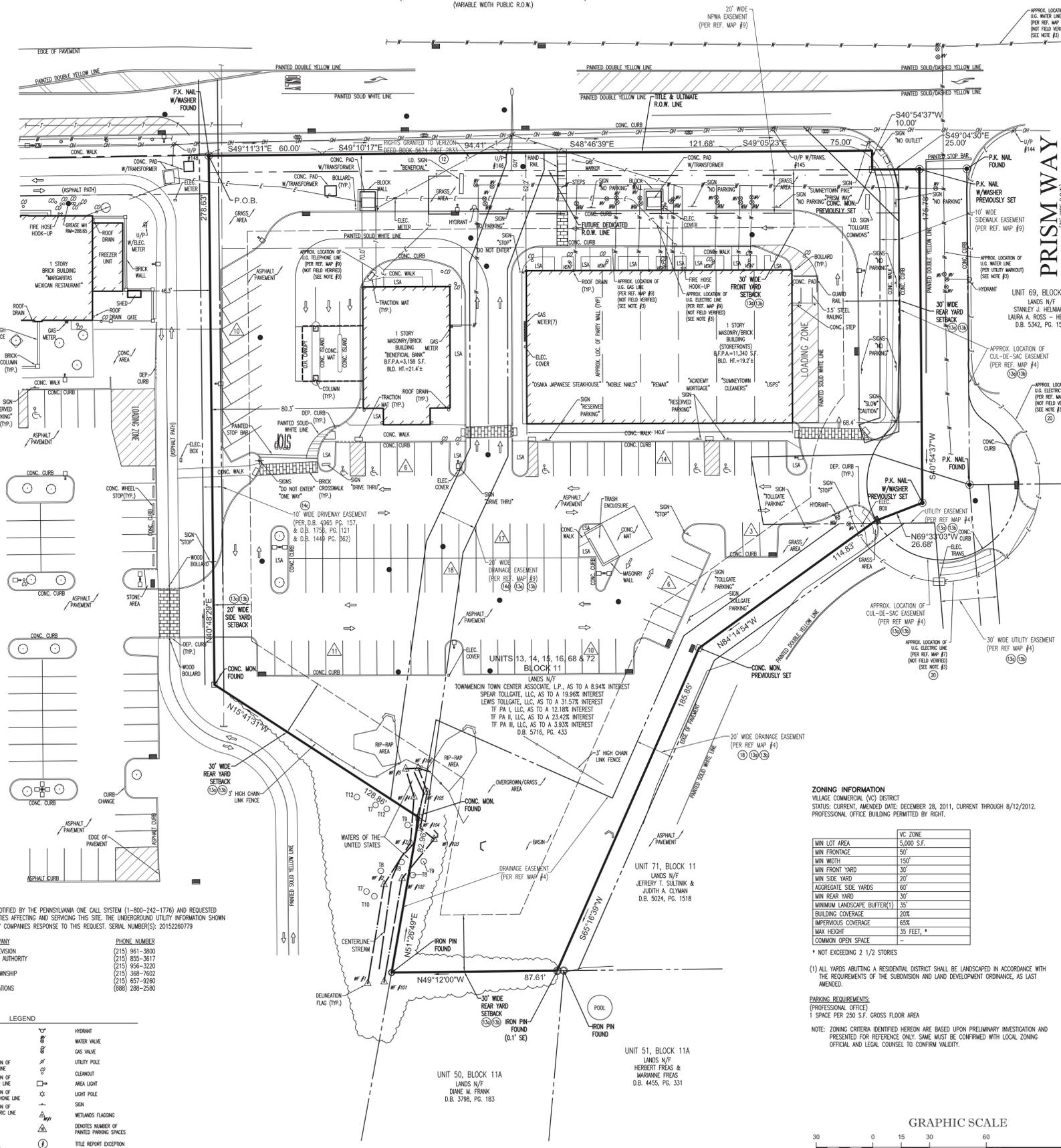


SUMNEYTOWN PIKE

(A.K.A. SPRINGHOUSE AND SUMNEYTOWN PIKE)
(VARIABLE WIDTH PUBLIC R.O.W.)



