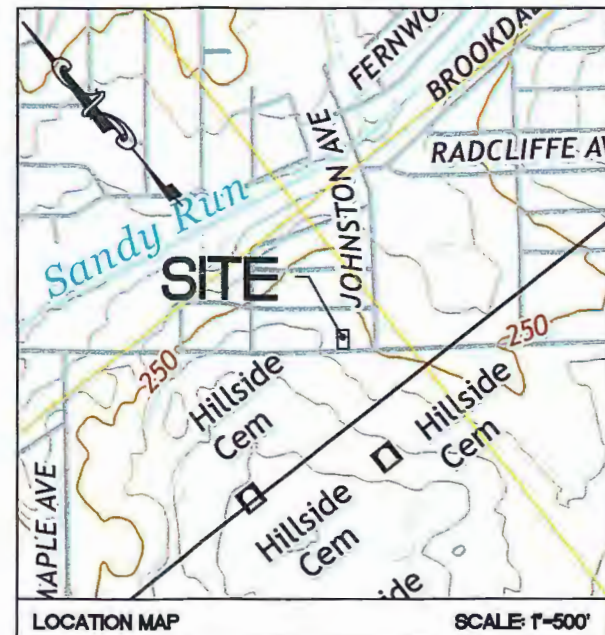


THE EXISTING CONDITIONS SHOWN HEREON WAS FIELD SURVEYED ON JANUARY 16, 2017 AND REFLECTS EXISTING CONDITIONS AS OF JANUARY 16, 2017.

CERTIFIED TO:
PHILA 2 LLC
EQUITABLE OWNER UNDER AGREEMENT OF SALE

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN BELOW, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

MIKHAIL ZAVYAZKIN 01/19/2017



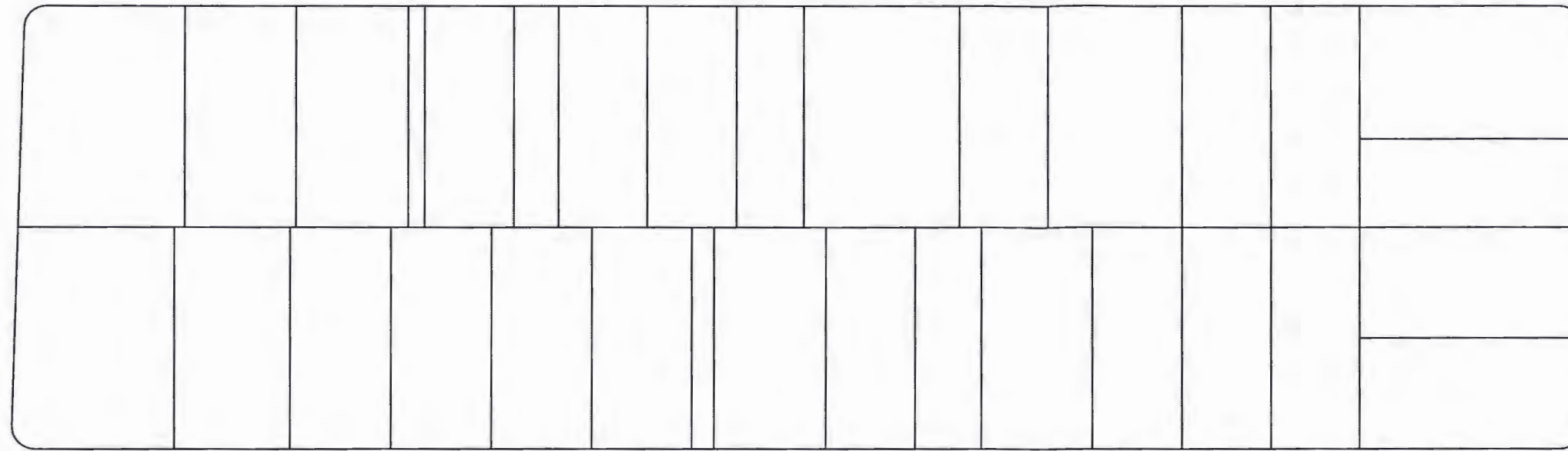
ZONE CRITERIA		
ZONE: R-4 RESIDENTIAL	REQUIRED	PROPOSED
MINIMUM LOT AREA	7,500 SF	5,258 SF *
MINIMUM LOT WIDTH	50 FT	50 FT
MINIMUM LOT DEPTH	100 FT	105.12 FT
MINIMUM FRONT YARD	20 FT	20 FT
MINIMUM SIDE YARD	10 FT	10 FT
MINIMUM REAR YARD	25 FT	25 FT
MAXIMUM BUILDING AREA	40 %	40 %
MAXIMUM IMPERVIOUS AREA	55 %	55 %
MINIMUM GREEN AREA	45 %	45 %
MAXIMUM BUILDING HEIGHT	35 FT	35 FT
MAXIMUM BUILDING LENGTH	100 FT	100 FT
MINIMUM SEPARATION FOR DWELLINGS	20 FT	19.1 FT

