ON THE SURVEYED PROPERTY.**
- 13. Right of way granted to The Bell Telephone Company of Pennsylvania in Miscellaneous Books 196 page 219, 212 page 308 and 236 page 221 **NOT SHOWN, IT IS A BLANKET AGREEMENT**
- 14. Right of Way Agreement in Miscellaneous Book 196 page 84 and an Assignment thereto in Miscellaneous Book 536 page 178 **THIS EASEMENT IS PLOTTED AND SHOWN HEREON.**
- 15. Right of way granted to Transcontinental Gas Pipe Line Corporation in Miscellaneous Book 95 page 97 and Supplements thereto in Miscellaneous Book 102 page 142, 103 page 55, 150 page 177, 159 page 418, 187 page 862 and 187 page 867 and Encroachment Agreement between Transcontinental Gas Pipe Line Corporation and Rouse & Associates - 14 Lee Boulevard Limited Partnership in Record Book 1584 page 69. **THIS EASEMENT IS PLOTTED AND SHOWN HEREON.**
- 16. Right of way granted to Bell Atlantic - Pennsylvania in Record Book 4463 page 1076. **THIS ITEM IS LOCATED ON THE SURVEYED PROPERTY, HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS.**
- 17. Declaration of Assignment and Assumption of Developer's Rights and Obligations between Great Valley Land Associates, Rouse & Associates - MLJP Land Limited Partnership and Liberty Property Limited Partnership in Record Book 4757 page 121. **NOT SHOWN, IT IS A BLANKET AGREEMENT**
- 18. Agreement of Relocation for Drainage Easement by Liberty Property Limited Partnership in favor of Exeter 14 Lee, L.P. in Record Book 9390 page 2030. **THIS ITEM IS NOT LOCATED ON THE SURVEYED PROPERTY.**
- 19. Declaration of Protective Covenants for the Great Valley Corporate Center in Record Book 2406 page 337, Supplementary Declaration in Record Book 5659 page 392, Second Supplementary Declaration in Record Book 6956 page 568 and Third Supplementary Declaration in Record Book 7537 page 617. **THIS ITEM IS PLOTTED AND SHOWN HEREON.**
- 20. Conditions on Plan No. 5369 **THIS ITEM IS PLOTTED AND SHOWN HEREON, HOWEVER, THE PLAN IS PARTIALLY ILLEGIBLE, THEREFORE THE INTENDED LOCATION MAY BE DIFFERENT FROM WHAT IS SHOWN HEREON**

ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "O/BP" - OFFICE / BUSINESS PARK DISTRICT, TOWNSHIP OF EAST WHITELAND, PENNSYLVANIA.

BUILDING SETBACKS
 A. STREETS: ARTERIAL STREET: 60 FEET
 COLLECTOR OR LOCAL STREET: 40 FEET
 B. FROM LIKE ZONED TRACTS: 35 FEET

PARKING SETBACKS
 A. STREETS: ARTERIAL STREET: 35 FEET
 COLLECTOR STREET: 20 FEET
 LOCAL STREET: 15 FEET
 B. FROM LIKE ZONED TRACTS: 20 FEET

HEIGHT RESTRICTIONS: 42'

MAXIMUM LOT COVERAGE: MAXIMUM FLOOR AREA RATIO: 0.5
 EXISTING: 0.20 (89,026 / 448,252)

