RECORDER OF DEEDS
MONTGOMERY COUNTY
2014 MAR -6 PM 2:06

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MONTGOMERY COUNTY
2014 MAR -6 PM 2:06

(7)

OWNERS' STATEMENT: RIGHTERS FERRY ASSOCIATES LP

WE, THE OWNERS OF THE LAND INVOLVING THE ACCOMPANYING PLANS, BEING DULY SWORN ACCORDING TO LAW, STATE THAT WE ARE THE MAJORITY OWNERS OR ARE THE AUTHORIZED OFFICERS OF THE CORPORATION THAT ARE THE MAJORITY OWNERS OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME, AND THAT WE ACKNOWLEDGE AND ENDORSE THE ACCOMPANYING PLANS AND THAT WE WILL PROPOSE A RECORD PLAN FOR RECORDING (AS APPLICABLE), AFTER RECEIVING ALL REQUIRED MUNICIPAL APPROVALS.

RIGHTERS FERRY ASSOCIATES LP,
A DELAWARE LIMITED PARTNERSHIP

BY: RIGHTERS FERRY WCOT GENERAL PARTNER LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA,
A NEW JERSEY CORPORATION, ITS SOLE MEMBER

BY: [signature]
NAME: CHRISTOPHER SILVA
TITLE: VICE PRESIDENT

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
40-00-49752-00-5 LOWER MERION
600 RIGHTERS FERRY RD
RIGHTERS FERRY ASSOCIATES LP $15.00
B 002J U 013 L 3347 DATE: 03/06/2014 JG

STATE OF NEW JERSEY
COUNTY OF MORRIS

ON THE 17th DAY OF JANUARY, 2014, BEFORE ME,

RUTH E. HAWRYLUK A NOTARY PUBLIC OF NEW JERSEY
THE UNDERSIGNED OFFICER PERSONALLY APPEARED, CHRISTOPHER SILVA, WHO ACKNOWLEDGES HIMSELF TO BE THE VICE PRESIDENT OF THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, SOLE MEMBER OF RIGHTERS FERRY WCOT GENERAL PARTNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF RIGHTERS FERRY ASSOCIATES LP, A DELAWARE LIMITED PARTNERSHIP, AND THAT HE AS SUCH VICE PRESIDENT OF THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE COMPANY BY HIMSELF AS VICE PRESIDENT OF THE PRUDENTIAL INSURANCE COMPANY OF AMERICA.

IN WITNESS WHEREOF, I HEREUNTO [signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/29/2015

RUTH E. HAWRYLUK
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 12/29/15

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
40-00-49717-00-4 LOWER MERION
615 RIGHTERS FERRY RD
BRIDGEHEAD LP $15.00
B 002J U 017 L 3327 DATE: 03/06/2014 JG

OWNERS' STATEMENT BRIDGEHEAD LP

WE, THE OWNERS OF THE LAND INVOLVING THE ACCOMPANYING PLANS, BEING DULY SWORN ACCORDING TO LAW, STATE THAT WE ARE THE MAJORITY OWNERS OR ARE THE AUTHORIZED OFFICERS OF THE CORPORATION THAT ARE THE MAJORITY OWNERS OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME, AND THAT WE ACKNOWLEDGE AND ENDORSE THE ACCOMPANYING PLANS AND THAT WE WILL PROPOSE A RECORD PLAN FOR RECORDING (AS APPLICABLE), AFTER RECEIVING ALL REQUIRED MUNICIPAL APPROVALS.

BRIDGEHEAD LP

BY: BRIDGEHEAD LLC
ITS GENERAL PARTNER

BY: [signature]
DAVID SAVOIA, AUTHORIZED SIGNATORY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THE 14th DAY OF FEBRUARY, 2014, BEFORE ME,

GLEN TOMKINSON A NOTARY PUBLIC OF PENNSYLVANIA
THE UNDERSIGNED OFFICER PERSONALLY APPEARED, DAVID SAVOIA, WHO ACKNOWLEDGES HIMSELF TO BE AN AUTHORIZED SIGNATORY OF BRIDGEHEAD LLC, GENERAL PARTNER OF BRIDGEHEAD LP, AND THAT HE AS SUCH MANAGING MEMBER OF BRIGEHEAD LLC, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS MANAGING MEMBER OF BRIDGEHEAD LLC.

