NOTES:

1. PROPERTY KNOWN AS:
   600 RIGHTERS FERRY ROAD
   TAX PARCEL 40-00-49762-00-5
   LOWER MERION TOWNSHIP
   MONTGOMERY COUNTY, PENNSYLVANIA
   AREA= 13.834 ACRES.
   AND
   3742-3736 MAIN STREET
   PARCEL 88-2-7638-10
   21ST WARD, CITY OF PHILADELPHIA
   AREA=0.277 ACRE.
   AND
   RIGHT-OF-WAY FOR PENCOYD BRIDGE
   CROSSING SCHUYLKILL RIVER.
   AREA=0.414 ACRE.
2. TAX PARCELS:
   40-00-49752-12-7
   40-00-49752-10-9
   40-00-49752-00-5
   40-00-49752-11-6
   SUBJECT TO DECLARATION OF CONDOMINIUM OF RIGHTERS FERRY. CONDOMINIUM RECORDED AT DEED BK. 5912, PAGE 27 TO 94.4
3. FIELD SURVEY DATE: APRIL 2005 & JUNE 2006 BY TAYLOR WISEMAN & TAYLOR
4. TOTAL AREA OF LOWER MERION TOWNSHIP PREMISES = 13.834 ACRES
5. PARCEL NUMBERS SHOWN HEREON REFER TO THE OFFICIAL TAX MAPS OF MONTGOMERY & PHILADELPHIA COUNTIES, PENNSYLVANIA.
6. ALL DISTANCE UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS OF FEET
7. THE BEARINGS SHOWN HEREON ARE REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 1983) SOUTH ZONE AND DIFFER FROM THE DEED AS SHOWN.
8. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988 DATUM DERIVED USING GPS SURVEY TECHNIQUES, BENCHMARK: 36.00 (TOP OF CURB, CENTER OF BULL NOSE, APPROXIMATELY 28' SOUTHWEST OF THE SOUTH CORNER OF A 2-1/2 STORY BRICK BUILDING BEING #620 RIGHTERS FERRY ROAD.) ADD 1.07 FEET TO NAVD 1988 ELEVATIONS TO DETERMINE NGVD 1929 DATUM ELEVATIONS. (I.E. AN ELEVATION OF 10.00 FT IN DATUM NAVD 1988 EQUALS 11.07' IN DATUM NGVD 1929.)
9. THE LOCATIONS OF UNDERGROUND ALL UTILITIES ARE NOT SHOWN. CONTRACTORS SHOULD CONTACT THE PENNSYLVANIA ONE-CALL SYSTEM FOR A MARK-OUT OF EXISTING UTILITIES PRIOR TO EXCAVATION.
11. ON JUNE 16, 2006, A WETLANDS SPECIALIST FROM TAYLOR WISEMAN & TAYLOR COMPLETED A WETLANDS INVESTIGATION FOR THE SITE. NO WETLANDS AND NO HYDROPHYTIC PLANTS WE OBSERVED.
12. PORTIONS OF THE PROPERTY ARE LOCATED IN FEMA 100 YEAR CALCULATED FLOOD ZONE 'AE' PER REF #1.
13. THE BOUNDARY LINES SHOWN ARE BASED UPON A COMPILATION OF THE REFERENCES LISTED.
14. THIS SURVEY IS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THE PROPERTY IS AFFECTED BY THE FOLLOWING:

