

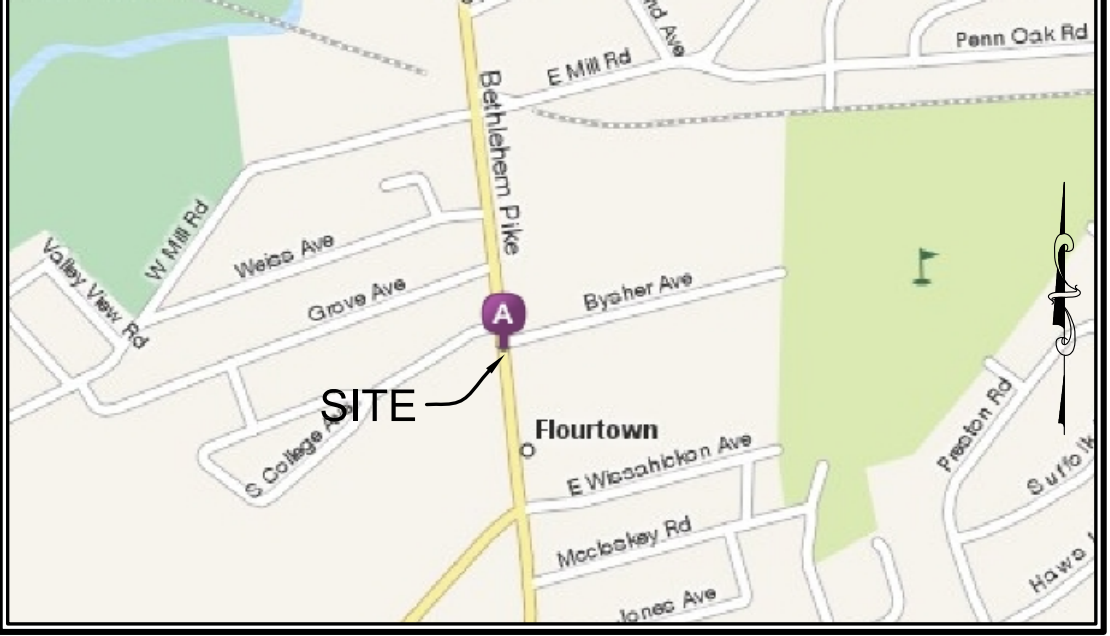
ITEMS CORRESPONDING TO SCHEDULE B-II

- 8. Subject to like restrictions as generally imposed by conveyance out of common owner Harry Schnell in Deed Book 957 page 134. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS.**
- 9. Rights granted to Philadelphia Suburban Water Company in Deed Book 1283 page 527. **THIS ITEM MAY AFFECT THE SUBJECT PROPERTY; HOWEVER, THE DOCUMENT PROVIDED IS NOT LEGIBLE AND THEREFORE IS NOT SHOWN HEREON.**
- 10. Rights granted to Bell Telephone Company in Deed Book 1284 page 427. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS.**
- 12. Subject to Memorandum and Development Agreement as in Deed Book 5379 page 2460. **THIS ITEM IS BLANKET IN NATURE AND AFFECTS THE ENTIRE SUBJECT PROPERTY.**
- 13. Building set back lines, various conditions, easements and notes as set forth on plan recorded in Land Site Plan Book L-5 page 470. **THIS ITEM IS BLANKET IN NATURE AND AFFECTS THE ENTIRE SUBJECT PROPERTY.**

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION FROM THE INSURER PURSUANT TO TABLE A ITEM 6b.

