

NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK PER PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 199 OF 2004.



SCHEDULE B - SECTION II
Exceptions to Title
First American Title Insurance Company
National Commercial Services
Commitment No. NCS-341199-CH2; Effective Date 1/15/2008

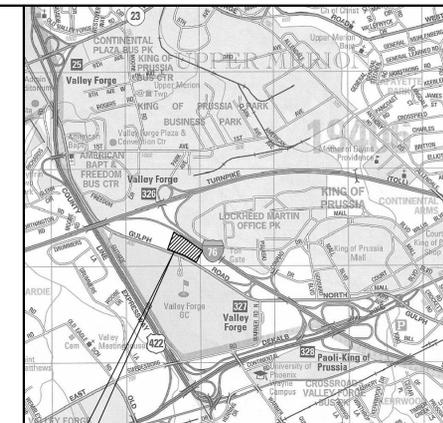
- Title to that portion of the premises lying in the bed of North Gulph Road is subject to public and private rights therein (RIGHT-OF-WAY SHOWN).
- Rights granted to Pennsylvania Turnpike Commission as set forth in Deed Book 2446 page 207 (NOT PLOTTABLE).
- Rights granted to Philadelphia Electric Company as set forth in Deed Book 2065 page 375 (BLANKET RIGHTS WITHIN RIGHT-OF-WAY AND PREMISES).
- Terms and conditions of Lease to Sprint Spectrum L.P. as evidenced by a Memorandum thereof recorded in Deed Book 5301 page 2022 (NOT PLOTTABLE, PERTAINS TO ELECTRIC AND TELEPHONE FACILITIES).
- Terms and conditions of Lease to UGI Corporation as evidenced by a Memorandum thereof recorded in Deed Book 5036 page 2138 (NOT PLOTTABLE, PERTAINS TO THE USE OF ALL ENTRANCES, EXITS AND COMMON CORRIDORS OF THE BUILDING AND THE PARKING AREAS, SIDEWALKS, WALKWAYS, SERVICE DRIVES, DRIVEWAYS, ROADWAYS AND ACCESS WAY ON THE LAND).

