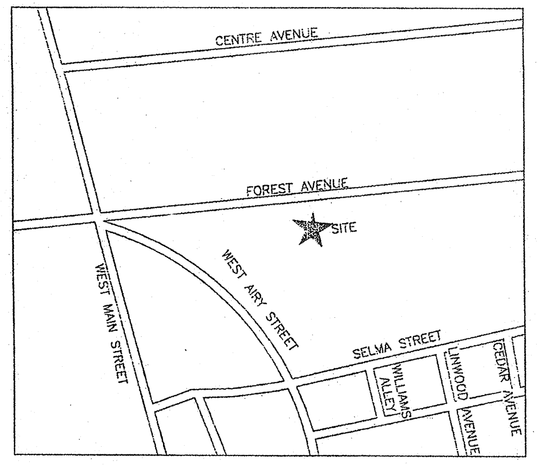


LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, tract or parcel of land situate in the Borough of Norristown, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance to a plan prepared by Ezra Golub & Associates, Registered Professional Engineers and Registered Land Surveyors of Levittown, Pennsylvania, titled Plan of Title Survey prepared for the MADISON TITLE AGENCY dated January 30, 2006 and numbered D32011801 as follows to wit:

BEGINNING at a point of intersection of the Southeast side of Forest Avenue (50 feet wide) with the Southwest side of Marshall Street (66 feet wide); thence (1) Along the Southwest side of Marshall Street South 50 degrees 12 minutes 30 seconds East, 822.42 feet to a point at the intersection of the Southwest side of Marshall Street with the Northwest side of Selma Street (66 feet wide); thence (2) Along the Northwest side of Selma Street South 40 degrees 00 minutes 00 seconds West, 600.00 feet to a point; thence (3) Leaving the Northwest side of Selma Street along lands now or formerly of Selma Associates North 50 degrees 00 minutes 00 seconds West (erroneously stated as North degrees 50 minutes 00 seconds West) 391.80 feet to a point; thence (4) Along the same South 39 degrees 56 minutes 30 seconds West, 277.03 feet to a point; thence (5) Along land now or formerly of Roger and Mary Ann Martella North 50 degrees 03 minutes 30 seconds West, 230.00 feet to a point on the Southeast side of Forest Avenue (50 feet wide); thence (6) Along the Southeast side of Forest Avenue North 39 degrees 56 minutes 30 seconds East 875.00 feet to the point of beginning.

Subject to All Easements and Restrictions of Record.

Containing 436,306 Sq. Ft. or 10.06 Acres in Area More or Less.

Being Parcel Number 13-00-11412-005

LEGEND:

= STRUCTURES WITH UNDERPASS

Subject to Easements of Record, Standard and Special Exceptions as Stated in Commonwealth Land Title Insurance Company (Madison Title Agency, LLC.) Order No. PH1776795.
(Note : Numbers refer to Schedule-B Exceptions)

3. Restrictions affecting title as in Deed Book 3351 page 537, as affected by a certain Extinguishment of Deed Restrictions as in Deed Book 3815 page 198.

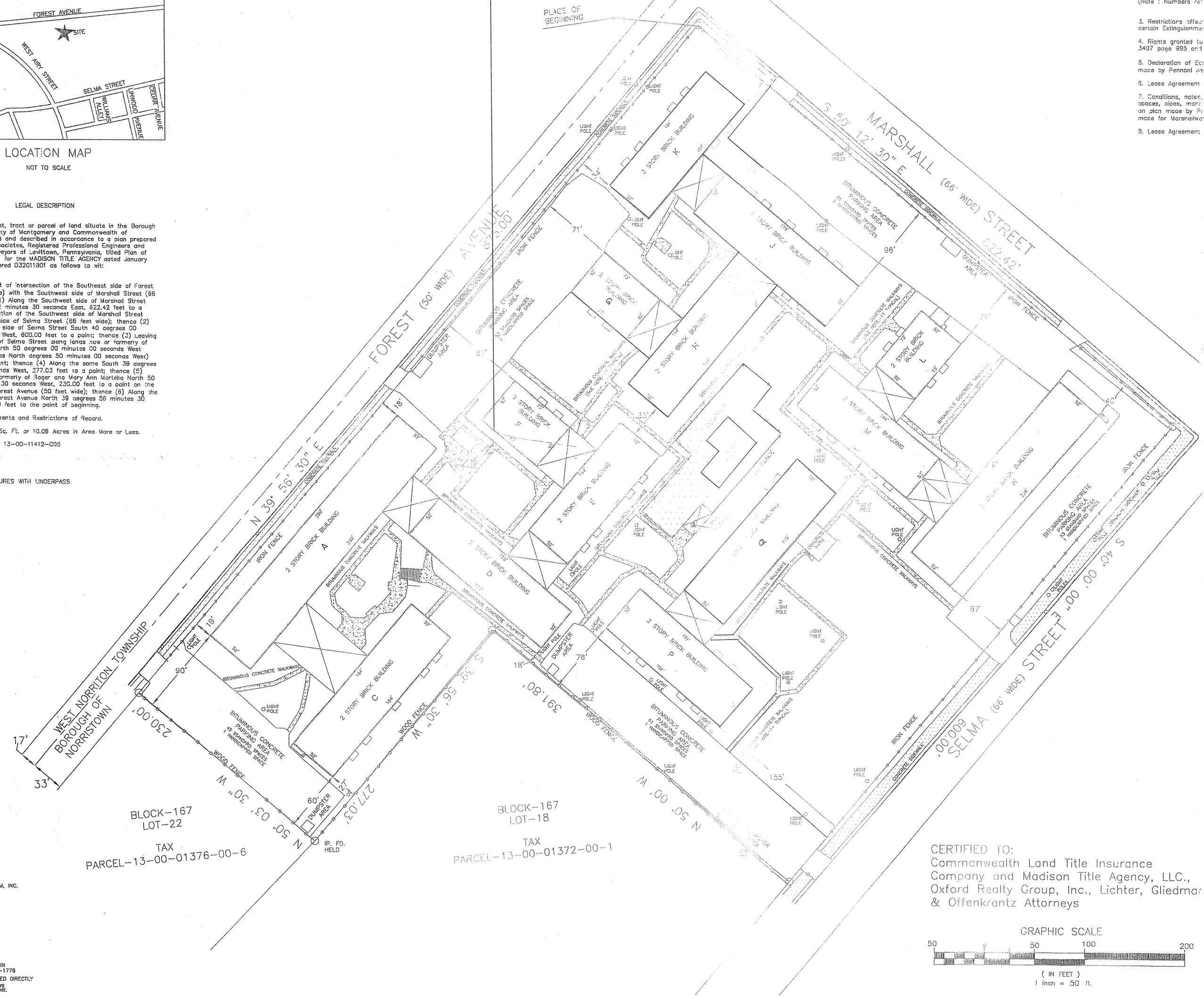
4. Rights granted to Utilities Companies in Deed Book 3388 page 27, Deed Book 3407 page 995 and Deed Book 4598 page 569.