VICINITY MAP - NOT TO SCALE

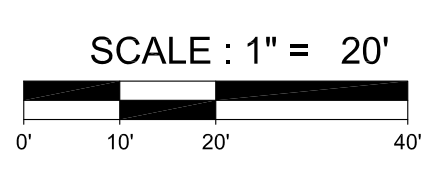
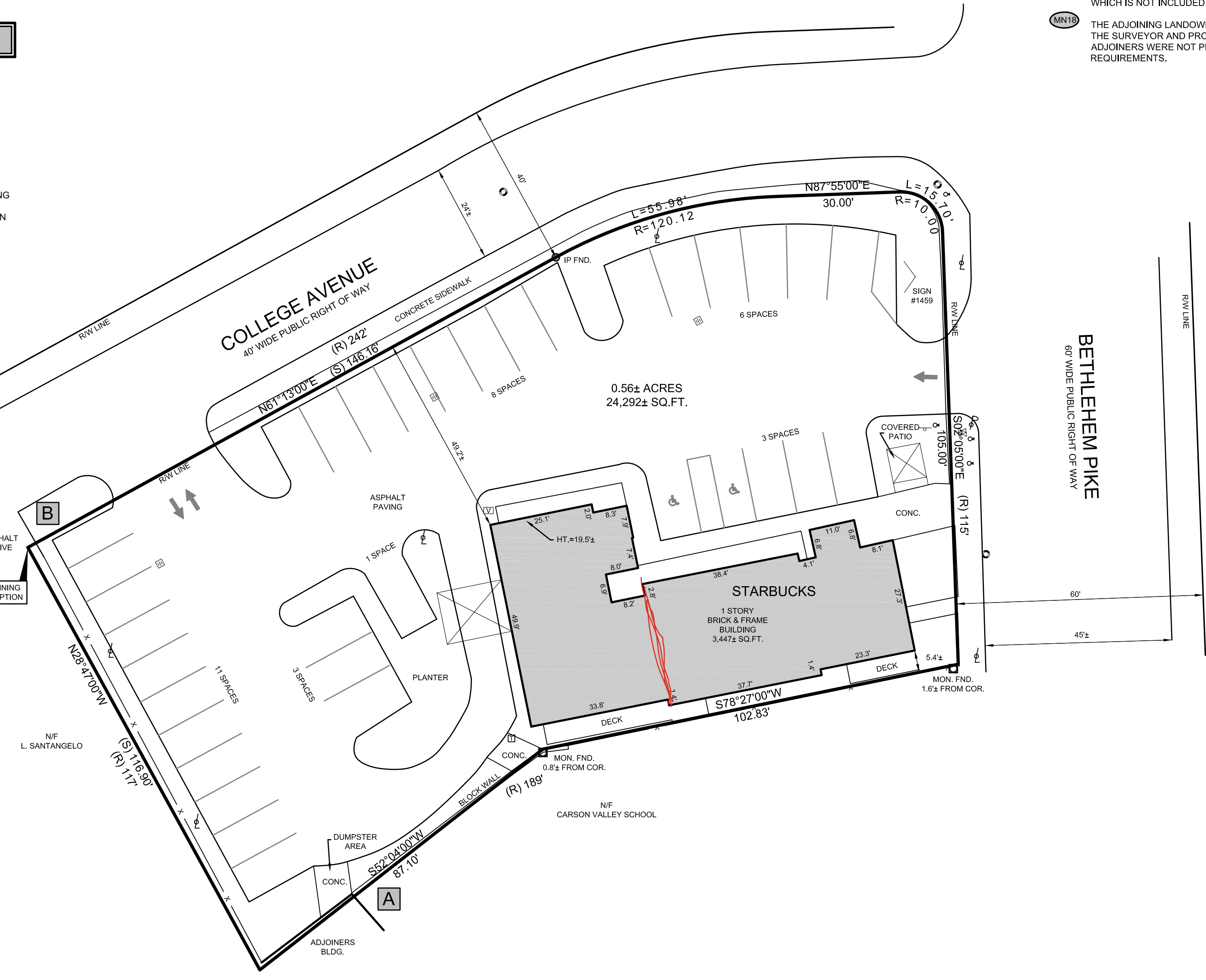


MISCELLANEOUS NOTES

- (MNI) SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- (MNI) BEARINGS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE VESTING DEED.
- (MNI) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- (MNI) AT THE TIME OF SURVEY, THERE WERE NO CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- (MNI) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL, BURIAL GROUND OR CEMETERY.
- (MNI) ONLY SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED.
- (MNI) THE SUBJECT PROPERTY SURVEYED CONTAINS AN AREA OF 0.56+/- ACRES (24,292+/- SQUARE FEET), MORE OR LESS.
- (MNI) THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- (MNI) SURVEY PREPARED BY DURKIN ASSOCIATES, INC., DATED 6.6.01, WAS USED IN THE PREPARATION OF THIS SURVEY.
- (MNI) ONLY ABOVE GROUND APPURTENANCES AND VISIBLE UTILITIES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND/OR UTILITIES WERE LOCATED.
- (MNI) SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED.
- (MNI) AN ADDRESS OF 1461 BETHLEHEM PIKE WAS POSTED ON THE SURVEYED PROPERTY.
- (MNI) THERE ARE 32 STRIPED REGULAR PARKING SPACES AND 2 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 34 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- (MNI) FENCE OWNERSHIP WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- (MNI) THE SURVEYED PROPERTY HAS ACCESS TO BETHLEHEM PIKE AND COLLEGE AVENUE, BOTH DEDICATED PUBLIC RIGHT-OF-WAY(S), AS SHOWN HEREON.
- (MNI) NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SUBJECT PARCEL BY BOCK & CLARK CORP.
- (MNI) ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE PERMIT WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.
- (MNI) THE ADJOINING LANDOWNER INFORMATION SHOWN ON THIS SURVEY WERE OBTAINED BY THE SURVEYOR AND PROVIDED BY PUBLIC RECORDS. THE RECORD DESCRIPTION OF ADJOINERS WERE NOT PROVIDED BY THE TITLE COMPANY PURSUANT TO ALTA/ACSM REQUIREMENTS.