* REQUESTED VARIANCE: SECTION 304.3 AS AMENDED BY ORDINANCE NUMBER 1775 RELIEF REASON BASED ON 1110L FOR NON-CONFORMING LOT SIZE.

GENERAL NOTES AND REFERENCES

1. THE SUBJECT PROPERTY IS KNOWN AS PARCEL 30-00-64808-00-7, LOCATED IN THE TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA AS SHOWN ON MONTGOMERY COUNTY PARCEL MAP.
2. THE SUBJECT PROPERTY IS KNOWN AS LOTS 1556, 1557 AND PART OF LOT 1558 AS SHOWN ON A MAP ENTITLED: "PLAN I OF ROSLYN PARK, SECTION NO.2", DATED JUNE 12, 1969, REVISED JUNE 13, 1969 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY, PENNSYLVANIA, IN PLAN BOOK 16, PAGE 34.
3. AGREEMENT OF SALE BETWEEN PHILA 2 LLC (BUYER) AND THE ESTATE OF ALFRED DIDONATO (SELLER) DATED JANUARY 5, 2017.
4. DEED REFERENCE: JOSEPH A. MILLER AND RENA A. SEARS MILLER TO ALFRED R. DIDONATO AND MARY DIDONATO, DATED NOVEMBER 12, 1969 AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN THE COUNTY OF MONTGOMERY IN DEED BOOK 3577, PAGE 761 ON NOVEMBER 13, 1969.
5. MAP REFERENCE: "PLAN OF ROSLYN PARK, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA", MADE BY WILLIAM R. MILDREW, SURVEYOR AND REGULATOR, DATED MAY 2, 1923 AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN THE COUNTY OF MONTGOMERY IN DEED BOOK 875 PAGE 600.
6. THE SUBJECT PROPERTY DOES NOT LIE IN A FLOOD ZONE IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR MONTGOMERY COUNTY, PENNSYLVANIA, PANEL 294 OF 451, MAP NUMBER 42091C0294G, REVISED MARCH 2, 2016.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR POLICY, AND IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE.
8. BUILDING OFFSETS AND DIMENSIONS SHOWN ARE MEASURED TO THE FOUNDATION.
9. BUILDING LOCATION DIMENSIONS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR THE ERECTION OF FENCES OR OTHER PERMANENT STRUCTURES.
10. THE LOCATION OF UNDERGROUND OR OTHERWISE CONCEALED STRUCTURES AND UTILITIES DOES NOT FALL WITHIN THE SCOPE OF THIS SURVEY.
11. ALL ELEVATIONS SHOWN ARE IN THE ASSUMED DATUM.