ZONING REQUIREMENTS
SM Suburban Metropolitan Districts

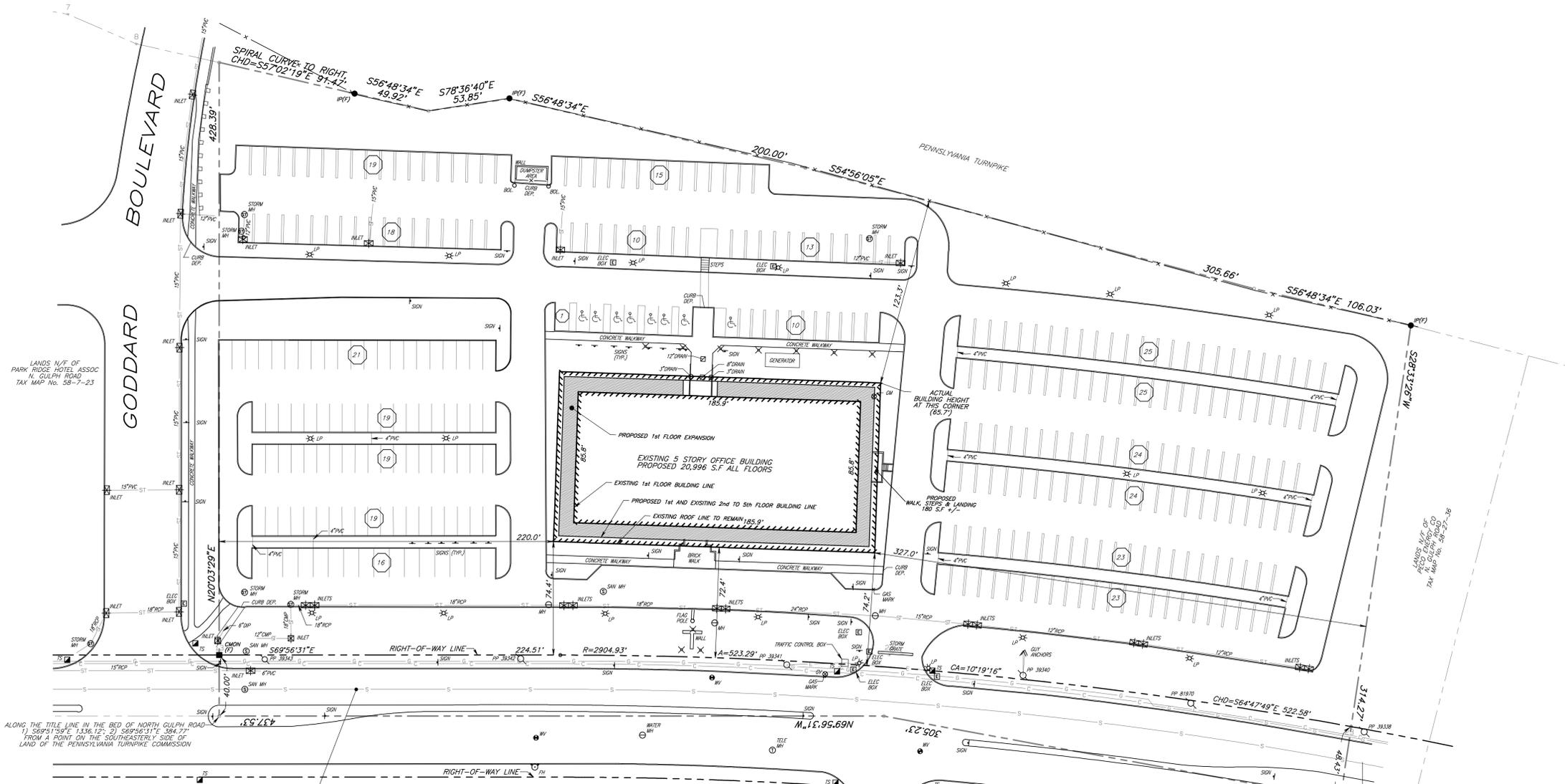
- BUILDING HEIGHT: +50 Ft. (max.)
- LOT AREA: 2 Acres (min.)
- LOT WIDTH: 200 Ft. (min.) at building line
- FRONT YARD: 50 Ft. (min.)
- SIDE YARD: 25 Ft. (min.); 50 Ft. (min.) along street
- REAR YARD: 20 Ft. (min.)
- BUILDING COVERAGE: 33 1/3% (max.)

FOR COMPLETE ZONING INFORMATION, REFER TO UPPER MERION TOWNSHIP ZONING ORDINANCE, CHAPTER 165.

* THE MAXIMUM HEIGHT OF BUILDINGS AND OTHER STRUCTURES ERECTED OR ENLARGED IN THIS DISTRICT SHALL BE 50 FEET, EXCEPT THAT SUCH HEIGHT MAY BE INCREASED TO A MAXIMUM OF 65 FEET, PROVIDED THAT FOR EVERY FOOT OF HEIGHT IN EXCESS OF 50 FEET, THERE SHALL BE ADDED TO EACH YARD REQUIREMENT TWO CORRESPONDING FEET OF WIDTH OR DEPTH, PROVIDED, HOWEVER, THAT THE HEIGHT OF BUILDINGS AND OTHER STRUCTURES ERECTED OR ENLARGED IN THIS DISTRICT MAY BE INCREASED TO A HEIGHT IN EXCESS OF 65 FEET WHEN APPROVED AS A CONDITIONAL USE BY THE BOARD OF SUPERVISORS, PROVIDED THAT FOR EVERY FOOT OF HEIGHT IN EXCESS OF 50 FEET, THERE SHALL BE ADDED TO EACH YARD REQUIREMENT TWO CORRESPONDING FEET OF WIDTH OR DEPTH.