- REFERENCES:**
- MAP #53-011 OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS) PANEL 222 OF 431, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 42010252 E, EFFECTIVE DATE DECEMBER 19, 1996.
 - MAP ENTITLED "GAS QUAD MAP, GRID MAP NO. 15F5-EH3A, MONTGOMERY CO., PA." PREPARED BY PECO ENERGY COMPANY, MAP NO. 3012, SHEET 1 OF 1.
 - MAP ENTITLED "RECORD PLAN, PRISM BUSINESS CAMPUS, TOWAMENCIN TOWNSHIP, MONTGOMERY COUNTY, PA." PREPARED BY STROTHERS ASSOCIATES INC, FILE NO. 89-019, DATED 5-16-91, LAST REVISED 7-29-92, SHEET 1 OF 11, RECORDED IN P.B. A-53, PG. 494.
 - MAP ENTITLED "PROPERTY OF, WILSON K. HUBAR, TOWAMENCIN TWP., MONTG. CO. PA." PREPARED BY STANLEY F. MOYER.
 - MAP ENTITLED "GREEN VALLEY, SUBDIVISION PLAN, TOWAMENCIN TOWNSHIP, MONTG. CO. PA." PREPARED IN PLAN BOOK A-18, PAGE 63-A.
 - MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, S.D. LOTS 19, 69 & 70, BLOCK 11, SUMNEYTOWN PIKE, TOWAMENCIN TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA." PREPARED BY CONTROL POINT ASSOCIATES, INC., FILE NO. CP96033, DATED 3-26-99, SHEET 1 OF 1.
 - MAP ENTITLED "BOUNDARY & TOPOGRAPHICAL SURVEY, TREFOLD PROPERTIES, INC., TOWNSHIP OF TOWAMENCIN MONTGOMERY COUNTY, PENNSYLVANIA." PREPARED BY CONTROL POINT ASSOCIATES, INC., FILE NO. CP96049 DATED 10-17-96, LAST REVISED 4-18-02, SHEET 1 OF 4.
 - MAP ENTITLED "FINAL LAND DEVELOPMENT PLANS, TOWAMENCIN TOWN CENTER ASSOCIATES, L.P., TOLLGATE COMMONS PROPOSED SUBDIVISION, SUMNEYTOWN PIKE, TOWAMENCIN TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA." PREPARED BY BOHLER ENGINEERING, INC., PROJECT NO. P02-1052, CAD I.D. #P02-1052(02)A15-11, SHEETS 1-22 OF 22, DATED 3/10/06, LAST REVISED 10/01/07.
 - INSPECTION REPORT PROVIDED BY MR. REHAB, INC., SHOWING LOCATION OF CAPPED SANITARY SEWER LATERALS, DATED 1-15-2008.
 - MAP ENTITLED "BOUNDARY & TOPOGRAPHICAL SURVEY, AS-BUILT SURVEY, TOLLGATE COMMONS, UNITS 13, 14, 15, 16, 68, & 72, BLOCK 11, TOWNSHIP OF TOWAMENCIN, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA," DATED 12-18-2007, LAST REVISED 02-29-2008.