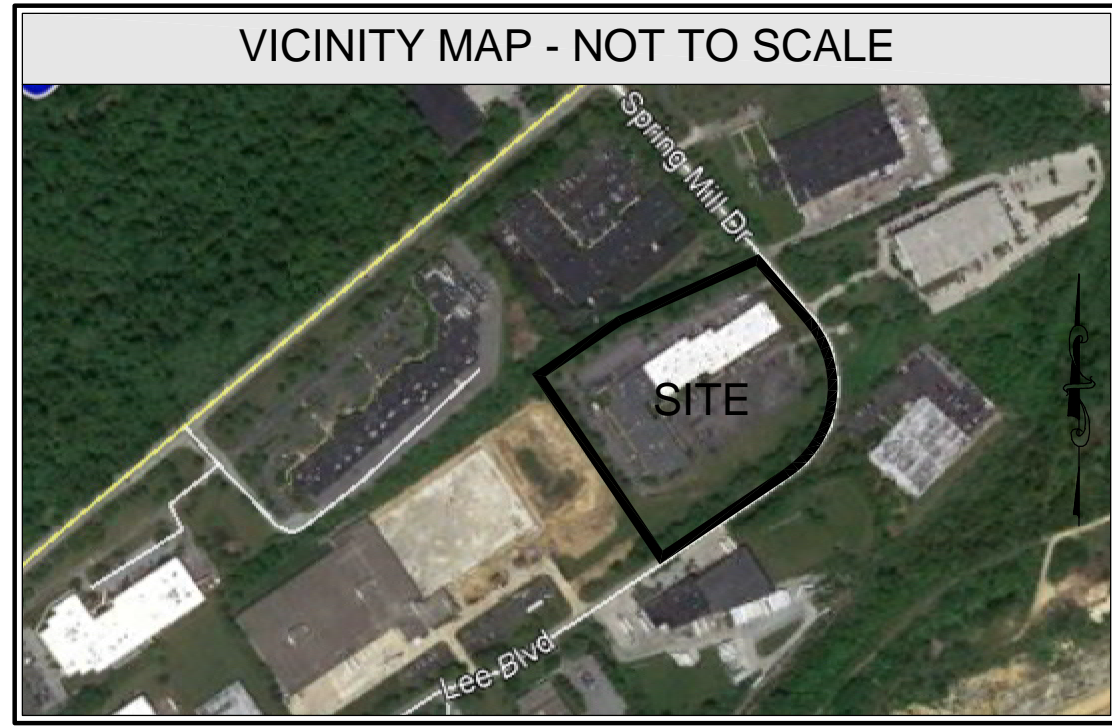
MAXIMUM BUILDING COVERAGE: 20%
 EXISTING: 19.85% (88,118 / 448,252)

MAXIMUM IMPERVIOUS COVERAGE: 60%
 EXISTING: 54.05% (PER SURVEY)

PARKING REQUIREMENTS (FORMULA): OFFICE:
 1 SPACE PER 250 GROSS SQUARE FEET
 (89,026 / 250 = 356 SPACES)

PARKING SPACES REQUIRED: 356 TOTAL PARKING SPACES

THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM PZR ZONING REPORT DATED 12/13/2018, SITE NO. 124192-1, PURSUANT TO TABLE A.6A.



MISCELLANEOUS NOTES

- (MNT)** SURVEY PERFORMED BY: BOCK AND CLARK CORPORATION, AN NV5 COMPANY, 501 THOMSON PARK DRIVE, CRANBERRY TOWNSHIP, PA 16066 PHONE: (800) 787-8394 FAX: (724) 934-0062 BYRON.HOWELL@NV5.COM
- (MND)** THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.
- (MND)** TABLE A 2: AN ADDRESS OF 14 LEE BOULEVARD WAS POSTED ON THE SURVEYED PROPERTY.
- (MND)** TABLE A 4: THE SURVEYED PROPERTY CONTAINS AN AREA OF 10.29± ACRES (448,252± SQUARE FEET), MORE OR LESS.
- (MND)** TABLE A 6a THE ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE REFERENCED RECORDED PLANS AND ZONING REPORT. THE ZONING MAY NOT REFLECT THE ZONING REQUIREMENTS AT THE TIME OF CONSTRUCTION, IF ANY WERE REQUIRED AT THAT TIME
- (MND)** TABLE A 8: ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- (MNT)** TABLE A 9: THERE ARE 418 STRIPED REGULAR PARKING SPACES AND 8 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 426 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- (MND)** TABLE A 10A: NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- (MND)** TABLE A 16: AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- (MND)** TABLE A 17: AT THE TIME OF SURVEY, THE SURVEYOR WAS UNWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- (MNT)** TABLE A 18: THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SURVEYED PROPERTY WITH REGARDS TO WETLANDS ON THE SURVEYED PROPERTY. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PROPERTY BY THE SURVEYOR.
- (MND)** TABLE A 19 THE PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES THAT WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON. ONLY OBSERVABLE ABOVE GROUND IMPROVEMENTS WERE LOCATED WITHIN SAID EASEMENTS
- (MND)** THE SURVEYED PROPERTY HAS ACCESS TO LEE BOULEVARD, A 50 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.
- (MND)** OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- (MND)** THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- (MND)** BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWEST RIGHT OF WAY LINE OF LEE BOULEVARD TO BEAR S 62° 58' 00" W, AS SHOWN HEREON.
- (MND)** THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- (MND)** THIS SURVEY CONFORMS TO THE PENNSYLVANIA SOCIETY OF PROFESSIONAL SURVEYORS FOR A BOUNDARY SURVEY UNDER CLASS URBAN SURVEY.
- (MND)** CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION.
- (MND)** SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW.
- (MND)** THIS SURVEY IS BASED UPON THE TITLE COMMITMENT REFERENCED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR DOCUMENTS OF RECORD NOT INCLUDED IN THE COMMITMENT PROVIDED.
- (MND)** ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE PERMIT WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.
- (MND)** AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- (MND)** BUILDING HEIGHT DOES NOT TAKE IN TO ACCOUNT HEIGHT OF PARAPET WALLS.
- (MND)** ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED BY SURVEYOR. UNDERGROUND UTILITIES SHOWN HEREON PER RECORD INFORMATION.
- (MND)** ALL SWING TIES IN US.

