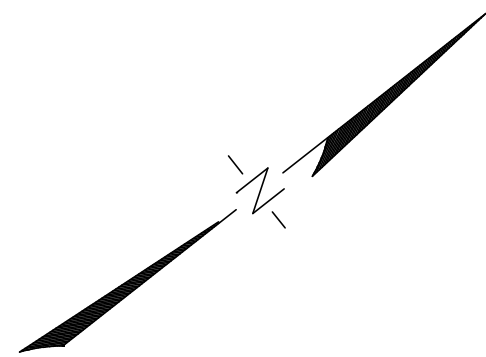




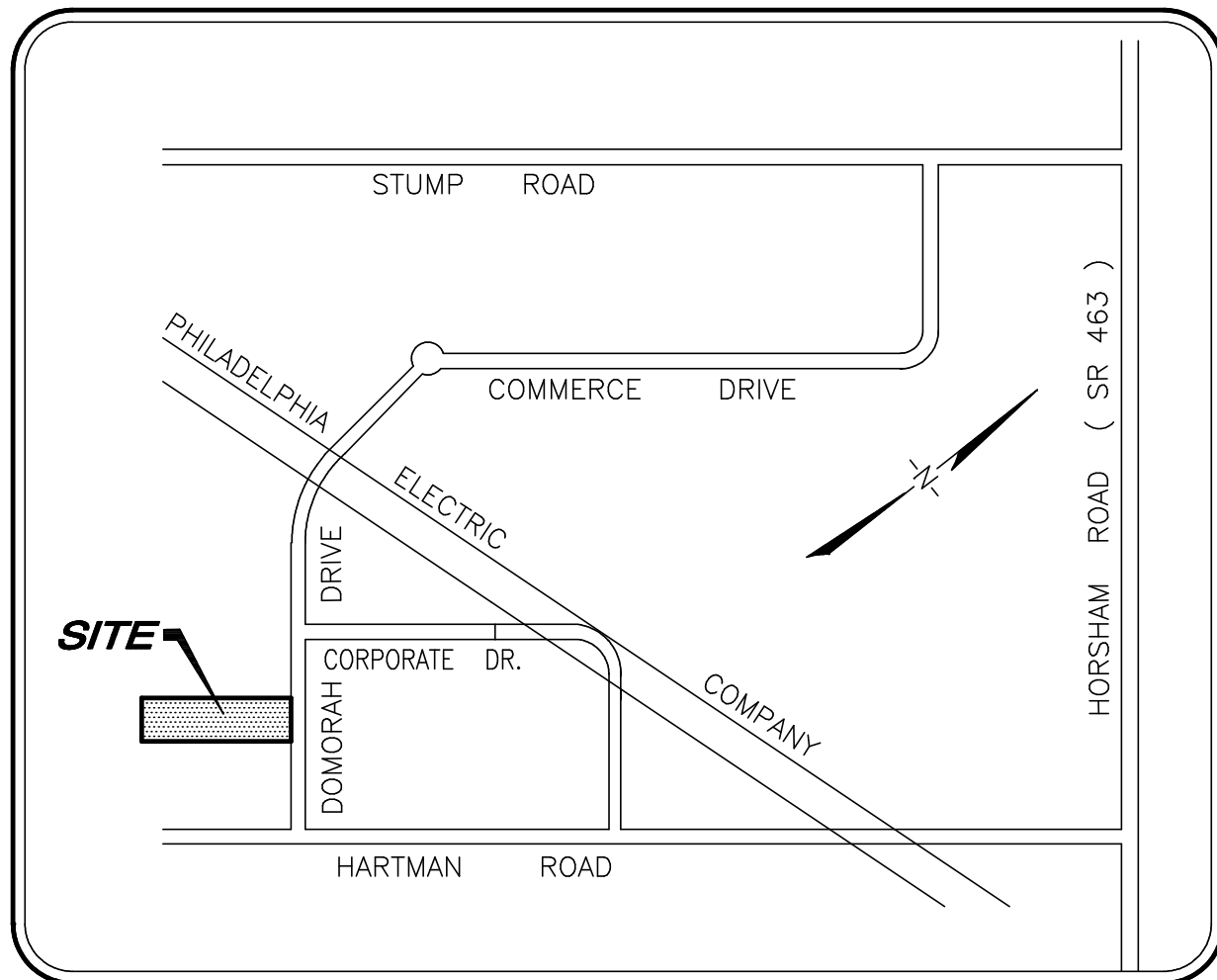
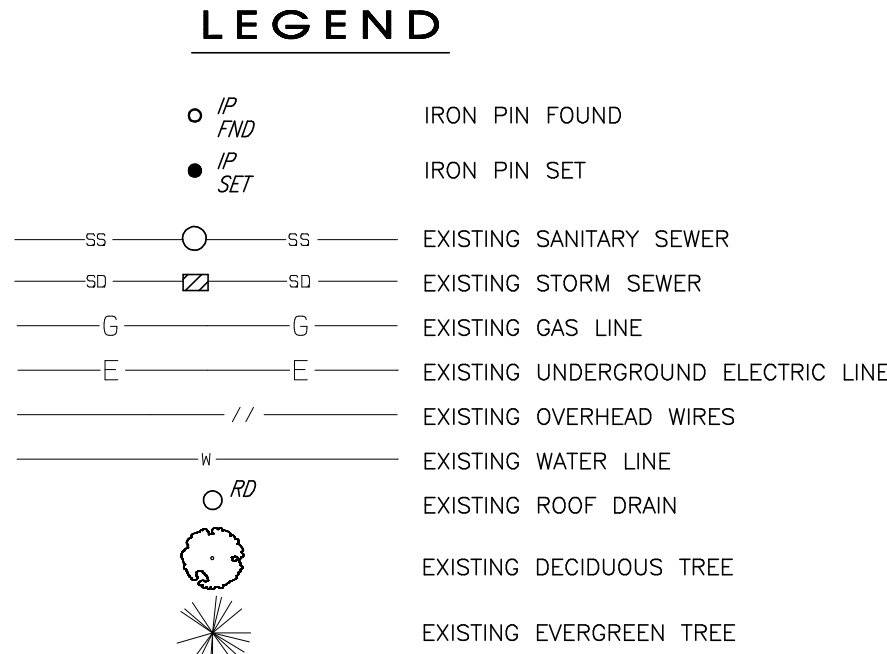
ZONE 'LI' LIMITED INDUSTRIAL