IN WITNESS WHEREOF, I HEREUNTO [signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/4/2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
GLEN TOMKINSON, Notary Public
Radnor Twp., Delaware County
My Commission Expires February 4, 2018

LOT AREA SUMMARY

	EXISTING	PROPOSED
PARCEL #40-00-49752-00-5	601,216 S.F.	595,968 S.F.
PARCEL #40-00-49717-00-4	91,955 S.F.	97,203 S.F.

NOTE(S)

1. PARCEL #40-00-49752-00-5(BLOCK 2-J, LOT 13, 14, & 15) BOUNDARY WAS 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.
2. PARCEL #40-00-49717-00-4(BLOCK 2-J, LOT 17) BOUNDARY WAS TAKEN FROM DEED OF RECORD AND PLAN ENTITLED, "PRELIMINARY/FINAL LOT LINE CHANGE PLAN FOR PENN REAL ESTATE GROUP-600 & 615/620 RIGHTERS FERRY ROAD", PREPARED BY SITE ENGINEERING CONCEPTS, LLC.. DATED 11-5-2004, LAST REVISED 10-3-2006.

MUNICIPALITY APPROVAL/REVIEW BLOCK
I, JODY L. KELLEY, THE LOWER MERION TOWNSHIP SECRETARY, DO HEREBY CERTIFY THAT THE PLAN CONFORMS TO THE PLAN THAT HAS BEEN APPROVED BY THE LOWER MERION BOARD OF COMMISSIONERS ON MAY 15, 2013.

2/14/14 — DATE
Asst [signature] — TOWNSHIP SECRETARY'S SIGNATURE

I, EDWARD P. PLUCIENNIK, A LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA FOR LOWER MERION TOWNSHIP, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLANS CONFORM TO THE APPROVED PRELIMINARY PLAN.

2/14/14 — DATE
[signature] — TOWNSHIP ENGINEER'S SIGNATURE

PLAN PREPARER'S STATEMENTS
I, RICHARD F. KLINE, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT.

JAN. 16, 2014 — DATE
[signature] — REGISTERED SURVEYOR'S SIGNATURE

I, MICHAEL D. ENGEL, A LICENSED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLAN AND SUPPORTING DOCUMENTATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