EXHIBIT A
ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A METES AND BOUNDS DESCRIPTION UNITS 13, 14, 15, 16, 68 & 72, BLOCK 11, LOT AREA TO ULTIMATE RIGHT-OF-WAY LINE OF SUMNEYTOWN PIKE (A/K.A. SPRINGHOUSE AND SUMNEYTOWN PIKE, VARIABLE WIDTH RIGHT-OF-WAY) AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN UNIT 14, BLOCK 11, LANDS NOW OR FORMERLY OF TOWAMENCIN TOWN CENTER ASSOCIATES, L.P. AND UNIT 27, BLOCK 11, LANDS NOW OR FORMERLY OF TOWAMENCIN TOWN CENTER ASSOCIATES, L.P. AND UNIT 71, BLOCK 11, LANDS NOW OR FORMERLY OF TOWAMENCIN TOWN CENTER ASSOCIATES, L.P. AND FROM SAID POINT OF BEGINNING RUNNING, THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG THE SOUTHWESTERLY ULTIMATE RIGHT-OF-WAY LINE OF SUMNEYTOWN PIKE;

- SOUTH 49 DEGREES 11 MINUTES 31 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT, THENCE;
 - SOUTH 49 DEGREES 10 MINUTES 17 SECONDS EAST, A DISTANCE OF 94.41 FEET TO A POINT, THENCE;
 - SOUTH 48 DEGREES 46 MINUTES 39 SECONDS EAST, A DISTANCE OF 121.68 FEET TO A POINT, THENCE;
 - SOUTH 49 DEGREES 05 MINUTES 23 SECONDS EAST, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PRISM WAY (36 FEET WIDE RIGHT-OF-WAY PRIVATE ROADWAY), THENCE;
 - ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PRISM WAY, SOUTH 40 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTHWESTERLY ULTIMATE RIGHT-OF-WAY LINE OF SUMNEYTOWN PIKE, THENCE;
 - ALONG THE SOUTHWESTERLY ULTIMATE RIGHT-OF-WAY LINE OF SUMNEYTOWN PIKE, SOUTH 49 DEGREES 04 MINUTES 30 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE TITLE LINE IN THE BED OF PRISM WAY, THENCE;
 - ALONG THE TITLE LINE IN THE BED OF PRISM WAY, SOUTH 40 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 175.78 FEET TO A POINT, THENCE;
- THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN UNIT 72, BLOCK 11, LANDS NOW OR FORMERLY OF TOWAMENCIN TOWN CENTER ASSOCIATES, L.P., AND UNIT 71, BLOCK 11, LANDS NOW OR FORMERLY OF SULTANK & CLYMAN:
- NORTH 69 DEGREES 33 MINUTES 03 SECONDS WEST, A DISTANCE OF 26.68 FEET TO A POINT, THENCE;
 - NORTH 84 DEGREES 14 MINUTES 54 SECONDS WEST, A DISTANCE OF 114.83 FEET TO A POINT, THENCE;
 - SOUTH 65 DEGREES 16 MINUTES 39 SECONDS WEST, A DISTANCE OF 185.85 FEET TO A POINT, THENCE;

CONTAINING 118,204 SQUARE FEET OR 2.714 ACRES.
BEING KNOWN AS 1586-1600 SUMNEYTOWN PIKE.
BEING TAX PARCEL NO.: 53-00-08244-00-1.
TOGETHER WITH THE RIGHTS AND BENEFITS SET FORTH IN CROSS-EASEMENT AGREEMENT AS IN DEED BOOK 5593 PAGE 1361.

AND ALSO TOGETHER WITH THE RIGHTS AND BENEFITS SET FORTH IN DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS AS IN DEED BOOK 5024 PAGE 1487.

THIS SURVEY IS CERTIFIED TO:
BARCLAYS BANK PLC, A PUBLIC COMPANY REGISTERED IN ENGLAND AND WALES;
FIRST AMERICAN TITLE INSURANCE COMPANY;
LAND SERVICES USA, INC.;
TOWAMENCIN TOWN CENTER ASSOCIATES, L.P.;
SAS-TTCA, LLC;
ROBERT T. WRIGLEY;
TREFOLD PROPERTIES, L.P.;
TREFOLD PROPERTIES GP, LLC;
SPECTRUM ALLIANCE, LP;
TREFOLD MANAGEMENT, INC.;
TF PA I, LLC;
TF PA II, LLC;
TF PA III, LLC;
LEWIS TOLLGATE, LLC;
FOX ROTHSCHILD LLP; AND
SILLS CURTISS & GROSS P.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 10(a) (IF APPLICABLE), 11(g), 13, 16-18, 19 (IF APPLICABLE) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 15, 2015.
DATE OF PLAT OR MAP: AUGUST 21, 2015.