LOCATION MAP
 SCALE: 1" = 2000'
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 Permitted Use Number 20202114



NOTES

- Boundary description is from title insurance commitment issued by First American Title Insurance Company, Commitment No. NCS-341199-CH2, Effective Date 1/15/2008.
- Reference plan - "Land Development Plan, Plan Prepared for Park Ridge Hotel Associates, L.P., 460 N. Gulph Road" dated January 21, 1997 and last revised November 5, 1999 as prepared by Yerkes Associates, Rosemont, PA (P-1121).
- This property does not lie within a floodplain area, based upon FEMA Map Service Center website, Item ID 42091G333E, Community ID 42091C, (Montgomery County, All Jurisdiction). Panel not printed, Zone X, areas outside 500-Year Floodplain.
- There are a total of 324 regular parking spaces and 8 handicap parking spaces (332 total parking spaces).
- TOTAL TRACT AREA (TO TITLE LINES) = 6.387 Acres (278,204 S.F.)
 NET AREA (TO RIGHT-OF-WAY LINE) = 5.694 Acres (248,052 S.F.)
- This plan is based upon a 2008 field survey of the premises and has not been checked for any additional site changes.

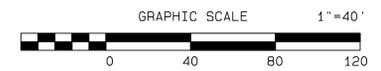
INFORMATION SUPPLIED BY CLIENT

EXPANSION OF FIRST FLOOR = 4,789 SQUARE FEET
 20,996 / 248,052 = 8.5 PERCENT BUILDING COVERAGE
 FLOOR 1 TO 5 = 20,996 SQUARE FEET EACH
 20,996 x 5 = 104,980 SQUARE FEET = 315 REQUIRED PARKING SPACES,
 332 PARKING SPACES PROVIDED

N. GULPH ROAD (S.R. 3039 - L.R. 201)
 (80' WIDE)

LEGEND:

IRON PIN (FOUND)	● (IP)	SANITARY/STORM MANHOLE	○ (SM)	SANITARY (S)	○ (S)	STORM (ST)	○ (ST)
CONCRETE MONUMENT	● (CM)	INLET	○ (IN)	FENCE LINE	— X — X —	GUIDE/GUARD RAIL	— □ — □ —
BOLLARD	○ (BO)	COMMUNICATIONS LINE	— C — C —	ELECTRIC LINE	— E — E —	GAS LINE	— G — G —
HANDICAP	♿	SANITARY GRAVITY PIPE	— S — S —	STORMWATER PIPE	— ST — ST —	WATER LINE	— W — W —
SIGN	Ⓢ	PROPERTY LINE	— P — P —	RIGHT-OF-WAY LINE	— R — R —		
FIRE HYDRANT	Ⓜ						
WATER VALVE	Ⓜ						
GAS METER	Ⓜ						
GAS VALVE	Ⓜ						
ELECTRIC BOX/METER	Ⓜ						
GROUND LAMP	Ⓜ						
LIGHT	Ⓜ						
POWER POLE	Ⓜ						
TRAFFIC SIGNAL POLE	Ⓜ						
MANHOLE	Ⓜ						
TELEPHONE MANHOLE	Ⓜ						



TOTAL TRACT AREA (TO TITLE LINES): 6.387 ACRES (278,204 S.F.)
NET AREA (TO RIGHT-OF-WAY LINE): 5.694 ACRES (248,052 S.F.)

CLIENT
 UGI CORPORATION
 P.O. Box 858
 Valley Forge, PA 19482
 Tel. 610-337-1000
 Fax 610-992-3259
 Attn: Marcia Vogt

NO.	DATE	REVISION COMMENT
RENOVATION PLAN		
PREPARED FOR		
UGI CORPORATION 460 N. GULPH ROAD KING OF PRUSSIA, PA 19406		
Upper Merion Township • Montgomery County • Pennsylvania		
Yerkes		
YERKES ASSOCIATES, INC.		
CONSULTING ENGINEERS • LAND SURVEYORS • LAND PLANNERS		
PROJECT -	W-10-4700	
DATE -	FEBRUARY 16, 2010	
SCALE -	1" = 40'	
DRAWN -	JJS / MWB	
CHECKED -	JUL	
CAD FILE	W4700 - RENOVATION	
TAX MAP No. -	58-7-21	
NOTEBOOK -		
PLAN NO.	M-58-7-21	
SHEET 1 OF 1		