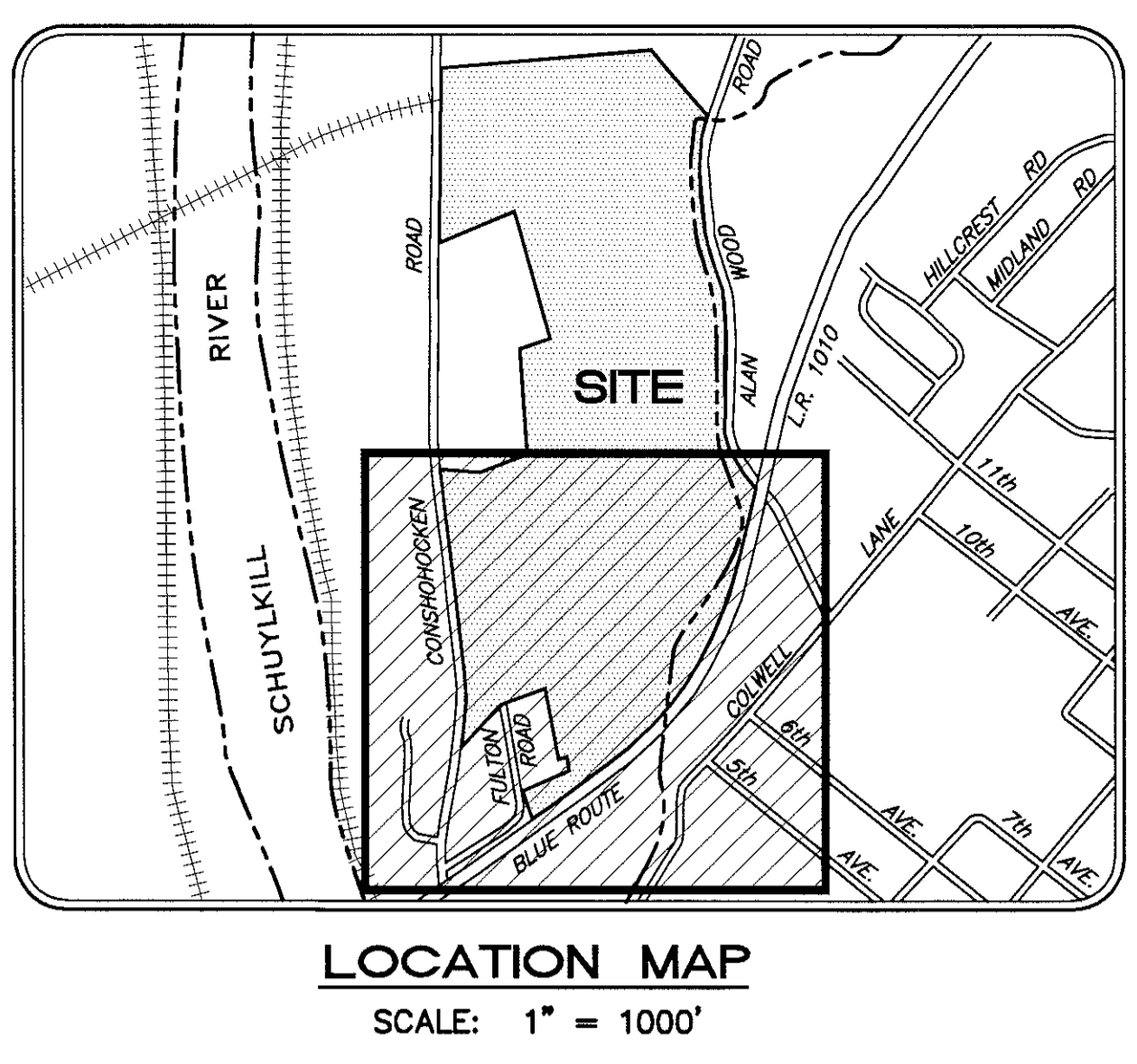


LEGEND

○ IP	IRON PIPE FOUND
□ CM	CONCRETE MONUMENT FOUND
○ EM	EXISTING SIGN
○ EM	EXISTING ELECTRIC METER
○ EM	EXISTING LIGHT POLE
○ EM	EXISTING LAMP POST
○ EM	EXISTING MAIL BOX
○ EM	EXISTING HYDRANT
○ EM	EXISTING UTILITY POLE
○ EM	EXISTING CLEAN OUT
○ EM	EXISTING WATER VALVE
○ EM	EXISTING GAS VALVE
○ EM	EXISTING CURB STOP
○ EM	EXISTING GUARDRAIL
○ EM	EXISTING FOREMAN
○ EM	EXISTING ROOF DRAIN
○ EM	EXISTING IRRIGATION
○ EM	EXISTING STORM SEWER w/ MLET
○ EM	EXISTING SANITARY SEWER w/ MANHOLE
○ EM	EXISTING TELEPHONE SERVICE
○ EM	EXISTING UNDERGROUND ELECTRIC
○ EM	EXISTING OVERHEAD WIRE
○ EM	EXISTING WATER MAIN
○ EM	EXISTING WATER SERVICE LINE
○ EM	EXISTING GAS SERVICE
○ EM	EXISTING GAS MAIN
○ EM	EXISTING LATERAL
○ EM	EXISTING TREE LINE
○ EM	EXISTING FENCE
○ EM	EXISTING DECIDUOUS TREE
○ EM	EXISTING EVERGREEN TREE
○ EM	EXISTING SHRUB
○ EM	EXISTING SPOT ELEVATION
○ EM	EXISTING CONTOUR
○ EM	100 YEAR FLOOD LIMIT LINE
○ EM	FLOOD PLAN



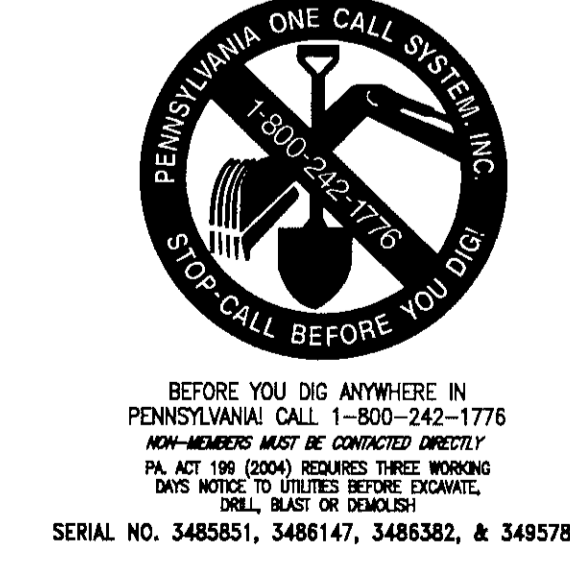
- TITLE EXCEPTIONS AFFECTING SURVEY AS TAKEN FROM SCHEDULE B - SECTION II OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-20776-PHIL
- Standard title Exceptions (see not plot)
 - Title to that portion of the premises lying in the bed of Alan Wood Road and Brook Road is subject to public and private rights therein (see plan)
 - Rights of access L.R. 1010, a limited access highway. (1-476 - see plan)
 - Riparian rights of others in and to stream crossing or abutting premises. (Plymouth Creek - see plan)
 - Rights granted to Philadelphia Electric Company: Deed Book 3102 page 256 (Parcel No. 1 shown, Parcel No. 2 plots off premises); Deed Book 3407 page 276 (plots off premises); Deed Book 4598 page 566 (service easement over entire property subject to conditions)