a. PARTS OF THE PREMISES LIE WITHIN THE BEDS OF THE PHILADELPHIA AND READING RAILROAD.
b. THE LIMIT OF THE 33' WIDE PUBLIC R.O.W. FOR RIGHTERS FERRY ROAD EXTENDS INTO THE PROPERTY - SHOWN.
c. A RAILROAD BRIDGE AND TRACK EXTENDS ACROSS THE SCHUYLKILL RIVER FROM THE PHILADELPHIA SIDE TO THE MONTGOMERY COUNTY SIDE AND INTO THE PROPERTY.
d. PROPERTY IS ADJACENT TO THE SCHUYLKILL RIVER (A NAVIGABLE WATERWAY). PROPERTY IS SUBJECT TO THE RIGHTS OF THE UNITED STATE OF AMERICA, THE COMMONWEALTH OF PENNSYLVANIA, THE PUBLIC, AND OTHER RIPARIAN OWNERS BETWEEN THE HIGH AND LOW WATER MARKS.
e. THE LAWS AND AUTHORITY OF THE FEDERAL AND STATE GOVERNMENTS, THEIR POLITICAL SUBDIVISIONS AND AGENCIES, TO REGULATE COMMERCE AND NAVIGATION OVER PART OF THE PREMISES EXTENDING BEYOND THE HIGH WATER MARK OF THE SCHUYLKILL RIVER TO EVERT GOVERNMENTAL TITLE AND OWNERSHIP IN THE AREA LYING BEYOND THE ORIGINAL LOW WATER MARK.
f. DEED BOOK 1463, PAGE 82 GRANTS RIGHTS TO TAYLOR-DAVIS, INC. TO:
i. THE USE OF THE RAILROAD TRACKS ON THE PREMISES EXTENDING TO THE PENNSYLVANIA RAILROAD.
ii. THE RIGHT TO THE USE OF RIGHTERS FERRY ROAD.
iii. THE RIGHT TO RELOCATE SAID TRACKS NOT MORE THAN 10 FEET.
iv. EXCEPTS A 10 WIDE R.O.W. FROM RIGHTERS FERRY ROAD, EXTENDING NORTHWARD - SHOWN.
g. DEED BOOK 2396, PAGE 569 GRANTS RIGHT TO CONNELLY CONTAINERS TO INSTALL AND MAINTAIN A WALL AND BUILDING SUPPORT ON THE EXISTING STONE RETAINING WALL OF THE READING RAILROAD.
h. DEED BOOK 2415, PAGE 151 GRANTS RIGHTS TO PHILADELPHIA ELECTRIC COMPANY TO INSTALL AND MAINTAIN A LINE OF POLES ALONG RIGHTERS FERRY ROAD FOR ELECTRIC DISTRIBUTION.
i. DEED BOOK 2435, PAGE 234 GRANTS RIGHTS TO THE PENNSYLVANIA RAILROAD FOR ACCESS AND UTILITIES.
j. DEED BOOK 2449, PAGE 373 IS AN AGREEMENT AMONG CONNELLY CONTAINERS; TAYLOR DAVIS, INC.; AND BRAUD PENCOYD CORPORATION TO ACCESS THE SOUTHERLY ARCHWAY UNDER THE RAILROAD WHERE RIGHTERS FERRY ROAD CROSSES UNDER THE RAILROAD - SHOWN.
k. DEED BOOK 2506, PAGE 71 - PERTAINS TO LIABILITY OF WALLS CONSTRUCTED PER DEED BOOK 2396, PAGE 569 - NOT SURVEY RELATED.
l. DEED BOOK 3013, PAGE 575 - PERTAINS TO ADDITIONAL LIABILITY OF WALL CONSTRUCTED PER DEED BOOK 2396 - NOT SURVEY RELATED.
m. DEED BOOK 3414, PAGE 1076 GRANTS RIGHTS TO BELL TELEPHONE COMPANY OF PENNSYLVANIA TO INSTALL AND MAINTAIN TELEPHONE SERVICE ON THE PREMISES.
n. DEED BOOK 4767, PAGE 419 - AGREEMENT AMONG CONNELLY CONTAINERS; PENCOYD CORPORATION; ALL STEEL CORPORATION; RIVERSIDE INDOOR TENNIS, INC.; MORTON N. STERN; AND RIVERSIDE PARK CONDOMINIUM ASSOCIATION CONTAINS RIGHTS TO ACCESS CESS-POOL AND TRUCK TURN AROUND. DOCUMENT SUPERSEDED BY DEED BOOK 5519, PAGE 582.
o. DEED BOOK 2423, PAGE 70 GRANTS RIGHTS TO PHILADELPHIA ELECTRIC COMPANY TO INSTALL AND MAINTAIN ELECTRIC SERVICE AMONG RIGHTERS FERRY ROAD.
p. DEED BOOK 5211, PAGE 1754 - LEASE AGREEMENT, NOT SURVEY RELATED.
q. DEED BOOK 5260, PAGE 2476 - GRANTS SAME RIGHTS AS DEED BOOK 1463, PAGE 82 AND DEED BOOK 2449, PAGE 373. EXCEPTS TWO (2) AREAS IN PREMISES 'b' - SHOWN.
r. DEED BOOK 5425, PAGE 2206 - LEASE AGREEMENT BETWEEN GEORGIA PACIFIC CORPORATION AND AMERICAN CELLULAR NETWORK CORP. FOR A 50' X 50' CELL TOWER SITE - SHOWN.
s. DEED BOOK 5519, PAGE 2206 - EXTINGUISHES CESS POOL AND TRUCK TURN AROUND EASEMENTS AS DESCRIBED IN DEED BOOK 4767, PAGE 419. GRANTS RIGHTS TO USE OF SANITARY SEWER LINES CROSSING ON PENCOYD BRIDGE.