RECORD DESCRIPTION

ALL THAT CERTAIN parcel of land with the improvements thereon erected, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan made for M.L.I.P. Associates dated November 9, 1984 and last revised December 20, 1984 as prepared by Yerkes Associates, Inc., West Chester, Pennsylvania.

BEGINNING at a point on the Southwesterly side line of Lee Boulevard 50 feet wide, said point also being a corner of Parcel I as shown on the said plan, said point being at the distance of 704.52 feet measured South 33 degrees 15 minutes East along the said side of Lee Boulevard from the point of tangency of a radius round corner, said last mentioned point being at the arc distance of 39.37 feet measured along the arc of a circle curving to the right having a radius of 25 feet from the point of curvature on the Southeasterly side line of Phoenixville Pike (L.R. 202) 60 feet wide; thence from said point of beginning along the said side of Lee Boulevard South 33 degrees 15 minutes East 233.68 feet to a point of curvature, thence still along the same and along the arc of a circle curving to the right having a radius of 306.89 feet the arc distance of 515.35 feet to the point of tangency on the Northwesterly side of the said Lee Boulevard 50 feet wide; thence along the same South 62 degrees 58 minutes West 448.46 feet to a point a corner; thence leaving said Boulevard and along the Northwesterly line of Parcel VIII North 27 degrees 02 minutes West 650.01 feet to a point a corner in line of Parcel I aforementioned; thence along the said Parcel I North 62 degrees 58 minutes East 288.98 feet to a point an angle; thence still along the same North 72 degrees 59 minutes East 446.06 feet to the first mentioned point and piece of beginning.

CONTAINING 10.290 acres, more or less.

BEING known as 14 Lee Boulevard.

BEING Tax Parcel No.: 42-2-10.3A.

TOGETHER with that beneficial Utility and Recreation Easement set forth in Declaration of Protective Covenants for the Great Valley Corporate Center in Record Book 2406 page 337, Supplementary Declaration in Record Book 5659 page 392, Second Supplementary Declaration in Record Book 6956 page 568 and Third Supplementary Declaration in Record Book 7537 page 617

BEING the same premises which Liberty Property Limited Partnership, a Pennsylvania limited partnership, by Deed dated 12/10/2018 and recorded 12/17/2018 in Chester County in Record Book 9859 page 508, conveyed unto Exeter 14 Lee, LLC, a Delaware limited liability company, in fee.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. PAFA-19-0159 AC, DATED 12/17/2018.

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE BOX
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM PIPE
- GREASE TRAP
- #5 REBAR WITH B/C CAP SET UNLESS OTHERWISE NOTED
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- VAULT
- SIGN (AS NOTED)
- TOWER
- MONITORING WELL
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- SIAMESE FIRE HYDRANT
- WATER MANHOLE
- BACKFLOW PREVENTER
- WATER METER
- WELL HEAD
- POINT OF ACCESS
- CONCRETE HATCH
- SANITARY MANHOLE
- CLEAN OUT
- GAS MANHOLE
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- BENCHMARK
- RECORD
- MEASURED
- CALCULATED
- VOL VOLUME
- PG PAGE
- O.R. OFFICIAL RECORDS
- P.B. PLAT BOOK
- CMP CORRUGATED METAL PIPE
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WATER LINE
- STORM DRAIN LINE
- SEWER LINE

FLOOD NOTE

PURSUANT TO TABLE A.3, DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 42029C 0105 G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON FEBRUARY 27, 2019 WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
2/27/2019	FIRST DRAFT		
3/9/2019	ZONING		
FIELD WORK: DP	DRAFTED: TD	CHECKED BY: BH	FB & PG.

