



1- THE SUBJECT PREMISES 450 FORREST AVENUE IS COMPRISED OF 1 PARCEL OF LAND. THE SUBJECT PREMISES IS TAX ID / PARCEL NO. 13-00-11412-00-5.

3- 450 GREEN APARTMENTS FORMERLY KNOWN AS MARSHALL WOODS APARTMENTS OCCUPY THE SITE. FOURTEEN (14) 3 STORY BRICK APARTMENT BUILDINGS EXISTS ON SITE. BUILDINGS CONTAIN 304 RENTAL APARTMENTS. EACH BUILDING IS 32.5'± HIGH.

FORREST AVENUE, MARSHALL STREET AND SELMA STREET ARE FULLY IMPROVED PUBLIC STREETS

PARKING EXISTS ON THE SITE AS FOLLOWS 293 TOTAL PARKING SPACES 18 OF WHICH ARE HANDICAP SPACES

PUBLIC SANITARY SEWERS AND PUBLIC WATER PROVIDE SERVICES TO THE SITE. ELECTRIC, TELEPHONE AND CABLE PROVIDE SERVICE TO THE SITE FROM ADJACENT PUBLIC STREETS. PARKING IS PERMITTED ON THE ADJACENT STREETS.

9- NO EVIDENCE OF ANY UNUSUAL SUBSURFACE CONDITIONS RESULTING IN ANY UNUSUAL SETTLEMENT OF ROADWAYS, CURBS, SIDEWALKS OR DRIVEWAYS IS VISIBLE AT THE SUBJECT SITE. THERE IS NO EVIDENCE OF ANY CONDEMNATIONS.

11- THERE ARE NO STREAMS, SPRINGS, PONDS, LAKES, OR WETLAND ON THE SUBJECT PREMISES

12- NO IMPROVEMENTS ON THE SUBJECT PREMISES ENCROACH ON THE NEIGHBORING PROPERTIES; NO NEIGHBORING PROPERTIES (

TO (I) BEECH STREET CAPITAL, LLC AND/OR FANNIE MAE, THEIR SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR, (II) MARSHALL WOODS PROPERTY LLC; (III) LINDY-MARSHALL WOODS, LP; (IV) GRATEFUL ABSTRACT, LLC, AND (V) STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THE ALTA/ACSM LAND TITLE SURVEY AS SHOWN ON THE FACE OF THIS DRAWING AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4 6(A) AND (B), 7(A), 8, 9, 10, 11(A) AND (B), 13, 16 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 21ST, 2011.

JOHN H. LEAPSON PROFESSIONAL LAND SURVEYOR SURVEYOR # SU 1180 A



**450** ALTA/ACSM LAND TITLE SURVEY PLAN

**GREEN APARTMENTS** 

SITUATE

450 FORREST AVENUE, NORRISTOWN, PA. 19401 NORRISTOWN BOROUGH MONTGOMERY COUNTY PENNSYLVANIA 40' DATE: DEC 22, 2011 SHEET: 1 OF

SCALE: 1" =