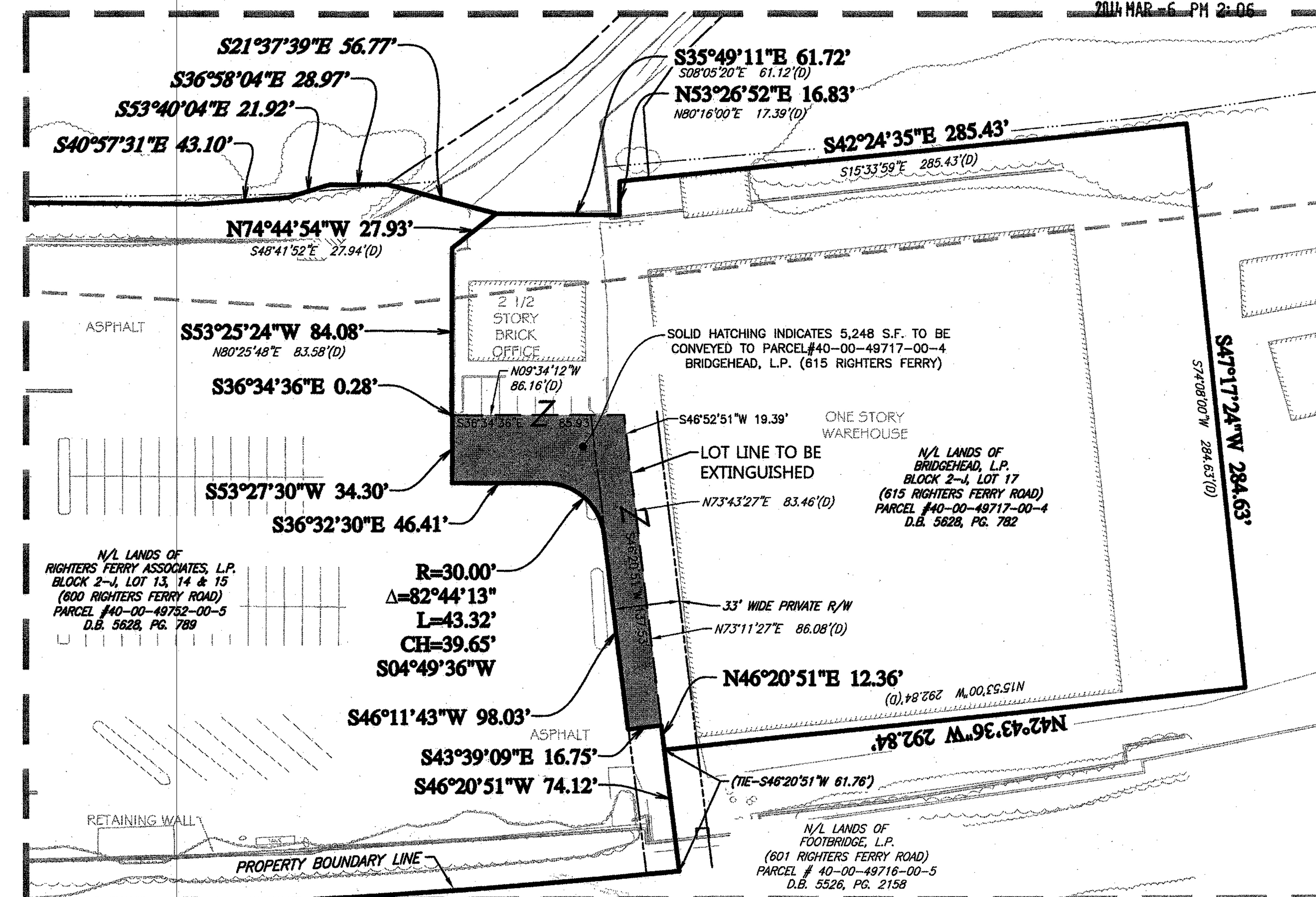
1/16/14 — DATE
[signature] — REGISTERED ENGINEER'S SIGNATURE

KEY TO ABBREVIATIONS

S36°E = UPRIGHT TEXT = PROPOSED INFORMATION (NAD 83-PA SOUTH ZONE)

S36°E = SLANTED TEXT = EXISTING INFORMATION (NAD 83-PA SOUTH ZONE)

