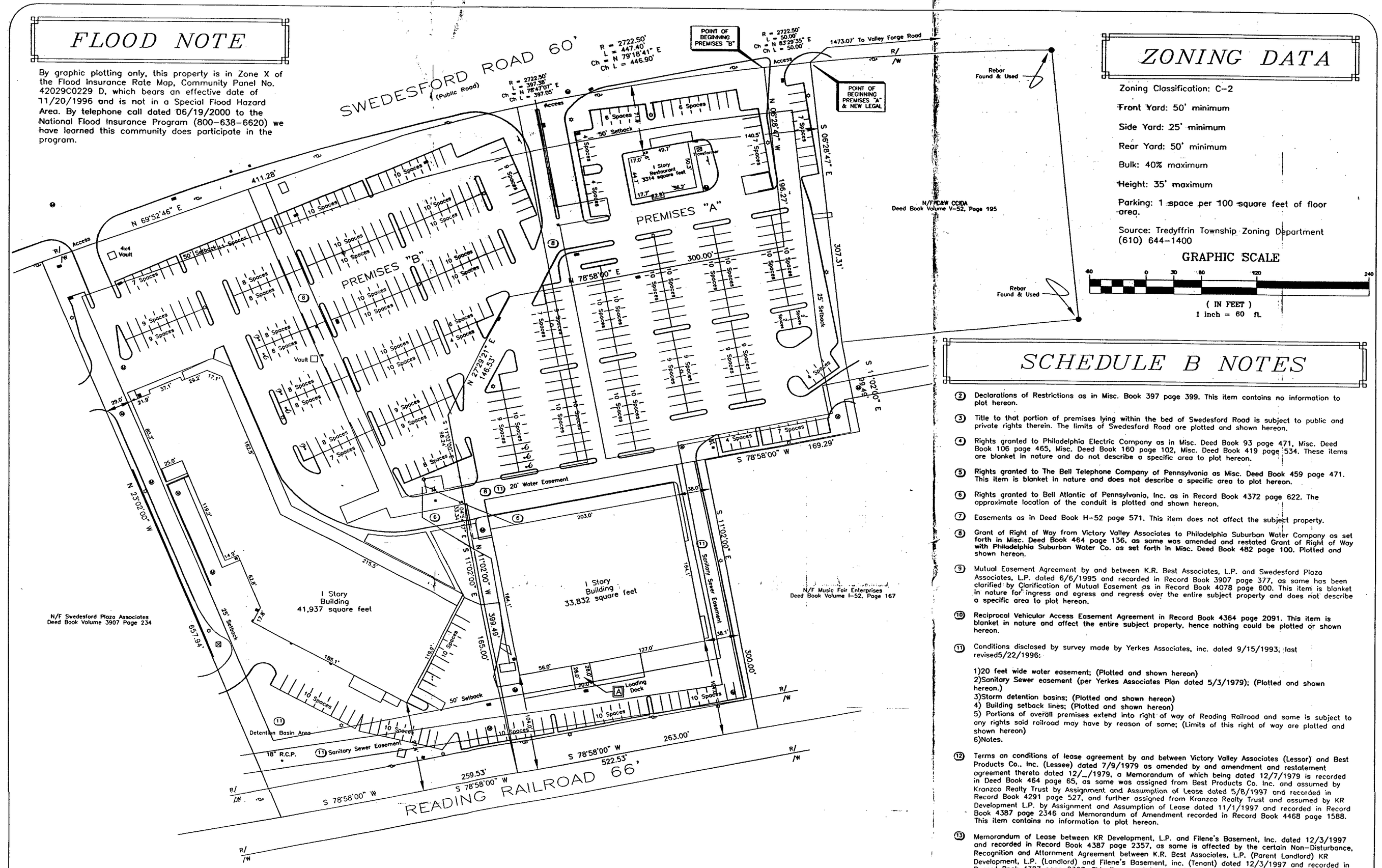
FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 42029C0229 D, which bears an effective date of 11/20/1996 and is not in a Special Flood Hazard Area. By telephone call dated 06/19/2000 to the National Flood Insurance Program (800-638-6620) we have learned this community does participate in the program.