(SITE AREA GREATER THAN 2 ACRES)

	REQUIRED	PROVIDED
MIN. LOT WIDTH (AT BLDG LINE)	150 FT.	215 FT.
MIN. LOT WIDTH (AT STREET LINE)	50 FT.	215 FT.
MIN. FRONT YARD	100 FT.	100.1 FT.
MIN. SIDE YARD	25 FT. (100' AGG.)	25.0 FT.
MIN. REAR YARD	50 FT.	73.3 FT.
MAX. BUILDING COVERAGE	40 %	30,085 S.F. or 29.6 %
MAX. IMPERVIOUS COVERAGE	65 %	56,946 S.F. or 56.3 %
MIN. GREEN AREA	35 %	44,799 S.F. or 43.7 %

OFF - STREET PARKING

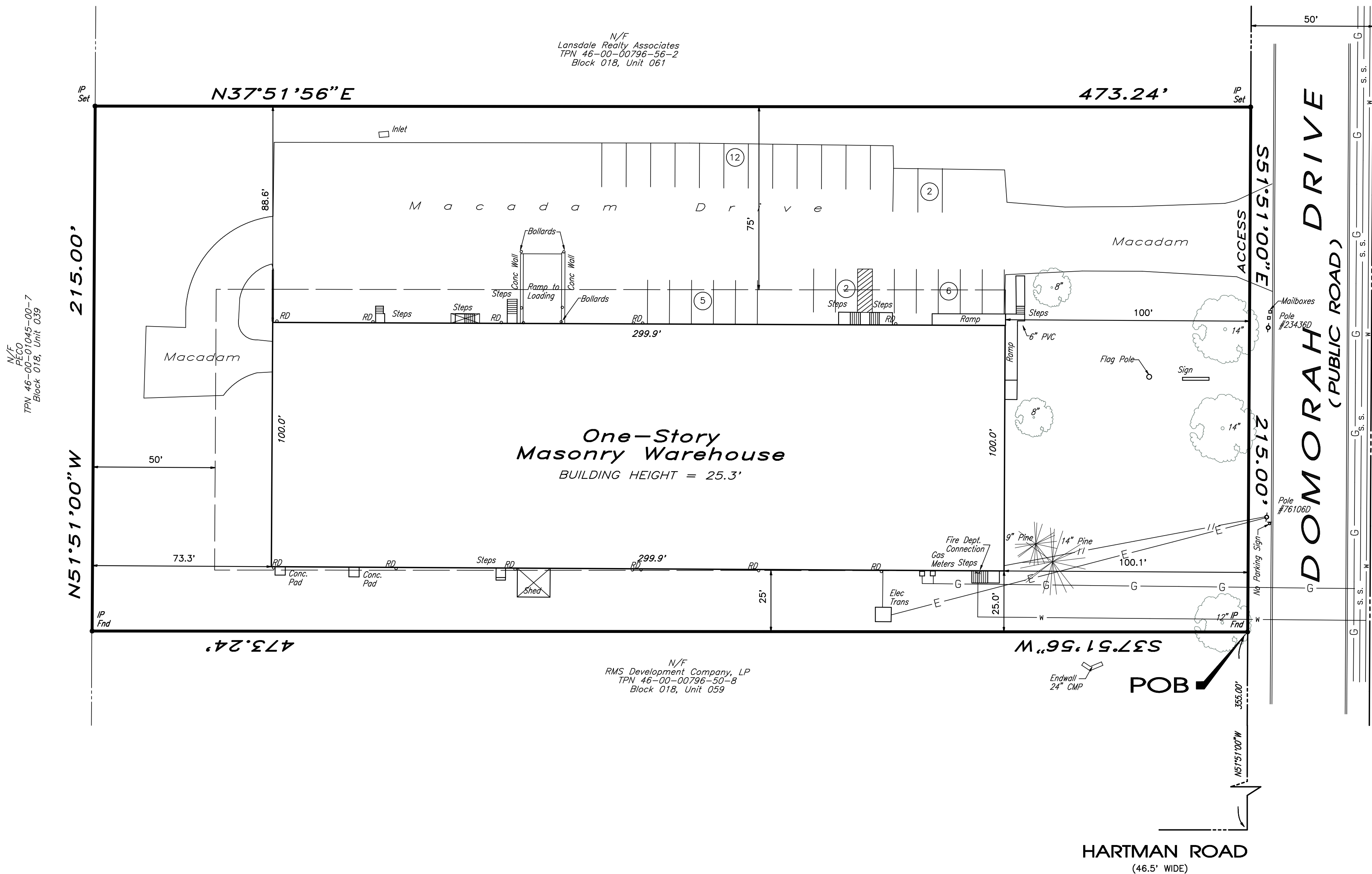
LABORATORY/INDUSTRIAL ESTABLISHMENT 1 P.S. / 3 EMPLOYEES 27 SPACES (STRIPED)



LOCATION MAP
SCALE: 1" = 800'

SCHEDULE B - SECTION 2 TITLE EXCEPTIONS TAKEN FROM COMMITMENT
FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY,
ORDER NO. 121178PIT, DATED NOVEMBER 12, 2012

- 1.-3. Standard Title Exceptions.
4. The following rights of way granted to:
 - a) Philadelphia Electric Company by instrument from Montgomeryville Industrial Center, Inc., dated June 24, 1966 and recorded in Deed Book 3436, page 240, (RIGHTS OF ELECTRIC & GAS FACILITIES WITHIN RIGHTS OF WAYS & IMMEDIATELY OVERHANGING ADJACENT PREMISES WITHIN MONTGOMERYVILLE INDUSTRIAL CENTER)