SIGNIFICANT OBSERVATIONS

A SIGN CROSSES EASEMENT BY 3.1±'

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NV5 COMPANY. © 2019 BOCK AND CLARK CORPORATION, AN NV5 COMPANY

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ALTA/NSPS LAND TITLE SURVEY

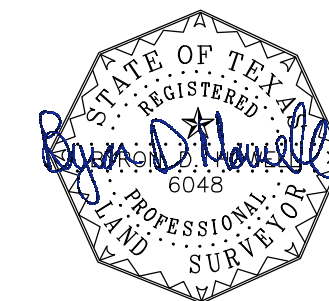
for
Shamrock Portfolio
 NV5 Project No. 201900335-007
 14 Lee Boulevard, Malvern, PA

based upon Title Commitment No. PAFA19-0159 AC
 of First American Title Insurance Company
 bearing an effective date of 12/17/2018

Surveyor's Certification

To: Exeter 14 Lee, LLC; Bank of America, N.A., in its capacity as the administrative agent (together with its successors and assigns in such capacity) for certain Lenders, and said Lenders, together with the respective successors and assigns of the foregoing.; Reed Smith LLP; Land Services USA, Inc.; First American Title Insurance Company; and Bock & Clark Corporation, an NV5 Company

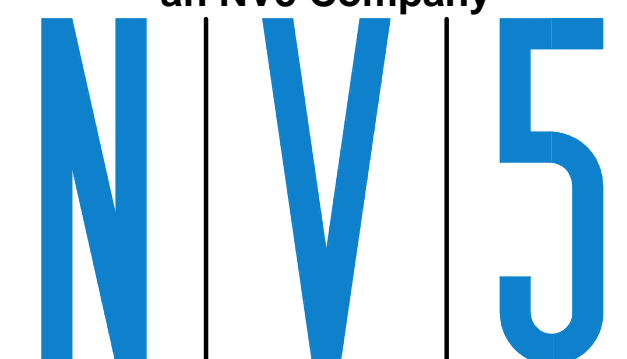
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) and (b), 7(a), 7(b), 7(c), 8, 9, 10(if applicable), 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on October 13, 2018.



BYRON D. HOWELL
 REGISTRATION NO. SU-49357-E
 IN THE COMMONWEALTH OF PENNSYLVANIA
 EXPIRATION DATE: 9/30/2019
 DATE OF FIELD SURVEY: OCTOBER 13, 2018
 DATE OF LAST REVISION: MARCH 12, 2019
 NETWORK PROJECT NO. 201900335-007 BJK

SHEET 1 OF 2

Bock & Clark Corporation
 an NV5 Company



Transaction Services 1-800-SURVEYS (787-8397)
 3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