 - Rights, title and interest, legal and equitable of Consolidated Rail Corporation, formerly the Plymouth Railroad Company: Deed Book 4397 page 144 (see plan)
 - Condition: Deed Book 4694 page 1100 (rights of grantors of access to and removal of oxygen furnace by September 13, 1981 - see plan)
 - Rights granted to The Bell Telephone Company of Pennsylvania: Deed Book 4773 page 855 (Service to unstaffed storage building - can not plot)
 - Declaration of Taking: Deed Book 4907 page 93 (widening of Alan Wood Road - plots off premises)
 - Agreement and Grant of Easement: Deed Book 5192 page 1488 (to County of Montgomery - Plymouth Trail - attachment shows trail to follow rail bed of former Plymouth Railroad - see plan)
 - Declaration of Reservation of Easement: Deed Book 5196 page 116 (3.85 acre easement of non-impervious surface benefiting owner on other side of Alan Wood Road (see plan)); Deed Book 5233 page 1547 (Amendment to Declaration)
 - Sewer Line Easement Agreement: Deed Book 5196 page 182 (see plan - sewer constructed per non-recorded easement plan)
 - Rights granted to Pecon Energy Company: Deed Book 5163 page 118 (5' wide gas, electric and communication easement - see plan)
 - Plymouth Trail Easement: Deed Book 5196 page 254 (Agreement between PTC and Automation USA - can not plot - no description provided)
 - Release of Rights with County of Montgomery: Deed Book 5213 page 158 (plots off premises)
 - Memorandum of Improvement Agreement: Deed Book 5279 page 700 (golf center agreement - can not plot)
 - Rights granted to Verizon Pennsylvania, Inc.: Deed Book 5405 page 1154 (aerial rights from end of Fulton Street into PIC property)
 - Conditions, easements, notes, etc. disclosed on Plan recorded in Land Site Book 4 page 466 (Golf center - see plan)