ZONING DATA

Zoning Classification: C-2

Front Yard: 50' minimum

Side Yard: 25' minimum

Rear Yard: 50' minimum

Bulk: 40% maximum

Height: 35' maximum

Parking: 1 space per 100 square feet of floor area.

Source: Tredyffrin Township Zoning Department (610) 644-1400

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SCHEDULE B NOTES

(2) Declarations of Restrictions as in Misc. Book 397 page 399. This item contains no information to plot hereon.

(3) Title to that portion of premises lying within the bed of Swedesford Road is subject to public and private rights therein. The limits of Swedesford Road are plotted and shown hereon.

(4) Rights granted to Philadelphia Electric Company as in Misc. Deed Book 93 page 471, Misc. Deed Book 106 page 465, Misc. Deed Book 160 page 102, Misc. Deed Book 419 page 534. These items are blanket in nature and do not describe a specific area to plot hereon.

(5) Rights granted to The Bell Telephone Company of Pennsylvania as Misc. Deed Book 459 page 471. This item is blanket in nature and does not describe a specific area to plot hereon.

(6) Rights granted to Bell Atlantic of Pennsylvania, Inc. as in Record Book 4372 page 622. The approximate location of the conduit is plotted and shown hereon.

(7) Easements as in Deed Book H-52 page 571. This item does not affect the subject property.

(8) Grant of Right of Way from Victory Valley Associates to Philadelphia Suburban Water Company as set forth in Misc. Deed Book 464 page 136, as same was amended and restated Grant of Right of Way with Philadelphia Suburban Water Co. as set forth in Misc. Deed Book 482 page 100. Plotted and shown hereon.

(9) Mutual Easement Agreement by and between K.R. Best Associates, L.P. and Swedesford Plaza Associates, L.P. dated 6/6/1995 and recorded in Record Book 3907 page 377, as same has been clarified by Clarification of Mutual Easement as in Record Book 4078 page 600. This item is blanket in nature for ingress and egress and regress over the entire subject property and does not describe a specific area to plot hereon.

(10) Reciprocal Vehicular Access Easement Agreement in Record Book 4364 page 2091. This item is blanket in nature and affect the entire subject property, hence nothing could be plotted or shown hereon.

(11) Conditions disclosed by survey made by Yerkes Associates, inc. dated 9/15/1993, last revised5/22/1996:

1)20 feet wide water easement; (Plotted and shown hereon)
2)Sanitary Sewer easement (per Yerkes Associates Plan dated 5/3/1979); (Plotted and shown hereon.)
3)Storm detention basins; (Plotted and shown hereon)
4) Building setback lines; (Plotted and shown hereon)
5) Portions of overall premises extend into right of way of Reading Railroad and some is subject to any rights said railroad may have by reason of same; (Limits of this right of way are plotted and shown hereon)
6)Notes.

(12) Terms on conditions of lease agreement by and between Victory Valley Associates (Lessor) and Best Products Co., Inc. (Lessee) dated 7/9/1979 as amended by and amendment and restatement agreement thereto dated 12/__/1979, a Memorandum of which being dated 12/7/1979 is recorded in Deed Book 464 page 65, as same was assigned from Best Products Co. Inc. and assumed by Kranzco Realty Trust by Assignment and Assumption of Lease dated 5/8/1997 and recorded in Record Book 4291 page 527, and further assigned from Kranzco Realty Trust and assumed by KR Development L.P. by Assignment and Assumption of Lease dated 11/1/1997 and recorded in Record Book 4387 page 2346 and Memorandum of Amendment recorded in Record Book 4468 page 1588. This item contains no information to plot hereon.