JAMES F. HENRY
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR NO. S0558607

FIELD DATE: 8-15-2015	ALTA/ACSM LAND TITLE SURVEY
FIELD BOOK NO.: CP15-07	TOWAMENCIN TOWN CENTER ASSOCIATES, LP
FIELD BOOK PG.: 66	1586-1600 SUMNEYTOWN PIKE UNITS 13, 14, 15, 16, 68 & 72, BLOCK 11 TOWAMENCIN TOWNSHIP, MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA
DRAWN: S.H.B.A.R.	CONTROL POINT ASSOCIATES, INC. NEW BRITAIN CORPORATE CENTER 1600 MANOR DRIVE, SUITE 210 CHESHAM, PA. 19011 215.712.9800 • 215.712.9800 FAX
REVIEWED: N.R.G./B.A.R.	
DATE: 9-18-2015	MANHATTAN, NY 646.780.0411 MT. LAUREL, NJ 609.857.2099 W. ARENSBURG, NY 908.668.0009 SOUTH BOROUGHS, MA 508.948.3000
SHEET: 1"=30'	FILE NO.: B02-030023-03
DATE: 9-18-2015	DWG. NO.: 1 OF 1

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 2015226079

UTILITY COMPANY	PHONE NUMBER
COMCAST CABLEVISION	(215) 961-3800
NORTH PENN WATER AUTHORITY	(215) 855-3617
PECO	(215) 956-3220
TOWAMENCIN TOWNSHIP	(215) 368-7602
VERIZON	(215) 657-6260
XO COMMUNICATIONS	(888) 288-2580

LEGEND

CHAIN LINK FENCE	HYDRANT
WOODEN FENCE	WATER VALVE
OVERHEAD WIRES	GAS VALVE
APPROXIMATE LOCATION OF UNDERGROUND GAS LINE	UTILITY POLE
APPROXIMATE LOCATION OF UNDERGROUND WATER LINE	CLEANOUT
APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE	AREA LIGHT
APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE	LIGHT POLE
TREELINE	SON
LANDSCAPED AREA	WETLANDS FLAGGING
CONCRETE MONUMENT	DENOTES NUMBER OF PAINTED PARKING SPACES
	TITLE REPORT EXCEPTION
	MANHOLE
	WELL
	PROPERTY CORNER (EVIDENCE)

ZONING INFORMATION
VILLAGE COMMERCIAL (VC) DISTRICT
STATUS: CURRENT, AMENDED DATE: DECEMBER 28, 2011, CURRENT THROUGH 8/12/2012.
PROFESSIONAL OFFICE BUILDING PERMITTED BY RIGHT.

MIN LOT AREA	VC ZONE
MIN FRONTAGE	5,000 S.F.
MIN WIDTH	50'
MIN FRONT YARD	150'
MIN SIDE YARD	30'
MIN REAR YARD	20'
AGGREGATE SIDE YARDS	60'
MIN REAR YARD	30'
MINIMUM LANDSCAPE BUFFER(1)	35'
BUILDING COVERAGE	20%
IMPERVIOUS COVERAGE	65%
MAX HEIGHT	35 FEET, *
COMMON OPEN SPACE	-

* NOT EXCEEDING 2 1/2 STORES
(1) ALL YARDS ADJACENT TO A RESIDENTIAL DISTRICT SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS LAST AMENDED.

PARKING REQUIREMENTS:
(PROFESSIONAL OFFICE)
1 SPACE PER 250 S.F. GROSS FLOOR AREA
NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY INVESTIGATION AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

S:\DATA\CP03023\1502-030023-03