- NOTES
- Boundary information shown taken from: deed recorded in Deed Book 5593 page 1024, plans, Pennsylvania Department of Transportation plans and field survey performed by Charles E. Shoemaker, Inc. during December, 2006. This survey was prepared with the benefit of a title report prepared by First American Title Insurance Company, Commitment No. NCS-20776-PHIL, Effective Date: 10/15/2006.
 - Balancing features and topography shown provided by photogrammetric mapping performed by Land & Mapping Services, Inc. during December, 2006 and field survey performed by Charles E. Shoemaker, Inc. during January, 2007. Topographic information is based upon National Geodetic Vertical Datum of 1950. Benchmark: RM 341, shown on Flood Insurance Rate Map of Montgomery County, Map No. 42091C0352 F, Map Revised August 9, 1999 - standard date in top of concrete post, 0.25 miles northwest of Mogue Railroad Station of Conrail, 5.0 feet north-northeast of north corner of concrete base of survey post 104. Elevation = 63.93
 - Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ACT 199 (2004) or by physical survey locations. All underground utility locations are approximate only. Coordinates are REQUIRED by PA ACT 199 to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., Phone No. 1-800-242-1776. Serial Nos. 3485851, 3486147, 3486382 & 3485780.
 - Portion of premises lies within the 100-year floodplain as determined by Technical Report for Request for Conditional Letter of Map Revision, prepared for Blue Route Industrial Center Inc. by Pennoni Associates, Inc., Consulting Engineers, dated October 28, 1998, and Proposed HEC-RAS Cross Section Location Plan prepared by Pennoni Associates, Inc., dated October 28, 1998 and revised February 15, 2000.
 - Soils delineated from Soil Survey of Montgomery County, Pennsylvania, United States Department of Agriculture, dated April, 1967, reference page 56. Soils are predominantly Me - Made Land Soils, limestone materials.
 - Location of Plymouth Railroad Right-of-Way (subsequently Conrail) and Upper Merion & Plymouth Railroad Right-of-Way derived from Map of Property of Alan Wood Steel Co., dated March 1, 1979, surveyed by Hopkins & Scott, Inc., Registered Surveyors.
 - Non-record location of existing sanitary sewer easement derived from Plan & Profile of Sanitary Sewer Extension, All 'B', prepared for The Marketplace at Plymouth by Robert E. Blue, Consulting Engineers, P.C., dated February 11, 1998 and last revised September 14, 1998, Sheets 1 of 5 through 3 of 5.