(D) = DEED DESCRIBED



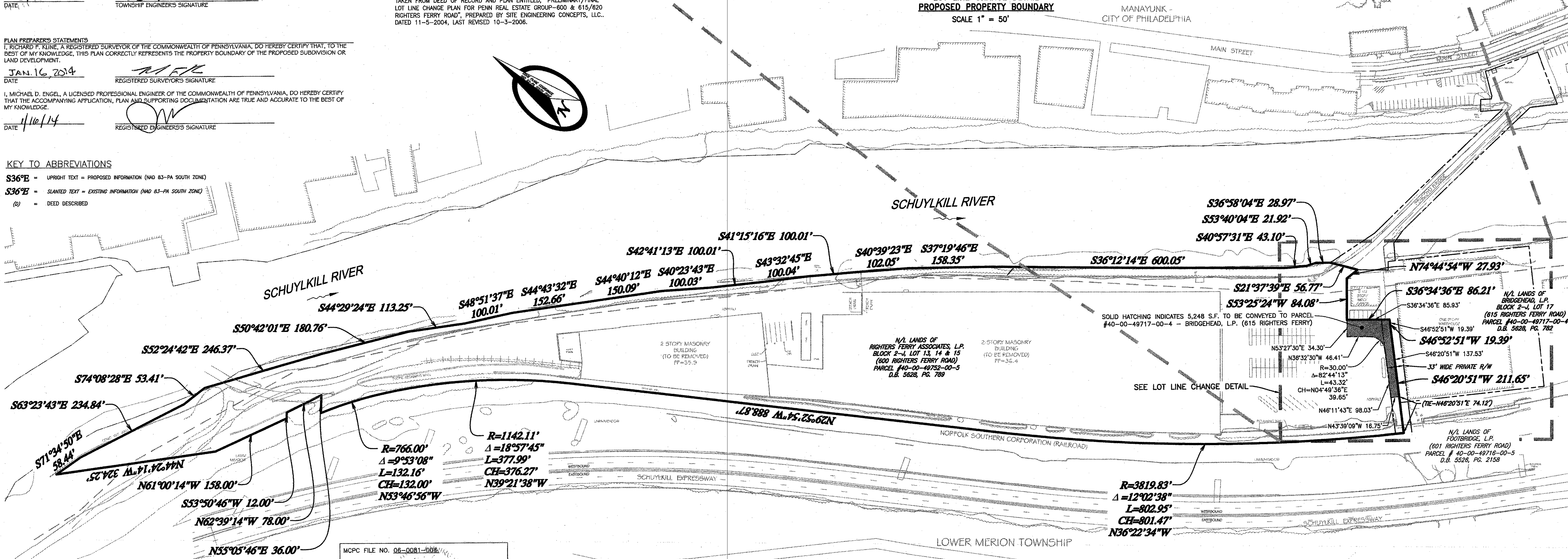
LOT LINE CHANGE DETAIL
PROPOSED PROPERTY BOUNDARY
SCALE 1" = 50'

LOCATION MAP
SCALE: 1"= 2000'

ZONING DATA CHART:

M - MANUFACTURING

ITEM	PERMITTED
LOT AREA (MIN)	3 ACRES
BUILDING COVERAGE	50%
IMPERVIOUS COVERAGE	60%
BUILDING HEIGHT	70 FEET
SCHUYLKILL RIVER WALL SETBACK	50/30 FEET (FROM WALL)
REMAINING YARDS	10 FEET
PLAZA (FOR USE BY RESIDENTS)	17,921 S.F. (3% OF LOT)
PUBLIC GATHERING SPACE	7,500 S.F.



EXISTING PROPERTY BOUNDARY
SCALE 1" = 100'

MCPC FILE NO. 06-0081-006

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date 3/6/14
[signature] For The Director
Montgomery County Planning Commission

NARRATIVE

THE PURPOSE OF THIS LOT LINE CHANGE IS TO FACILITATE ACCESS OF GRANTEE TO THE FUTURE PUBLIC GATHERING SPACE BEING CONSTRUCTED BY THE GRANTOR AT 600 RIGHTERS FERRY ROAD AS PART OF A LAND DEVELOPMENT PROJECT TO BE RECORDED AT A LATER DATE.

40-255

SUBDIVISION NO. 3683A
FILE NO. 2-J 13,17

PLN BK 0040 - 00255 Land Site/Subdivision Plan
2014013664 03/06/2014 03:00:29 PM
RCD Fees: $75.00 Taxes: $0.00
MONTGOMERY COUNTY ROD NANCY J. BECKER ROD

GRAPHIC SCALE
100 50 0 100 200 300 400

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 — RICHARD F. KLINE — REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF PENNSYLVANIA — MICHAEL D. ENGEL — REGISTERED PROFESSIONAL ENGINEER No. PE 073746

REV.	DATE	COMMENT

PLAN OF
600 & 615 RIGHTERS FERRY ROAD
LOT LINE CHANGE

CLIENT: RIGHTERS FERRY ROAD ASSOCIATES
PROJECT: 600 RIGHTERS FERRY ROAD APARTMENTS
LOCATION: 600 RIGHTERS FERRY ROAD LOWER MERION TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	JANUARY 16, 2014
SCALE:	1" = 100'
DRAWN BY:	KPM
CHECKED BY:	MDE
PROJECT NO.:	11609
CAD FILE:	LOT LINE CHANGE.DWG
DRAWING NO.:	S1
SHEET	1 OF 1