



1. ROOSEVELT BLVD., SHELIMIRE AVE., CALVERT ST. AND BLEIGH AVE. ARE FULLY IMPROVED LEGALLY OPENED PUBLIC STREETS.
2. UTILITIES:
ROOSEVELT BLVD., SHELIMIRE AVE., CALVERT ST. AND BLEIGH AVE. ARE FULLY IMPROVED PUBLIC STREETS. SANITARY SEWERS, STORM SEWERS, WATER MAINS, ELECTRIC LINES, GAS LINES, TELEPHONE LINES AND CABLE TV LINES LOCATED IN THIS STREET PROVIDES SERVICE TO THE BUILDINGS.
3. SITE AREA
161,516.91 SF (3.708 ACRES)
4. PARKING
THERE ARE A TOTAL OF 90 PARKING SPACES ON SITE. THIS TOTAL INCLUDES 3 HANDICAPPED SPACES.
5. LEGAL DESCRIPTION
THE LEGAL DESCRIPTION AS SHOWN ON THIS DRAWING DESCRIBES THE SAME PROPERTY AS THE TITLE COMMITMENT. THE LEGAL DESCRIPTION FORMS A CLOSED MATHEMATICAL FIGURE.
6. FLOOD ZONE
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHMA) AS DENIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN THE LIMITS OF FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 420757011165 BEARING AN EFFECTIVE DATE OF JANUARY 17, 2007.
7. THERE IS NO EVIDENCE THAT THE SITE HAS BEEN USED AS A CEMETERY OR BURIAL GROUND OR AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. NO EVIDENCE OF ANY UNSAT. SUBSURFACE CONDITIONS
RESULTS OF THE SOIL TESTS INDICATE THAT THERE ARE NO SAT. SUBSURFACE CONDITIONS OR CURBS, SIDEWALKS OR DRIVEWAYS IS VISIBLE AT THE SUBJECT SITE. THERE IS NO EVIDENCE OF ANY CONDEMNATIONS OR EARTHWORK OR BUILDING CONSTRUCTION AT TIME OF SURVEY.
9. THERE IS NO INFORMATION AVAILABLE INDICATING ANY CHANGES IN ADJACENT STREET. RIGHTS OF WAY ARE BEING CONTEMPLATED.
10. THERE ARE NO STREAMS, SPRINGS, PONDS, LAKES OR WETLANDS ON THE SUBJECT PREMISES.
11. NO IMPROVEMENTS ON THE SUBJECT PREMISES ENCROACH ON THE NEIGHBORING PREMISES.

SURVEYOR'S CERTIFICATION

TO (i). GREYSTONE FUNDING CORPORATION AND/OR THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AND THEIR SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; (ii) LINDY+7400 ROOSEVELT, LP, A PENNSYLVANIA LIMITED PARTNERSHIP; AND (iii) FIRST AMERICAN TITLE INSURANCE COMPANY;

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 ATACSMAN AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ISSS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a) and (b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11(a) and (b), 12, 13, 14, 16, 17, 18, 19(a) and 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 20, 2016. AN ADDITIONAL INSPECTION OF THE SUBJECT PREMISES WAS MADE ON APRIL 29, 2016.

DATE _____

JOHN H. LEAPSON
PROFESSIONAL LAND
SURVEYOR SU 1180 A

ALT/AACSM LAND TITLE SURVEY

OF

7400 ROOSEVELT

APARTMENTS

FHA PROJECT NO. 034-11212

1400 ROOSEVELT BOULEVARD

56TH WARD

CITY OF PHILADELPHIA, PENNSYLVANIA
 SCALE: 1"=30' DATE: MAY 5, 2016 SHEET: 1 OF 1

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TEI CONSULTING ENGINEERS, INC.
7720 SECOND STREET PIKE
SOUTHAMPTON, PA, 18966
PHONE: (215) 322-0272
FAX (215) 364-9645

TEI CONSULTING ENGINEERS, INC.
720 SECOND STREET PIKE
SOUTHAMPTON, PA. 18966
PHONE: (215) 322-0272
FAX (215) 364-9645