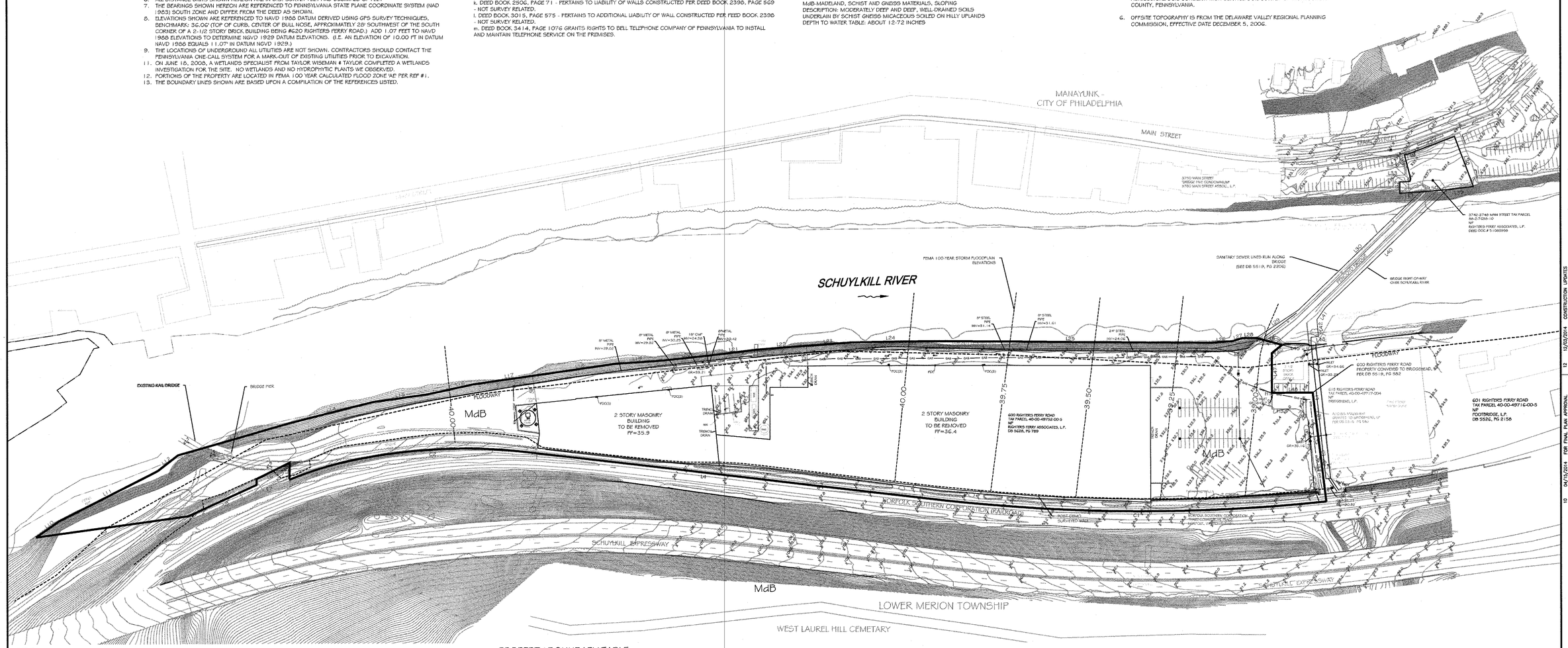
13. THE ERROR OF CLOSURE FOR THE PROJECT OUTBOUNDS IS ZERO.
14. THE SURVEY BENCHMARK FOR THIS PROJECT IS A STORM SEWER MANHOLE RIM ELEVATION=34.98 (NAVD 1988) LOCATED NEAR THE SOUTHWEST CORNER OF 615 RIGHTERS FERRY ROAD PROPERTY.
15. THE ANTICIPATED LIMITS OF SOIL REMOVAL ARE SHOWN PER A REPORT TITLED 'REMEDIAL WORK PLAN ADDENDUM TO THE JANUARY 31, 2006 REMEDIAL INVESTIGATION/RISK ASSESSMENT/CLEANUP PLAN REPORT FOR THE FORMER GEORGIA PACIFIC / CONNELLY CONTAINERS FACILITY' PREPARED BY PENN ENVIRONMENTAL & REMEDIATION, INC., DATED MAY 6, 2006.
16. ON-SITE TRENCH DRAINS TO BE REMOVED AND BACKFILLED WITH CONCRETE AT THE DOWNSTREAM END, DURING THE DEMOLITION EROSION & SEDIMENTATION CONTROL PHASE.

