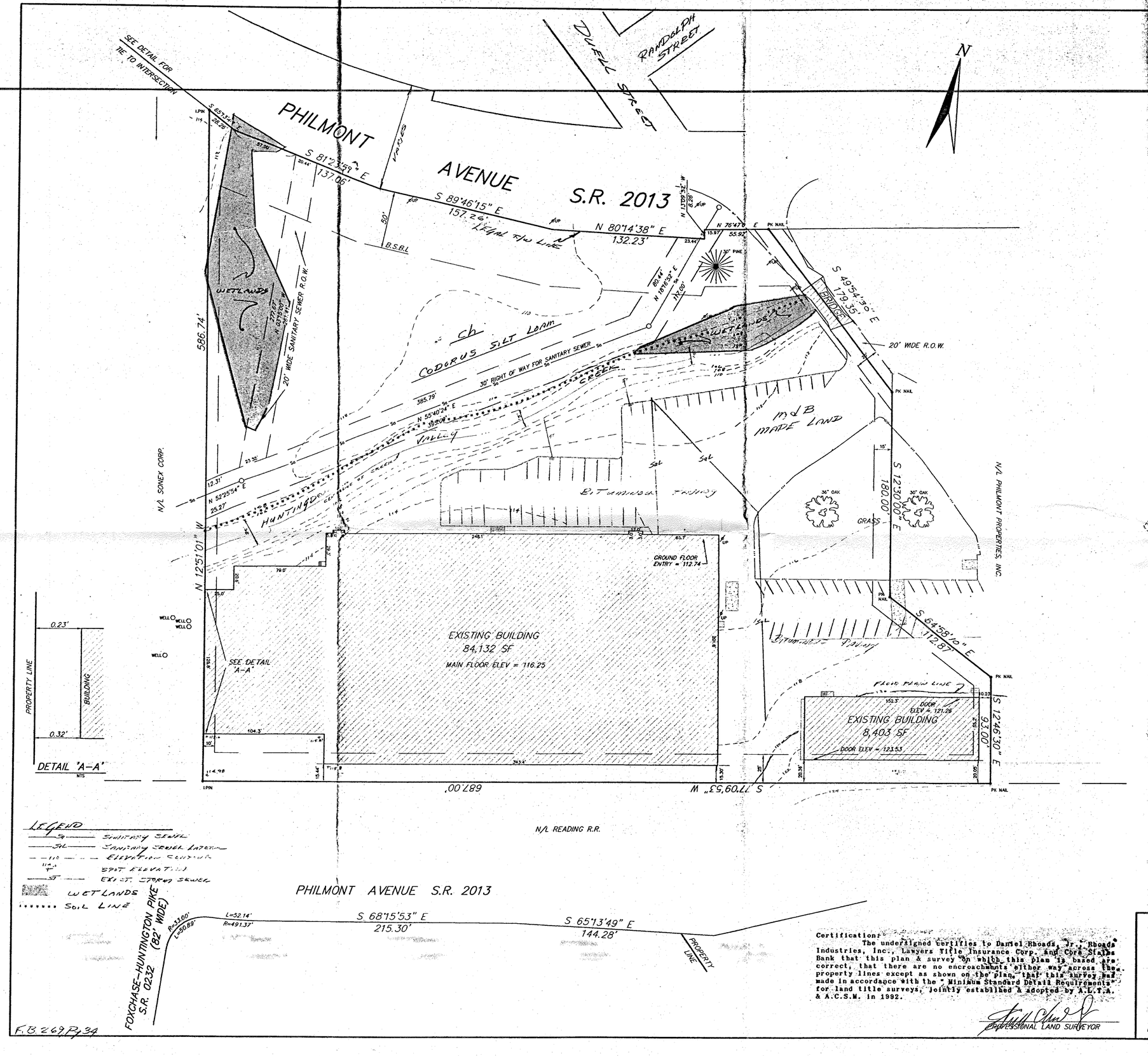

SUMMARY

1. TAX PARCEL – BLOCK 14, UNIT 20
2. AREA – 7.0155 Ac.
3. ZONING – INDUSTRIAL
4. ATTENTION IS CALLED TO THE LOWER MORELAND TOWNSHIP ZONING CODE AS AMENDED.
5. PREMISES LIE WITHIN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 420702,0004C. THE ELEVATION OF THE 100 YEAR FLOOD PLAIN IS 120.00'
6. PROPERTY SUBJECT TO THE FOLLOWING RESTRICTIONS & AGREEMENTS NOT SHOWN ON THE PLAN:
   a. COVENANTS, CONDITIONS, RESERVATIONS & RIGHTS AS BEING RECORDED IN DEED BOOK 4244 PAGE 52 & DEED BOOK 4804 PAGE 2458.
   b. RIGHTS GRANTED TO PHILADELPHIA SUBURBAN GAS & ELECTRIC COMPANY AS IN DEED BOOK 961 PAGE 209 & DEED BOOK 965 PAGE 592.
   c. RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY AS IN DEED BOOK 1234 PAGE 56, DEED BOOK 2000 PAGE 553 & DEED BOOK 3985 PAGE 208.
7. **On October 7, 1996, Soil Services Company, Inc. performed a detailed investigation of the extent of the wetlands and alluvial soils on the property. The boundary of the wetlands and alluvial soils was delineated and flagged in the field by Laurel F. Mueller, ARCAPS Certified Professional Soil Scientist / Soil Classifier. The delineation flagging was survey-located by Eastern / Chadrow Associates, Inc. on October 9, 1996.**
8. **Attention is called to Summary Note # 8 on the original subdivision plan made for the North Philadelphia Co. dated July 20, 1976 and recorded in Plan Book A-27, page 31 at Norristown, PA on October 6, 1976.**
   " No future building or construction expansion on the Flood Plain Area. "

Certification:
The undersigned certifies to Daniel Rhoads, Jr., Rhoads Industries, Inc., Lawyers Title Insurance Corp. and Core States Bank that this plan & survey on which this plan is based are correct, that there are no encroachments either way across the property lines except as shown on the plan, that this survey was made in accordance with the " Minimum Standard Detail Requirements for land title surveys, jointly established & adopted by A.L.T.A. & A.C.S.M. in 1992.

PROFESSIONAL LAND SURVEYOR

EDWIN H. CHADROW JR. PROFESSIONAL LAND SURVEYOR LICENSE NO. 11782-E

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Roddy

REV.-10-9-96-GENERAL ADDITIONS

AS-BUILT PLAN OF SURVEY

DANIEL RHOADS, Jr.

LOWER MORELAND TWP., MONTGOMERY CO., PENNA.

SCALE: 1"=40' 0 40 80 120 26 SEPTEMBER 1996

EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD • WARMINSTER, PA. 18974 • (215) 672-8671 FAX (215) 672-6785
EST. 1967

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