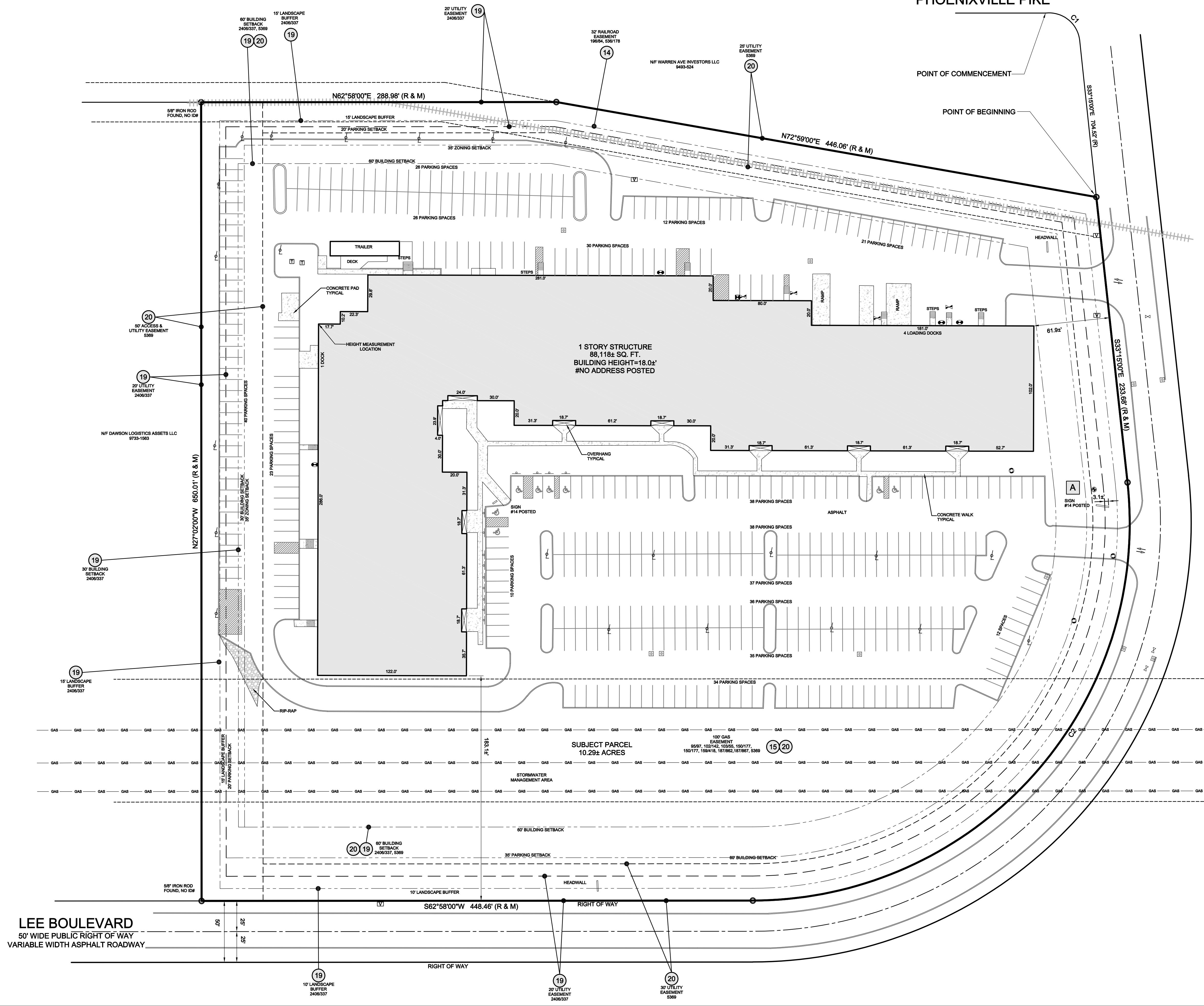
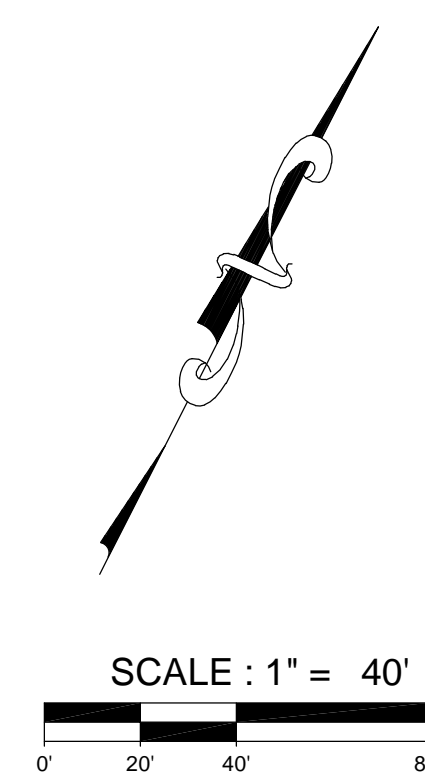
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

PHOENIXVILLE PIKE

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
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- BENCHMARK
- RECORD
- MEASURED
- CALCULATED
- VOLUME
- PAGE
- OFFICIAL RECORDS
- PLAT BOOK
- CORRUGATED METAL PIPE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.37	25.00	90° 13' 46"	N78° 21' 53"W	35.43
C2	515.35	306.89	96° 12' 54"	N14° 51' 33"E	456.90



LEE BOULEVARD
50' WIDE PUBLIC RIGHT OF WAY
VARIABLE WIDTH ASPHALT ROADWAY

NV5 ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
SHAMROCK PORTFOLIO
 DATE OF FIELD SURVEY: DECEMBER 12, 2018
 NETWORK PROJECT NUMBER: 201900335-007 BJK
1-(800)-SURVEYS (787-8397)
 TRANSACTION SERVICES
www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

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