SITE SOIL DATA:

MdB-MADELAND, SCHIST AND GNEISS MATERIALS, SLOPING
DESCRIPTION: MODERATELY DEEP AND DEEP, WELL-DRAINED SOILS
UNDERLAIN BY SCHIST GNEISS MICACEOUS SOILED ON HILLY UPLANDS
DEPTH TO WATER TABLE: ABOUT 12-72 INCHES

REFERENCES

1. "ALTA/ACSM LAND TITLE SURVEY, GEORGIA PACIFIC, LOWER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA", PREPARED BY BURSICH ASSOCIATES, INC., JEFFERSPORT, PA, JOB NO. 054721, SHEETS 1-3 OF 3, DATED 9-9-05, LAST REVISED (#9) 9/1/206.
2. "PRELIMINARY/FINAL LOT LINE CHANGE PLAN, PLAN PREPARED FOR PENN REAL ESTATE GROUP, 600 AND 615/620 RIGHTERS FERRY ROAD, LOWER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA", BY SITE ENGINEERING CONCEPTS, LLC, SOUTHEASTERN, PA, SHEET 1 OF 1, DATED 05 NOVEMBER 2004, LAST REVISED (#6) 10/03/06.
3. "ALTA/ACSM LAND TITLE SURVEY PLAN # AS BUILT, GEORGIA PACIFIC CORPORATION PROPERTIES, 600 RIGHTERS FERRY ROAD, LOWER MERION TWP., PENNA AND 3472-3476 MAIN STREET, PHILADELPHIA, PENNA. AND CLEGGS MILL TRACTS, LOWER MARION TWP., PENNA.", PREPARED BY ROBERT H. MCKINNEY JR. ASSOCIATES, INC., CONSULTING ENGINEERS, POTTSTOWN, PA, DRAWING NO. 1245-04-001, DATED 11/1/2004.
4. FLOODPLAIN MAPPING INFORMATION IS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MONTGOMERY COUNTY, PENNSYLVANIA, MAP NUMBER 42091C0339E, EFFECTIVE DATE: DECEMBER 19, 1996.
5. SOIL MAPPING INFORMATION IS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY OF MONTGOMERY COUNTY, PENNSYLVANIA.
6. OFFSITE TOPOGRAPHY IS FROM THE DELAWARE VALLEY REGIONAL PLANNING COMMISSION, EFFECTIVE DATE DECEMBER 5, 2006.



LEGEND

- PROPERTY LINE
- BUILDING LINE
- GAS LINE
- OVERHEAD WIRE
- FLOODPLAIN
- FLOODWAY
- SPOT SHOT
- RAILROAD
- RIVER BANK
- TREELINE

PROPERTY BOUNDARY TABLE

LINE	SURVEY BEARING	DISTANCE (FT)	DEED BEARING
L1	S 46°52'51" W	19.39	S 50°23'01" W
L2	S 46°20'51" W	63.61	S 49°51'01" W
L3	S 46°20'51" W	147.84	S 49°51'01" W
L4	N 28°52'54" W	866.87	N 26°22'44" W
L5	N 55°05'46" E	36.00	N 58°35'56" E
L6	N 62°38'14" W	76.00	N 59°09'04" W
L7	S 55°50'46" W	12.00	S 57°20'56" W
L8	N 61°00'14" W	156.00	N 57°30'04" W
L9	N 44°24'14" W	324.25	N 40°54'04" W
L10	S 71°54'50" E	58.44	S 68°04'40" E
L11	S 63°23'43" E	234.84	S 59°53'33" E
L12	S 74°08'28" E	53.41	S 70°38'18" E
L13	S 52°24'42" E	246.37	S 48°54'32" E
L14	S 50°42'01" E	150.76	S 47°11'51" E
L15	S 44°28'24" E	113.25	S 40°59'14" E
L16	S 48°51'37" E	100.01	S 45°21'27" E
L17	S 44°43'32" E	152.66	S 41°13'22" E
L18	S 44°40'12" E	150.09	S 41°10'02" E
L19	S 40°23'43" E	100.03	S 36°53'33" E
L20	S 42°41'13" E	100.01	S 39°11'03" E
L21	S 43°32'45" E	100.04	S 40°02'35" E
L22	S 41°15'16" E	100.01	S 37°45'06" E
L23	S 40°39'23" E	102.05	S 37°09'13" E
L24	S 37°19'46" E	156.35	S 33°48'36" E
L25	S 36°12'14" E	600.05	S 32°42'04" E