 - b) Philadelphia Electric Company by instrument from Montgomeryville Industrial Center, Inc., dated August 19, 1966 and recorded in Deed Book 3445, and page 72. (RIGHTS OF GAS FACILITIES REQUIRED TO SERVICE PREMISES WITHIN MONTGOMERYVILLE INDUSTRIAL CENTER)
 - c) The Bell Telephone Company of Pennsylvania by instrument from Montgomeryville Industrial Center, Inc., dated June 28, 1979 and recorded in Deed Book 4458, page 13. (DOES NOT AFFECT SUBJECT PROPERTY)
 - d) Philadelphia Electric Company by instrument from Montgomeryville Industrial Center, dated June 26, 1981 and recorded in Deed Book 4658, page 575. (DOES NOT AFFECT SUBJECT PROPERTY)
 - e) Montgomeryville Industrial Sewer Co., Inc. by instrument from F.I.A. Profile Fund I, dated February 28, 1986 and recorded in Deed Book 4807, page 5. (GRANT OF EASEMENT OVER ROADS & LANDS FOR FORMER PRIVATE SEWER COMPANY SERVING MONTGOMERYVILLE INDUSTRIAL CENTER-PREMISES NOW SERVED BY PUBLIC SEWER)
5. Lease Agreement from Vink and Beri, LLC to B & L Solutions Company, d/b/a Granite Transformations of Southeastern Pa. (LEASE AGREEMENT-CAN NOT PLOT)
6. All matters affecting Lot No. 2, set forth on Subdivision Plan for Montgomeryville Industrial Center, Inc., recorded in Plan Book A-41, page 95. (RECORD PLAN)