(13) Memorandum of Lease between KR Development, L.P. and Filene's Basement, Inc. dated 12/3/1997 and recorded in Record Book 4387 page 2357, as same is affected by the certain Non-Disturbance, Recognition and Attornment Agreement between K.R. Best Associates, L.P. (Parent Landlord) KR Development, L.P. (Landlord) and Filene's Basement, inc. (Tenant) dated 12/3/1997 and recorded in Record Book 4387 page 2367. This item contains no information to plot hereon.

(14) Memorandum of Sublease for KR Development, L.P. to Med Max, Inc. dated 3/12/1998 and recorded in Record Book 4345 page 484. This item contains no information to plot hereon.

LEGAL DESCRIPTION

PREMISES A

The following is a description for a part of land belonging now or formerly to R & R Victory Associates, situate South of the Swedesford Road in Tredyffrin Township, Chester County, Pennsylvania, according to a Subdivision Plan of Best Plaza made for Management Enterprises, Inc. and being designated as Plan No. 43-72 dated 5/3/1979 last revised 9/20/1979 as made by Yerkes Associates, Inc. West Chester, Pennsylvania, being Lot #2.

BEGINNING at a point set in the Southerly right-of-way line of Swedesford Road at a corner of land belonging to the Steak and Ale Restaurant said point being distant 1473.07 feet measured Westerwardly along the Southerly right-of-way line of Swedesford Road from its intersection with the westerly right-of-way line of Valley Forge Road; thence extending from the first mentioned point and place of beginning leaving the road and extending along land of the Steak and Ale Restaurant the two following courses and distances, to wit: (1) South 06 degrees 28 minutes 47 seconds East 307.31 feet to a point; thence (2) South 11 degrees 02 minutes 00 seconds East 89.49 feet to a point; thence extending along land of Music Fair Enterprises, Inc. the two following courses and distances, to wit: (1) South 78 degrees 58 minutes 00 seconds West 169.29 feet to a point; thence (2) South 11 degrees 02 minutes 00 seconds East 300.00 feet to a point set in the middle of the Reading Railroad; thence extending along the middle of the Reading Railroad South 78 degrees 58 minutes 00 seconds West 263.00 feet to a point; thence leaving the Railroad and extending along Lot #1 the four following courses and distances, to wit: (1) North 11 degrees 02 minutes 00 seconds West 399.49 feet to a point; thence (2) North 27 degrees 29 minutes 21 seconds East 146.53 feet to a point; thence (3) North 78 degrees 58 minutes 00 seconds East 300.00 feet to a point; thence (4) North 06 degrees 28 minutes 47 seconds West 196.27 feet to a point set in the Southerly right-of-way line of Swedesford Road; thence extending along the Southerly right-of-way line of Swedesford Road in an Easterly direction along a curved line curving to the right having a radius of 2722.50 feet for an arc distance of 50.00 feet and the chord of the arc being North 83 degrees 29 minutes 35 seconds East 50.00 feet to the first mentioned point and place of beginning.

SUBJECT to a 20 foot wide water easement (with two branches) for the Philadelphia Suburban Water Company and a sanitary sewer easement varying from 20 to 30 feet in width along the Southerly and Easterly lines of this lot more particularly shown on the herein above-described Plan.

CHESTER COUNTY TAX PARCEL 43-5-61.3.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, SITUATE in Tredyffrin Township, Chester County, PA bounded and described according to a Plan made for Kranzco made by Yerkes Associates, Inc., dated 9/15/1993, as follows, to wit:

BEGINNING at a point set in the Southerly right-of-way line of Swedesford Road at a common corner with Lot #2 said point being distant 50.00 feet measured westwardly on the arc of a circle along the Southerly right-of-way line of Swedesford Road from a corner of land belonging to the Steak and Ale Restaurant and this last mentioned point being distant 1473.07 feet measured Westwardly along the Southerly right-of-way line of Swedesford Road from the intersection with the Westerly right-of-way line of Valley Forge Road, thence extending from the first mentioned point and place of beginning, leaving Swedesford Road and extending along Lot #2 being other land of R & R Victory Associates the 7 following courses and distances, to wit: (1) South 06 degrees 28 minutes 47 seconds East 196.27 feet to a point, thence (2) South 78 degrees 58 minutes 00 seconds West 300.00 feet to a point, thence (3) South 27 degrees 29 minutes 21 seconds West 146.53 feet to a point; thence (4) South 11 degrees 02 minutes 00 seconds East, 98.24 feet to a point; thence (5) South 04 degrees 54 minutes 17 seconds East 33.34 feet to a point; thence (6) South 11 degrees 02 minutes 00 seconds East 185.00 feet to a point; thence (7) South 13 degrees 00 minutes 56 seconds East 102.91 feet to a point set in the center line of the Reading Railroad; thence extending along the center line of the Reading Railroad South 78 degrees 58 minutes 00 seconds West 259.53 feet to a point set at a corner of land belonging to the American Brass Company, thence leaving the Railroad and extending along land of the American Brass Company, North 23 degrees 02 minutes 00 seconds West 657.94 feet to a point set in the Southerly right-of-way line of Swedesford Road; thence extending along the Southerly right-of-way line of Swedesford Road the 2 following courses and distances, to wit: (1) North 69 degrees 52 minutes 46 seconds East 411.28 feet to a point of curve; thence (2) in an Easterly direction along a curved line curving to the right having a radius of 2,722.50 feet for an arc distance of 397.38 feet and the chord of the arc being North 78 degrees 47 minutes 07 seconds East 397.05 feet to the first mentioned point and place of beginning.

BEING Chester County Tax Parcel No. 43-5-61.3B.

TOGETHER with those certain rights and easements which respect to the use and operation of portions of Common Areas of the center in which the leased premises are located as set forth in the Memorandum of Lease recorded in Deed Book 464 page 67.

BEING as to Premises "A" the same premises which Chester County Industrial Development Authority (a Body Politic and Corporate) by Deed dated 9/22/1993 and recorded 10/12/1993 in Chester County, Pennsylvania in Record Book 3638 page 45, conveyed unto KR Best Associates L.P., in fee.

AND ALSO BEING as to Premises "B" the same premises which Best Plaza Associates (a Pennsylvania General Partnership) by Deed dated 9/28/1993 and recorded 10/12/1993 in Chester County, Pennsylvania in Record Book 3638 page 50, conveyed unto KR Best Associates L.P., (a Pennsylvania Limited Partnership), in fee.

BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING at a point set in the Southerly right-of-way line of Swedesford Road at a corner of land belonging to the Steak and Ale Restaurant said point being distant 1473.07 feet measured Westwardly along the Southerly right-of-way line of Swedesford Road from its intersection with the westerly right-of-way line of Valley Forge Road; thence extending from the first mentioned point and place of beginning leaving the road and extending along land of the Steak and Ale Restaurant the two following courses and distances, to wit: (1) South 06 degrees 28 minutes 47 seconds East 307.31 feet to a point; thence (2) South 11 degrees 02 minutes 00 seconds East 89.49 feet to a point; thence extending along land of Music Fair Enterprises, Inc. the two following courses and distances, to wit: (1) South 78 degrees 58 minutes 00 seconds West 169.29 feet to a point; thence (2) South 11 degrees 02 minutes 00 seconds East 300.00 feet to a point set in the middle of the Reading Railroad; thence extending along the middle of the Reading Railroad South 78 degrees 58 minutes 00 seconds West 522.53 feet to a point; thence leaving said railroad and extending North 23 degrees 02 minutes 00 seconds West 657.94' to a point on the southerly right of way line of Swedesford Road; thence along said right of way of Swedesford Road North 69 degrees 52 minutes 46 seconds East 411.28 feet to point of curvature; thence along the same by a curve to the right having a radius of 2722.50' for an arc length of 447.40 feet having a chord of North 79 degrees 18 minutes 41 seconds East 446.90 feet to the point of beginning.