- REFERENCE PLANS:
- Map of Property of Alan Wood Steel Co., dated March 1, 1979, surveyed by Hopkins & Scott, Inc., Registered Surveyors.
 - Record Plan of Teal's Golf Center, prepared by Joseph M. Entok, P.E., P.L.S., dated February 5, 1999 and last revised June 30, 1999, and recorded July 14, 1999 in Land Site Book L-4 page 466.
 - Commonwealth of Pennsylvania, Department of Transportation, Drawings Authorizing Acquisition of Right-of-Way for State Route 3013, Section 908 B.W., prepared by Hunt Engineering Company, Professional Surveyors and McCormick Taylor, Inc., Consulting Engineers, Sheets 1 of 23, 10 of 23 & 11 of 23.
 - Commonwealth of Pennsylvania, Department of Transportation, Drawings for Construction for State Route 1010, Section D-3A, Sheets 1 of 83 & 49 of 83 through 52 of 83.
 - Commonwealth of Pennsylvania, Department of Transportation, Drawings for Construction and Condominium of Right-of-Way for State Route 46107, Section 3, prepared by A.W. Martin Associates, Inc., Consulting Engineers, Sheets 1 of 14, 7 of 14, 8 of 14 & 10 of 14 through 12 of 14.
 - Drawings for Appropriation of Right-of-Way by the Pennsylvania Public Utilities Commission and Construction of Brook Road Relocation, prepared by Richardson, Gordon & Associates, Consulting Engineers, Sheet 1 of 3 through 3 of 3.
 - Right of Way and Trunk Map, Plymouth Railroad, Case No. 72788, Sheets 5 of 8 through 7 of 8.
 - Plan & Profile of Sanitary Sewer Extension, All 'B', prepared for Plymouth Industrial Center by Robert E. Blue Consulting Engineers, P.C., dated February 11, 1998 and last revised September 14, 1998, Sheets 1 of 5 through 3 of 5.
 - Plan & Profile of Sanitary Sewer Extension, prepared for Plymouth Industrial Center by Robert E. Blue Consulting Engineers, P.C., dated April 10, 1997 and last revised July 23, 1997, Sheets 1 of 5 through 3 of 5.
 - Proposed HEC-RAS Cross Section Location Plan prepared by Pennoni Associates, Inc., Consulting Engineers, dated October 28, 1998 and revised February 15, 2000.
 - Flood Insurance Rate Map of Montgomery County, Map No. 42091C0352 F, Map Revised August 9, 1999.
 - Flood Insurance Rate Map of Montgomery County, Map No. 42091C0354 F, Map Revised August 9, 1999.
 - Flood Insurance Rate Map of Montgomery County, Map No. 42091C0356 E, Effective Date December 19, 1996.
 - Flood Insurance Rate Map of Montgomery County, Map No. 42091C0358 I, Effective Date December 19, 1996.
 - Rail Station Plan of Acquired Land & Easements Granted for L.R. 46107 Relocation, prepared by Alan Wood Steel Company, dated September 28, 1964 and revised May 28, 1965.
 - Map of Property of Alan Wood Steel Co., dated August 9, 1978, surveyed by Hopkins & Scott, Inc., Registered Surveyors.
 - Subdivision Plan of a Portion of Property of Alan Wood Steel Company, dated June 10, 1978 and revised July 5, 1978, surveyed by Hopkins & Scott, Inc., Registered Surveyors.
 - Plan of Minor Subdivision of lands now or late of Recycle Metals Corp., prepared by Major & Tracy, Inc., dated November 20, 1998 and last revised March 12, 1999.
 - Composite Site Utility Record Plan of Dravo Energy Resources of Montgomery County, Inc., prepared by Dravo Engineering Company, Inc., dated December 30, 1987 and revised November 21, 1988.
 - Composite Survey Plan of Montgomery County Resources Recovery Facility, prepared by JCM Engineers, Planners and Scientists, dated September 25, 1991.
 - Record Plan of F - Thermal/8 Company prepared by Nave, Newell & Stanzig, Ltd., dated January 29, 1997 and recorded July 18, 1997 in Plan Book A-57 page 100.
 - Record Plan of Dea - North America, prepared by Robert E. Blue Consulting Engineers, P.C., dated April 28, 2000 and last revised December 7, 2001, Sheet 1 of 38.
 - Easement Plan of Dea - North America, prepared by Robert E. Blue Consulting Engineers, P.C., dated April 28, 2000 and last revised October 19, 2001, Sheet 3 of 38.
 - Existing Features Plan of Dea - North America, prepared by Robert E. Blue Consulting Engineers, P.C., dated April 28, 2000 and last revised August 29, 2001, Sheet 6 of 38.
 - Subdivision of M.G. Industries, prepared by Czep / Specter, Inc., Consulting Engineers & Surveyors, dated October 11, 1983 and last revised August 27, 1984 and recorded October 11, 1984 in Plan Book A-45 page 490.
 - Land Subdivision Plan made for S.T. Dwork, prepared by John L. Dwork, Civil Engineer and Land Surveyor, dated October 2, 1986 and last revised November 3, 1987 and recorded December 17, 1987 in Plan Book A-49 page 318.