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
- SET IRON PIN
- FOUND IRON PIN
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- VAULT
- SIGN (AS NOTED)
- TOWER
- MONITORING WELL
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- SIAMSE FIRE HYDRANT
- WATER MANHOLE
- BACKFLOW PREVENTER
- WATER METER
- WELL HEAD
- FOUND PK NAIL
- FOUND RAILROAD SPIKE
- MANHOLE
- CLEAN OUT
- GAS MANHOLE
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- BENCHMARK
- (R) RECORD
- (M) MEASURED
- VOL VOLUME
- PG PAGE
- O.R. OFFICIAL RECORDS
- N/F NOW OR FORMERLY
- INDICATES MUTUAL OWNERSHIP
- FOUND CONCRETE MONUMENT



FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 42091C 0377 E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 19, 1996 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON SEPTEMBER 26, 2012 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
10.1.12	SURVEY DESCRIPTION ADDED		
FIELD WORK: D.P.		DRAFTED: B.R.M.	
CHECKED BY: B.D.H.		MISC NOTES:	

SIGNIFICANT OBSERVATIONS

- A ADJOINERS BUILDING EXTENDS ONTO THE SUBJECT PROPERTY BY 0.8'
- B ADJOINERS ASPHALT DRIVE EXTENDS ONTO THE SUBJECT PROPERTY BY 2.3'

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RECORD DESCRIPTION

ALL THAT CERTAIN parcel of land, Situate in Flouertown, Springfield Township, Montgomery, PA., presently numbered 1459 Bethlehem Pike, bounded and described as follows:
Easterly by the Westerly sideline of the Bethlehem Pike 115 feet; Northerly by the Southerly sideline of College Avenue 242 feet; Westerly by land of an unknown owner 117 feet; Southerly by land presently occupied by a farm 189 feet.
Property Parcel Number 52-00-01630-00-1
Being the same premises which Jay Schnell and E. Blaine Conover, Administrators D.B.N.C.T.A of the Estate of Harry Schnell, deceased by Deed dated 2/14/2001 and recorded 3/6/2001 in Montgomery County in Deed Book 5352 Page 346 conveyed unto Wissahickon Real Estate Alliance, LLC, a Pennsylvania limited liability company, in fee.
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY TITLE INSURANCE COMPANY, COMMITMENT NO. AF-3934, DATED AUGUST 22, 2012.

AS-SURVEYED DESCRIPTION

ALL THAT CERTAIN parcel of land, Situate in Flouertown, Springfield Township, Montgomery, PA., presently numbered 1459 Bethlehem Pike, bounded and described as follows:
Beginning at a point on the southerly side of College Avenue, said point also being the northeast corner of lands of L. Santangelo, thence along College Avenue, North 61°13'00" East, 146.16' to an iron pin found; thence along a curve to the right having a radius of 120.12' an arc distance of 55.98' to a point; thence North 87°55'00" East, 30.00' to a point; thence by a curve to the right having a radius of 10.00' an arc distance of 15.70' to a point; thence along Bethlehem Pike, South 02°05'00" East, 105.00' to a point; thence along lands of Carson Valley School, South 78°27'00" West, 102.83' to a point; thence along the same, South 52°04'00" West, 87.10' to a point; thence North 28°47'00" West, 116.90' to the place of beginning.
Containing 0.56 acres, more or less.
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY TITLE INSURANCE COMPANY, COMMITMENT NO. AF-3934, DATED AUGUST 22, 2012.

ALTA/ACSM LAND TITLE SURVEY

for
Wissahickon Project
1459-61 Bethlehem Pike, Flouertown, PA 19031
BASED UPON TITLE COMMITMENT NO. AF-3934
OF FIDELITY NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF AUGUST 22, 2012
Surveyor's Certification
To: Ginsburg Properties LLC; Wissahickon Real Estate Alliance, LLC; Fidelity National Title Insurance Company; Assurance Abstract Corp. and Bock & Clark Corporation.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17 and 18 of Table A thereof. The field work was completed on September 26, 2012.

PRELIMINARY SURVEY
BYRON D. HOWELL
REGISTRATION NO. SJ-49357-E
MY LICENSE EXPIRES:
IN THE COMMONWEALTH OF PENNSYLVANIA
DATE OF SURVEY: SEPTEMBER 26, 2012
DATE OF LAST REVISION: OCTOBER 1, 2012
NETWORK PROJECT NO. 201201883-1
SURVEY PERFORMED BY:
BOCK & CLARK CORP.
501 THOMSON PARK DRIVE
CRANBERRY TOWNSHIP, PA 16068
EMAIL: DPETERSON@BOCKANDCLARK.COM
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE.
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL
SHEET 1 OF 1

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) SURVEYS (787-8397), Fax: (330) 866-3608 www.rockandclark.com