THE ABOVE legal description is the same property as described in commitment no. 8100-00187 prepared by Chicago Title Insurance Company, bearing an effective date of April 28, 2000.

GENERAL NOTES

(GN1) All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise noted.

(GN2) The basis of bearings for the subject property is based on record information as recorded in Deed Book Volume 3638 page 50.

(GN3) At the time of this survey no street address was posted on the subject property.

(GN4) At the time of this survey there were 570 regular parking spaces and 8 handicapped parking spaces on the subject property.

(GN5) The total area of the subject property is 11.1348 acres (485,033.18 square feet).

ENCROACHMENT NOTES

[A] Loading dock encroaches 4.9' over the 50' Setback line.

VICINITY MAP

C:\Vicinty Maps\15786.bmp

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- Cable Box
- Catch Basin Round
- Catch Basin Square
- Clean Out
- Curb Catch Basin
- Electric Box
- Electric Manhole
- Electric Meter
- Fire Hydrant
- Flood Light
- Gas Box
- Gas Meter
- Ground Light
- Gas Valve
- Guy Wire
- Handicapped
- Light Pole
- Manhole
- Monitoring Well
- Phone Box
- Power Pole
- Power Pole/Light
- Railroad Signal
- Sanitary Manhole
- Satellite Dish
- Sign
- Sprinkler Head
- Storm Manhole
- Telephone Manhole
- Water Box
- Well
- Well Head
- Water Meter
- Water Meter Pit
- Water Valve
- Overhead Utility Lines
- Railroad Tracks
- Underground Utility Line
- Fence

ALTA/ACSM LAND TITLE SURVEY

for
Kramont Project
Site No. 8

260 West Swedesford Rd.
Berwyn, PA

Based Upon Title Commitment No. 8100-00187
of Chicago Title Insurance Company
bearing an effective date of April 28, 2000

Surveyor's Certification

We hereby certify to GMAC Commercial Mortgage Corporation, a California corporation, its successors and assigns, KR Development L.P. Pennsylvania Limited Partnership; and Chicago Title Insurance Company, ist successors nominees and assigns (a) that the survey represented herein is an accurate survey of all the real property legally described herein; (b) that the within survey properly and accurately indicates and locates all improvements on the real property as of the date of the survey; (c) that the within survey was prepared under the direct supervision and control of the undersigned from an actual survey made of the real property legally described herein; (d) that there are no encroachments either across property lines or zoning restriction lines in effect as of the date of the survey; (e) that the within survey properly designates and locates all visible or recorded easements as of the date of the survey; (f) ingress and egress to the subject property is provided by Swedesford Road upon which the property abuts, the same being a paved and dedicated right-of-way maintained by Township of Tredyffrin; (g) the property is not located in an area designated as a special flood hazardous area by the U.S. Department of Housing and Urban Development, and lies in a zone "X" of minimum flooding; (h) the subject property does not service any adjoining property for drainage, ingress, egress or any other purpose; (i) that the land, as described on the survey, does not constitute an illegal subdivision of land under local, county or city ordinances; (j) that the location of the improvements on the subject property does not constitute a violation of any zoning or setback requirements; and (k) that the within survey was prepared in accordance with the existing code of practice for land surveyors adopted by the American Congress on Surveying and Mapping, and any applicable Pennsylvania professional surveyor's associations and land title associations, and complies with all applicable Pennsylvania laws.

Joseph P. Yokelis
Registration No. SU-051276-E
In the State of Pennsylvania
Date of Survey: 06-14-2000
Date of Last Revision: 07-27-2000
Network Project No. 20000356-8 Sheet 1 of 1

Survey Prepared By
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Survey Project No. 15786

B2C12 PA