5. Declaration of Easements as in Deed Book 3508 page 163. (also shown on plan made by Pennoni Associates Inc., dated 12/10/1984)

6. Lease Agreement in Deed Book 5073 page 1997.

7. Conditions, notes, easements, set back lines, right of ways, various parking spaces, pipes, manholes, driveways, underground transformer, drains, etc. as shown on plan made by Pennoni Associates Inc., an ALTA/ ACSM Land Title Survey Plan made for Marshallwood Apartments dated 2/1/1998.

8. Lease Agreement as in Deed Book 5287 page 789.



NOTES:

1) TO THE BEST OF OUR KNOWLEDGE THIS SITE IS SERVED BY ON PUBLIC SANITARY SEWER AND WATER, ELECTRIC, TELEPHONE AND GAS. LOCATION OF SERVICE CONNECTIONS WERE UNABLE TO BE DETERMINED.
2) PREMISES STREET ADDRESS:
450 FOREST AVENUE, NORRISTOWN PA, A.K.A
TAX MAP PARCEL 13-0011412-005
3) REFERENCE INFORMATION:
TAX MAPS, DEED DESCRIPTIONS, TITLE REPORT, SUBDIVISION PLAN PREPARED FOR CANNON CONSTRUCTION BY GEORGE HEILMAN, 6-16-70
4) THIS PLAN REFLECTS FIELD CONDITIONS AS OF JANUARY 19, 2006.
5) PARCEL AREA: 436306 SF. OR 10.01 ACRES MORE OR LESS
6) THERE ARE APPROXIMATELY 305 STRIPPED AND UNSTRIPPED, STANDARD AND HANDICAPPED PARKING SPACES DEPICTED HEREON.
7) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY.
8) THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THIS SURVEY.
9) THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETE OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION AT THE TIME OF THIS SURVEY.
10) THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR AT THE TIME OF THIS SURVEY.
11) THIS SITE CONTAINS NUMEROUS MEANDERING BITUMINOUS CONCRETE WALKWAYS, SOME OF WHICH MAY NOT BE SHOWN HEREON. LOCATIONS OF WALKWAYS SHOWN ARE ONLY APPROXIMATE.
12) SOME BRICK BUILDINGS CONTAIN SECOND STORY BALCONY OVERHANGS, SOME OF WHICH MAY NOT BE DEPICTED HEREON.

CERTIFIED TO:
Commonwealth Land Title Insurance Company and Madison Title Agency, LLC., Oxford Realty Group, Inc., Lichter, Gliedman & Offenkrantz Attorneys

GRAPHIC SCALE
50 0 50 100 200
(IN FEET)
1 inch = 50 ft.

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PLAN OF TITLE SURVEY
Prepared For
MADISON TITLE COMPANY
Situated In
Norristown Borough, Montgomery Co., Pa.

EZRA GOLUB ASSOC.
ENGINEERS & SURVEYORS
4141 WOERNER AVENUE
LEVITTOWN PA. 19057
(215) 943-2230 (609) 883-2444

TAX PARCEL	NOTED
REFERENCE	NOTED
DWN BY	AJD
CKD BY	EG
JOB NO.	3201-18
DATE	1/30/06
SCALE	1"=50'
DWG NO.	D32011801