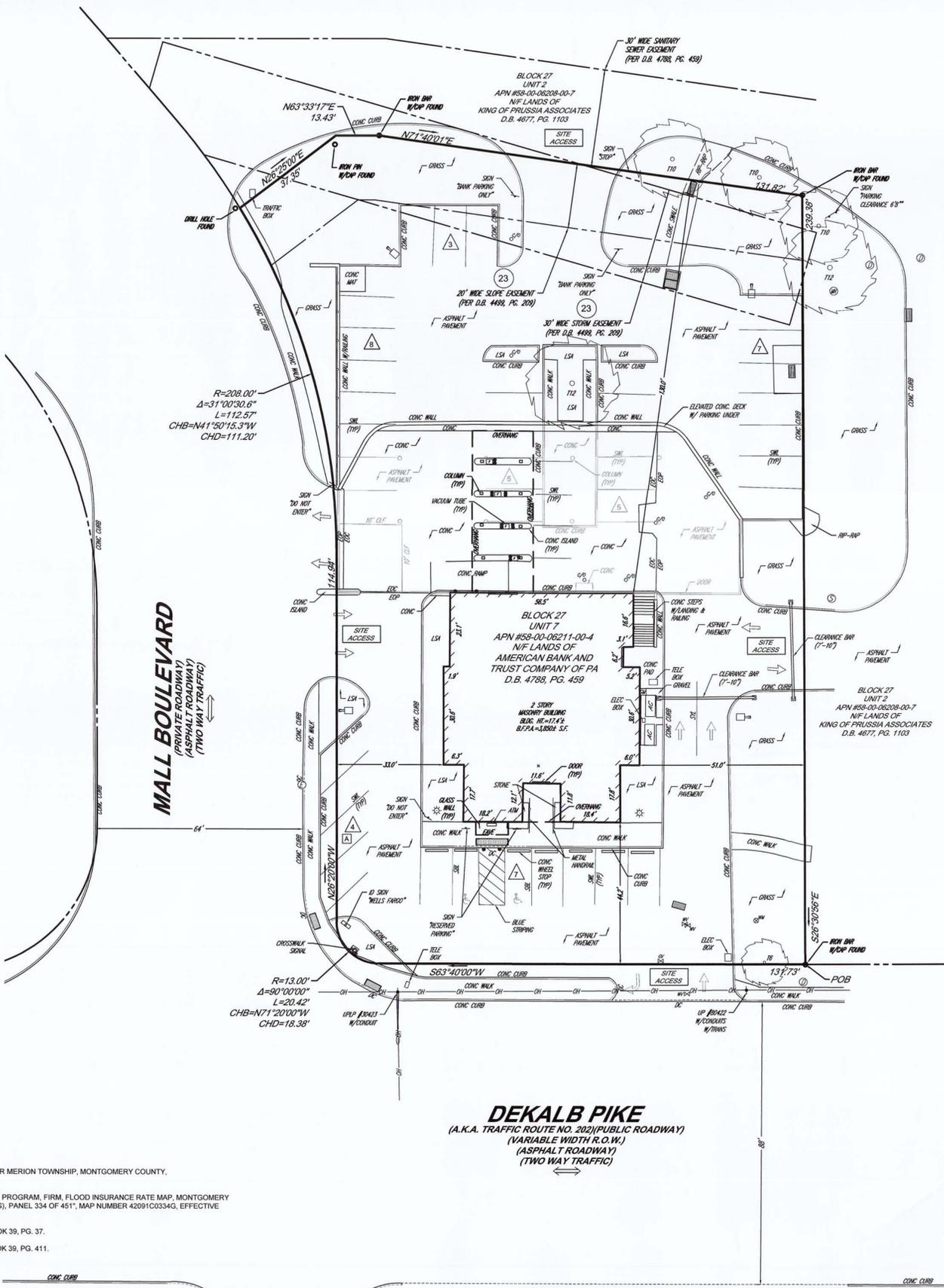


VICINITY MAP
NOT TO SCALE

ALL THAT CERTAIN TRACT OR PIECE OF LAND TOGETHER WITH THE IMPROVEMENTS THEREON SITUATE AT THE NORTHEASTLY CORNER OF GODDARD BOULEVARD AND UNITED STATES TRAFFIC ROUTE NO. 202, KNOWN AS DEKALB PIKE (120 FEET WIDE); THENCE EXTENDING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF DEKALB PIKE, SOUTH 63 DEGREES 40 MINUTES WEST, A DISTANCE OF 131.73 FEET TO A POINT OF CURVATURE; THENCE EXTENDING ALONG THE RIGHT OF WAY LINE CONNECTING THE SAID NORTHERLY RIGHT OF WAY LINE OF DEKALB PIKE WITH THE EASTERLY RIGHT OF WAY LINE OF GODDARD BOULEVARD, BEING ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 13 FEET, A CENTRAL ANGLE OF 90 DEGREES, A DISTANCE OF ALONG THE ARC OF 20.42 FEET, THE CHORD OF SAID CURVE BEARING NORTH 71 DEGREES 20 MINUTES WEST, A CHORD DISTANCE OF 18.39 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT OF WAY LINE OF GODDARD BOULEVARD; THENCE EXTENDING ALONG THE EASTERLY RIGHT OF WAY LINE OF GODDARD BOULEVARD, NORTH 26 DEGREES 20 MINUTES WEST, A DISTANCE OF 114.94 FEET TO A POINT OF CURVATURE; THENCE EXTENDING IN A NORTHEASTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF RELOCATED GODDARD BOULEVARD, ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 208 FEET, A CENTRAL ANGLE OF 31 DEGREES 00 MINUTES WEST, A DISTANCE OF ALONG THE ARC OF 112.57 FEET, THE CHORD OF SAID CURVE BEARING NORTH 41 DEGREES 50 MINUTES 15.3 SECONDS WEST, A CHORD DISTANCE OF 111.20 FEET TO A POINT; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF RELOCATED GODDARD BOULEVARD AND EXTENDING NORTH 28 DEGREES 25 MINUTES EAST, A DISTANCE OF 37.26 FEET TO A POINT; THENCE EXTENDING ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINES OF A 30 FEET WIDE SANITARY SEWER EASEMENT, THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 63 DEGREES 33 MINUTES 17 SECONDS EAST, A DISTANCE OF 13.43 FEET TO A POINT; (2) NORTH 71 DEGREES 40 MINUTES 1 SECOND EAST, A DISTANCE OF 131.82 FEET TO A POINT; AND (3) SOUTH 26 DEGREES 30 MINUTES 56 SECONDS EAST, A DISTANCE OF 239.39 FEET TO THE PLACE OF BEGINNING.

CONTAINING IN AREA 0.857 OF AN ACRE OF LAND,
BEING KNOWN AS 694 WEST DEKALB PIKE,
BEING PARCEL #58-00-06211-00-4.



LEGEND

OH	OVERHEAD WIRES
---	DEPRESSED CURB
W	WATER VALVE
G	GAS METER
S	SANITARY/SEWER MANHOLE
D	DRAINAGE/STORM MANHOLE
U	UNKNOWN MANHOLE
C	CATCH BASINS
CO	CLEAN OUT
UP	UTILITY POLE
UPSP	UTILITY POLE/LIGHT POLE/SOLAR PANEL
TS	TRAFFIC SIGNAL
PH	PAINTED HANDICAPPED
PA	PAINTED ARROWS
DWP	DETECTABLE WARNING PAD
S	SIGN
B	BOLLARD
MR	METAL GUIDE RAIL
ACU	AIR CONDITIONING UNIT
CB	CLEARANCE BAR
AL	AREA LIGHT
DT	DECIDUOUS TREE & TRUNK SIZE
PC	PARKING SPACE COUNT
(TP)	TYPICAL
SW	SOLID WHITE LINE
SY	SOLID YELLOW LINE
SB	SOLID BLUE LINE
BL	BUILDING
H	HEIGHT
LO	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
TR	TITLE REPORT EXCEPTION

REFERENCES

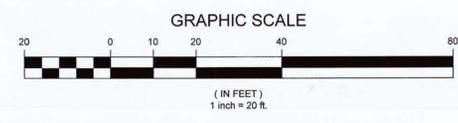
- THE OFFICIAL TAX ASSESSOR'S MAP OF UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA, (ALL JURISDICTIONS), PANEL 334 OF 451", MAP NUMBER 42091C0334G, EFFECTIVE DATE: MARCH 2, 2016.
- MONTGOMERY COUNTY RECORDED PLAN BOOK 39, PG. 37.
- MONTGOMERY COUNTY RECORDED PLAN BOOK 39, PG. 411.

TABLE OF SIGNIFICANT OBSERVATIONS

A	PAINTED PARKING SPACES EXTENDING FROM SURVEYED PROPERTY INTO MALL BOULEVARD.
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NOTE: THESE ARE THE SIGNIFICANT OBSERVATIONS NOTED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