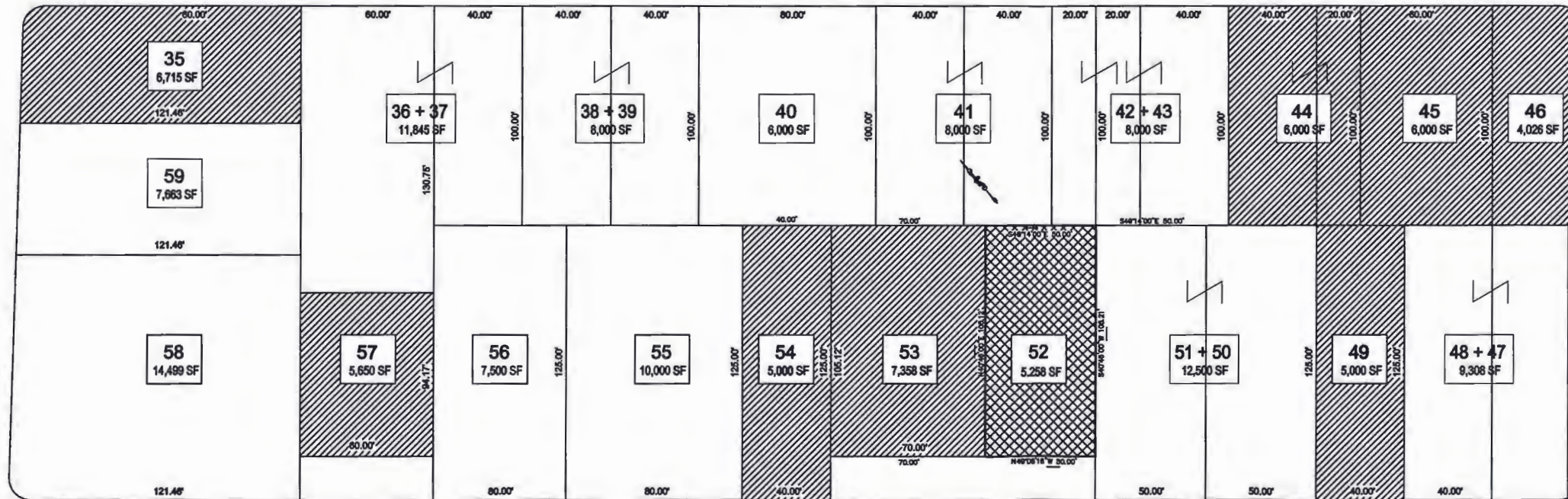
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AVONDALE AVENUE

WESTMONT AVENUE

JOHNSTON AVENUE



SUSQUANNA ROAD

LOT#	REQUIRED LOT SIZE	ACTUAL LOT SIZE	
35	7,500 SF	6,715 SF	UNDERSIZED LOT
36 & 37	7,500 SF	11,845 SF	
38 & 39	7,500 SF	8,000 SF	
40	7,500 SF	8,000 SF	
41 & 42	7,500 SF	8,000 SF	
43	7,500 SF	6,000 SF	UNDERSIZED LOT
44	7,500 SF	6,000 SF	UNDERSIZED LOT
45	7,500 SF	6,000 SF	UNDERSIZED LOT
46	7,500 SF	4,426 SF	UNDERSIZED LOT
47 & 48	7,500 SF	9,308 SF	
49	7,500 SF	5,000 SF	UNDERSIZED LOT
50 & 51	7,500 SF	12,500 SF	UNDERSIZED LOT
52	7,500 SF	5,258 SF	UNDERSIZED LOT
53	7,500 SF	7,358 SF	UNDERSIZED LOT
54	7,500 SF	5,000 SF	
55	7,500 SF	10,000 SF	
56	7,500 SF	7,500 SF	
57	7,500 SF	5,650 SF	UNDERSIZED LOT
58	7,500 SF	14,499 SF	

KEY SITE PLAN

SCALE: N.T.S.

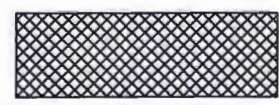
LEGENT



LOTS SIZE ABOVE 7,500 SF



LOTS SIZE LESS THAT 7,500 SF



LOTS №52 LESS THAT 7,500 SF



Westmont Ave

Avondale Ave

Barnes Ave

Belmont Ave

Johnstown Ave

Susquehanna Rd

LOT 52