ALL THAT CERTAIN lot or tract of ground situate in the Township of Montgomery County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan thereof made June 11, 1980 and last revised December 10, 1980 by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, in Plan Book A41 page 95 as follows;

Beginning at a point on the Southwesterly side of Domorah Drive (50 feet wide) said point being at the distance of three hundred fifty five feet and no one hundredths feet measured North 51 degrees 51 minutes 00 seconds West along the said Southerly side of Domorah Drive from the the point formed by the intersection of the said Southwesterly side of Domorah Drive (produced) and the Northwesterly side of Hartman Road, (LR 46072) (46.50 feet wide as widened from it's original width of 35 feet by the addition of 13.50 feet on the Northwesterly side (produced); thence extending from said point of beginning South 37 degrees 51 minutes 56 seconds West four hundred seventy three and twenty four one hundredths feet to a point; thence North 51 degrees 51 minutes 00 seconds West two hundred fifteen and no one hundredths feet to a point thence North 37 degrees 51 minutes 56 seconds East four hundred seventy three and twenty four one hundredths feet to a point on the Southwesterly side of Domorah Drive, thence along the same South 51 degrees 51 minutes 00 seconds East two hundred fifteen and no one hundredths feet to the first mentioned point and place of beginning.

Being Lot No. 2 as on said plan.

Being Parcel Number 46-00-00796-53-5

Being the same premises which FI A profile Fund by Deed dated 7/9/96 and Recorded 7/17/96, in Deed Book 5154, page 1749 garnted and conveyed unto Garfield Edmonds III in fee.

NOTES:

1. Boundary information shown taken from field surveys performed by Charles E. Shoemaker, Inc. during November, 2012.
2. REFERENCE PLANS:
 - a) Subdivision Plan made for Montgomeryville Industrial Center, Inc. prepared by Charles E. Shoemaker, Inc. dated June 11, 1980 and last revised December 10, 1980.
 - b) Site Development Plan - Lot No. 2, made for Montgomeryville Industrial Center, Inc., prepared by Charles E. Shoemaker, Inc., Engineers & Surveyors, dated July 10, 1980, last revised March 12, 1981.
3. Existing underground utility locations were plotted from utility company plans supplied to us in accordance with Pa Act 121 (2008) or by physical survey locations. All underground utility locations are approximate only. Contractors are required by Pa Act 121 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
4. Site designated in Flood Zone 'X' (Areas determined to be outside 500-year floodplain) as shown on Flood Insurance Map of Montgomery County, Community Panel No. 42091C0276E, last revised December 19, 1996 and Panel No. 42091C0277E, last revised December 19, 1996.

TO: Vink & Beri, LLC, a Georgia Limited Liability Company; 140 Domorah Associates, L.P., a Pennsylvania Limited Partnership; Chicago Land Title Insurance Company; and The Planning & Zoning Resource Corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(c), 7(d), 8, 9, 10, 11(b), 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards, as adopted by ALTA, and NSPS in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as land surveyor registered in the Commonwealth of Pennsylvania, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The field work was completed on February, 2012.

Executed this _____ day of _____, 20____.

John T. Reilley, P.L.S. Registration No. 32495 - E

SEAL



811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA ACT 121 (2008) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NO. 20123391818

SITE AREA

AREA TO THE TITLE LINES
101,745 S.F. or 2.34 Acres



DATE	NO.	REVISION	BY
12-17-12	1	COMMENTS	JFH

COUNTY	PARCEL NO.	BLOCK / UNIT	OWNER OF RECORD
46-00-00796-535	535	5018 / 060	140 DOMORAH ASSOCIATES, L.P.
			211 COMMERCE DRIVE
			MONTGOMERYVILLE, PA 18936
			DEED BOOK - PAGE
			5450-2495

CHARLES E. SHOEMAKER, INC. ENGINEERS & SURVEYORS 1007 EDGE HILL ROAD PHONE: 215-887-2165 E-MAIL: staff@ceshoemaker.com	ABINGTON, PA, 19001 FAX: 215-576-7791 E-MAIL: staff@ceshoemaker.com
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ALTA / ACSM LAND TITLE SURVEY 140 DOMORAH DRIVE MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PA. Prepared for 140 DOMORAH ASSOCIATES, L.P. 211 COMMERCE DRIVE MONTGOMERYVILLE, PA 18936-9641

DATE	DECEMBER 6, 2012
DWG NO.	MONT.-1039
JOB NO.	26091
SHEET NO.	1 of 1