DEKALB PIKE
(A.K.A. TRAFFIC ROUTE NO. 202)(PUBLIC ROADWAY)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



- NOTES:**
- PROPERTY KNOWN AS BLOCK 27, UNIT 7, APN #58-00-06211-00-4 AS IDENTIFIED ON THE TAX OF UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
 - AREA = 37,328 SQUARE FEET OR 0.857 ACRES.
 - THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN. UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED LAND SERVICES USA, INC., AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. PAF22-4172, WITH A COMMITMENT DATE OF 05/17/2022. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, PART II:
 - 30 FEET WIDE SANITARY SEWER EASEMENT - NO DOCUMENT PROVIDED.
 - AGREEMENT AS IN DEED BOOK 3229 PAGE 1128 - PEDESTRIAN AND VEHICULAR ACCESS, BLANKET IN NATURE, LOCATED ON SURVEYED PROPERTY - UNABLE TO DETERMINE IF THE SURVEYED PROPERTY IS PART OF THIS DOCUMENT.
 - LEASE AGREEMENT TO AMERICAN STORES COMPANY AS IN DEED BOOK 3229 PAGE 1139 - NOT SURVEY RELATED.
 - SEWER AGREEMENT AS IN DEED BOOK 3379 PAGE 528 - UNABLE TO DETERMINE LOCATION OF 30' WIDE SANITARY SEWER EASEMENT FROM RECORD DOCUMENT.
 - AGREEMENT AS IN DEED BOOK 3229 PAGE 1153 - NOT LOCATED ON THE SURVEYED PROPERTY.
 - RIGHT OF WAY GRANTED TO THE PHILADELPHIA ELECTRIC COMPANY AS IN DEED BOOK 4463 PAGE 251 - UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENT.
 - DEED OF DEDICATION AS IN DEED BOOK 3622 PAGE 71 - NOT LOCATED ON THE SURVEYED PROPERTY.
 - RELEASE AND DEED FOR SEWERS AS IN DEED BOOK 3551 PAGE 249 AND DEED BOOK 3379 PAGE 270 - NOT LOCATED ON THE SURVEYED PROPERTY.
 - DEED OF EASEMENT AS IN DEED BOOK 3278 PAGE 484 - NOT LOCATED ON THE SURVEYED PROPERTY.
 - COMPENSATION AGREEMENTS AS IN DEED BOOK 4686 PAGE 1015, DEED BOOK 4668 PAGE 908 AND DEED BOOK 4668 PAGE 828 - NOT SURVEY RELATED.
 - ASSIGNMENT AGREEMENT AS IN DEED BOOK 4680 PAGE 703 - DOCUMENT NOT PROVIDED.
 - COMPENSATION AGREEMENT RELEASES AS IN DEED BOOK 4708 PAGE 1724, DEED BOOK 4708 PAGE 1719 AND DEED BOOK 4708 PAGE 1714 - NOT SURVEY RELATED.
 - RIGHT OF WAY GRANTED TO VERIZON AS IN DEED BOOK 6236 PAGE 2860 - LOCATED ON THE SURVEYED PROPERTY, NOT PLOTTABLE.
 - CONDITIONS, EASEMENTS, BUILDING SET BACK LINES ETC. DISCLOSED ON PLAN RECORDED IN PLAN BOOK A-6 PAGE 51 - NO PLOTTABLE ITEMS.
 - EASEMENT FOR SEWER LINE AS IN DEED BOOK 4513 PAGE 318 - NOT LOCATED ON THE SURVEYED PROPERTY.
 - EASEMENT AGREEMENT AS IN DEED BOOK 4499 PAGE 209 - 20' WIDE SLOPE EASEMENT & 30' WIDE STORM EASEMENT; SHOWN.
 - DECLARATION OF EASEMENT AS IN DEED BOOK 3241 PAGE 1030; AMENDED THERETO IN DEED BOOK 3296 PAGE 181; FURTHER AMENDED IN DEED BOOK 3302 PAGE 401 AND DEED BOOK 4479 PAGE 482 - NOT LOCATED ON THE SURVEYED PROPERTY.
 - EXISTING FIRM, BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.)
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
 - THERE ARE (39) PAINTED PARKING SPACES ON THE SURVEYED PROPERTY INCLUDING (2) HC ACCESSIBLE SPACES.
 - THE SURVEYED PROPERTY HAS DIRECT ACCESS TO DEKALB PIKE, PUBLIC ROADWAY, AND IN DIRECT ACCESS TO DEKALB PIKE BY MALL BOULEVARD, PRIVATE ROADWAY.

THIS SURVEY IS CERTIFIED TO:
LONG'S OWN FOUR, LLC
WELLS FARGO, N.A.
LEDGEWOOD
COZEN O'CONNOR
FIRST AMERICAN TITLE INSURANCE COMPANY
LAND SERVICES USA, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05-11-2022.

DONALD P. SWEENEY
REGISTERED PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #072691

FIELD DATE	05-11-2022	ALTA/NSPS LAND TITLE SURVEY			
FIELD BOOK NO.	22-07	LONG'S OWN FOUR, LLC			
FIELD BOOK PG.	43	694 WEST DEKALB PIKE BLOCK 27, UNIT 7, APN #58-00-06211-00-4 UPPER MERION TOWNSHIP, MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA			
FIELD CREW	C.K.	CONTROL POINT ASSOCIATES, INC. NEW BRITAIN CORPORATE CENTER 1000 MANOR DRIVE, SUITE 210 CHALFONTE, PA 19314 215.782.9900 / 215.782.9902 FAX WWW.CPASURVEY.COM			
DRAWN	P.V.	DATE	9/12/2022	FILE NO.	02-210505-01
REVIEWED	M.C.B.	APPROVED	J.A.A./D.P.S.	SCALE	1" = 20'
				DWG. NO.	1 OF 1