PLYMOUTH TOWNSHIP
ACT 199 (2004) LIST OF UNDERGROUND UTILITIES
AS PROVIDED BY PENNSYLVANIA ONE CALL SYSTEMS, INC. 1-800-242-1776
SERIAL NO. 3485851, 3486147, 3486382, & 3485780 CONTACT DATE: 12/14/07

NAME OF USER	ADDRESS
PENNSYLVANIA AMERICAN WATER	198 WEST JOHNSON HIGHWAY MCKEESPORT, PA 15401
COMCAST CABLE COMMUNICATIONS INC.	1 APOLLO ROAD PLYMOUTH MEETING, PA 19462
AQUA PENNSYLVANIA INC.	782 LANCASTER AVE. BRYN MAWR, PA 19010
PECO ENERGY	3628 HORIZON DR. KING OF PRUSSIA, PA 19406
XD COMMUNICATIONS INC.	16363 PEARL ROAD SUITE 100- STRONGSBURG, PA 44136
VERIZON PENNSYLVANIA, INC.	900 RACE STREET, 6TH FLOOR PHILADELPHIA, PA 19107
PLYMOUTH TOWNSHIP	700 BELVOIR ROAD PLYMOUTH MEETING, PA 19462
TEXAS EASTERN TRANSMISSION CORPORATION	560 POTTSTOWN PIKE PO BOX 420 UNWHLAND, PA 19480



SITE AREA
AREA TO THE TITLE LINE
5,227,419 SF or 120.0050 AC.
AREA TO THE LEGAL RIGHT OF WAY LINE
5,129,061 SF or 117.7470 AC.
AREA TO THE PENNDOT REQUIRED RIGHT OF WAY LINE
5,113,514 SF or 117.3901 AC.

return to
LFT Realty

OWNER OF RECORD
PLYMOUTH INDUSTRIAL CENTER, INC.
725 CONSHOHOCKEN ROAD
CONSHOHOCKEN, PA 19428

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABBINGTON, PA 19001
PHONE: 215-887-2165 FAX: 215-578-7791
E-MAIL: charles@shoemaker.com

BOUNDARY & TOPOGRAPHIC SURVEY PLAN
MADE FOR
ALBERT EINSTEIN HEALTHCARE NETWORK
5501 OLD YORK ROAD
PHILADELPHIA, PA 19141

DATE: JANUARY 23, 2007
DWG NO.: PLY. - 75
JOB NO.: 25560
SHEET NO.: 2 of 2