LINE	SURVEY BEARING	DISTANCE (FT)	DEED BEARING
L26	S 40°57'31" E	45.10	S 37°27'21" E
L27	S 53°40'04" E	21.92	S 50°09'54" E
L28	S 36°58'04" E	28.97	S 33°27'54" E
L29	S 69°57'49" E	107.22	S 66°27'39" E
L30	S 80°31'37" E	357.62	S 77°01'27" E
L31	N 40°49'46" W	43.80	N 37°19'36" W
L32	N 83°46'35" E	24.20	N 57°18'45" E
L33	S 38°52'55" E	21.36	S 35°22'45" E
L34	N 68°58'18" E	5.96	N 72°28'28" E
L35	N 38°52'05" E	52.47	N 42°22'15" E
L36	S 44°25'57" E	6.59	S 40°53'47" E
L37	S 57°10'21" E	105.66	S 53°40'11" E
L38	S 52°49'39" W	112.67	S 36°19'49" W
L39	N 43°22'03" W	55.72	N 39°15'39" W
L40	N 80°31'57" W	356.09	N 77°01'27" W
L41	S 69°02'00" W	31.53	S 87°27'50" W
L42	S 48°55'58" W	35.85	S 52°25'48" W
L43	N 42°24'35" W	14.65	N 39°04'23" W
L44	S 53°26'52" W	16.63	S 50°45'36" W
L45	N 36°49'11" W	61.72	N 31°35'44" W
L46	N 74°44'54" W	27.93	N 72°12'16" W
L47	S 53°25'24" W	84.08	S 56°55'24" W
L48	S 36°34'36" E	86.21	S 33°04'36" E
L49	S 21°37'39" E	56.77	--
L50	N 40°47'32" W	56.22	--

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DEED CHORD BEARING
C1	3819.83	802.95	12°02'58"	N 36°22'34" W	801.47	N 32°52'24" W
C2	1142.11	377.99	18°57'45"	N 39°21'38" W	376.27	N 35°51'28" W
C3	766.00	152.16	09°53'07"	N 53°46'56" W	132.00	N 50°16'46" W

"HOCKEY STICK" PARCEL BOUNDARIES (a)

LINE	SURVEY BEARING	DISTANCE
H1	S 36°34'36" E	0.28
H2	S 53°27'30" W	34.30
H3	S 36°32'30" E	46.41
H5	S 46°11'43" W	99.03
H6	S 43°39'09" E	16.75

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
H4	30.00	43.32	82°44'13"	S 04°49'36" W	39.65

a. BOUNDARY TAKEN FROM PLAN ENTITLED 'ALTA/ACSM (2011) LAND TITLE SURVEY FOR GEORGIA PACIFIC SITE', PREPARED BY TAYLOR WISEMAN & TAYLOR, DATED 4-16-2009, LAST REVISED 8-1-2013.

PLAN TO BE RECORDED
SHEET 2 OF 3

100 50 0 100 200 300 400
GRAPHIC SCALE

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN-STOP CALL
Pennsylvania One Call System, Inc
1-800-242-1776
ONE CALL NOTE
SERIAL NO. 20130100185
UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND BASED ON EXISTING INFORMATION RECEIVED FROM UTILITY COMPANIES.

10	04/15/2014	FOR FINAL PLAN APPROVAL
9	01/29/2014	IN ACCORDANCE WITH HCDD REVIEW
8	01/09/2014	IN ACCORDANCE WITH CLNM-QP-R-2013-1195
7	12/19/2013	ADDRESSED LMT CONDITIONS OF FINAL APPROVAL
6	8/21/2013	PADEP REVIEW
5	7/30/2013	ADD PROPOSED BUILDING
4	7/12/2013	PER TOWNSHIP ENGINEER'S MAY 2, 2013 REVIEW LETTER
3	6/2013	PER INTERNAL REVIEW
2	4/19/2013	PER INTERNAL REVIEW
1	4/8/2013	PER INTERNAL REVIEW
11	07/28/2014	FOR PLAN RECORD

RIGHT ANGLE ENGINEERING

Right Angle Engineering, LLC
700 South Henderson Rd.
King of Prussia, PA 19406
Suite 202
Phone: (610) 205-1586

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DONALD LEE MACKAY — LAND SURVEYOR — BS#60018

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MICHAEL D. ANGEL — BS#073748

FINAL PLAN SUBMISSION
EXISTING FEATURES PLAN
CLIENT: RIGHTERS FERRY ROAD ASSOCIATES
PROJECT: 600 RIGHTERS FERRY ROAD
LOCATION: LOWER MERION TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	DECEMBER 20, 2012
SCALE:	1" = 100'
DRAWN BY:	MRC
CHECKED BY:	MDE
PROJECT NO.:	12.101.00
CAD FILE:	EXISTING CONDITIONS PLAN.DWG
DRAWING NO.:	02
SHEET	02 OF 54