

APPENDIX B

Description of all that certain lot or piece of ground with the buildings and improvements thereon erected, the proposed Lot 1 (2501 Renaissance Boulevard), situate in Upper Merion Township, Montgomery County, Pennsylvania, and described according to a plan entitled 2901, 2701 & 2501 Renaissance Boulevard, Lot Line Change Plan, Sheets 1, 2 & 3 of 3, prepared by Momenee Inc. dated August 9, 2016 as follows to wit:

BEGINNING at a point in the southerly side of Renaissance Boulevard (60 feet wide), as proposed to be relocated, said point being intersected by the common dividing line between the proposed Lot 1, and the proposed Lot 2, and from said point of beginning running thence;

1. Along the southerly side of Renaissance Boulevard, as proposed to be relocated, North 63 degrees 11 minutes 00 seconds East, a distance of 28.46 feet to a point, thence;
2. Continuing along the southerly side of Renaissance Boulevard, along a curve to the right having a radius of 1152.68 feet, an arc length of 242.75 feet, a chord bearing North 69 degrees 12 minutes 57 seconds East and a chord distance of 242.30 feet to a point of tangency, thence;
3. Continuing along the southerly side of Renaissance Boulevard, North 75 degrees 15 minutes 00 seconds East, a distance of 358.78 feet to a point, thence;
4. Along the common dividing line between the proposed Lot 1 and Unit 16, Block 54A, lands now or formerly of Crater Resources, Inc., South 22 degrees 02 minutes 49 seconds East, a distance of 361.04 feet to a point, thence;
5. Continuing along the common dividing line between the proposed Lot 1 and Unit 16, Block 54A, lands now or formerly of Crater Resources, Inc., North 79 degrees 55 minutes 55 seconds East, a distance of 295.81 feet to a point, thence;
6. Continuing along said common dividing line, South 73 degrees 35 minutes 00 seconds East, a distance of 676.74 feet to a point, thence;
7. Along the common dividing line between proposed Lot 1 and Unit 14, Block 54A, lands now or formerly of Liberty Property, LP., South 05 degrees 15 minutes 56 seconds East, a distance of 150.00 feet to a point, thence;
8. Along the common dividing line between proposed Lot 1 and Unit 38, Block 54, lands now or formerly of Crater Resources, Inc., South 84 degrees 44 minutes 04 seconds West, a distance of 452.91 feet to a point, thence;
9. Continuing along said common dividing line the following eight (8) courses and distances: 1) North 03 degrees 21 minutes 00 seconds East, a distance of 229.61 feet to a point; 2) North 87 degrees 28 minutes 30 seconds West, a distance of 208.08 feet to a point; 3) North 75 degrees 01 minutes 50 seconds West, a distance of 244.11 feet to a point; 4) South 59 degrees 32 minutes 00 seconds West, a distance of 117.88 feet to a

point; 5) South 82 degrees 51 minutes 00 seconds West, a distance of 232.93 feet to a point; 6) South 89 degrees 56 minutes 50 seconds West, a distance of 59.66 feet to a point; 7) South 38 degrees 21 minutes 30 seconds West, a distance of 122.97 feet to a point; 8) South 04 degrees 52 minutes 30 seconds West, a distance of 60.25 feet to a point, thence;

10. Along the common dividing line between proposed Lot 1, and Unit 8, Block 54, lands now or formerly of Gulph Mills Golf Club, South 79 degrees 55 minutes 55 seconds West, a distance of 146.40 feet to a point, thence;

11. Along the common dividing line between the proposed Lot 1, and the proposed Lot 2, North 23 degrees 04 minutes 40 seconds West, a distance of 483.04 feet to the point and place of beginning.

CONTAINING 427,318 SF (9.8099 acres) of land more or less.

SAID LOT CONTAINING an access easement for Quarry 3 shown on the plan and described as follows:

BEGINNING at a point in the southerly side of Renaissance Boulevard (60 feet wide), as proposed to be relocated, said point being intersected by the common dividing line between the proposed Lot 1, and Unit 16, Block 54A, lands now or formerly of Crater Resources, Inc., and from said point of beginning running thence;

1. Along the common dividing line between proposed Lot 1 and Unit 16, Block 54A, lands now or formerly of Crater Resources, Inc., South 22 degrees 02 minutes 49 seconds East, a distance of 361.04 feet to a point, thence;

2. Continuing along the common dividing line between the proposed Lot 1 and Unit 16, Block 54A, lands now or formerly of Crater Resources, Inc., North 79 degrees 55 minutes 55 seconds East, a distance of 295.81 feet to a point, thence;

3. Continuing along said common dividing line, South 73 degrees 35 minutes 00 seconds East, a distance of 291.43 feet to a point, thence;

4. Traveling through the interior of Lot 1, South 03 degrees 21 minutes 00 seconds West, a distance of 123.66 feet to a point, thence;

5. Continuing through the interior of Lot 1, North 86 degrees 39 minutes 00 seconds West, a distance of 50.00 feet to a point, thence;

6. Along the common dividing line between proposed Lot 1 and Unit 38, Block 54, lands now or formerly of Crater Resources, Inc., and crossing into the interior of Lot 1, North 03 degrees 21 minutes 00 seconds East, a distance of 83.93 feet to a point, thence;

9. Continuing through the interior of Lot 1, North 73 degrees 35 minutes 00 seconds West, a distance of 239.94 feet to a point, thence;

10. Continuing through the interior of Lot 1, South 79 degrees 55 minutes 55 seconds West, a distance of 198.81 feet to a point, thence;

11. Along the common dividing line between proposed Lot 1, and Unit 38, Block 54, lands now or formerly of Crater Resources, Inc., North 75 degrees 01 minutes 50 seconds West, a distance of 20.48 feet to a point, thence;

12. Continuing along the common dividing line between proposed Lot 1, and Unit 38, Block 54, lands now or formerly of Crater Resources, Inc., South 59 degrees 32 minutes 00 seconds West, a distance of 24.86 feet to a point, thence;
13. Through the interior of Lot 1, South 79 degrees 55 minutes 55 seconds West, a distance of 92.05 feet to a point, thence;
14. Continuing through the interior of Lot 1, North 23 degrees 04 minutes 40 seconds West, a distance of 408.27 feet to the point in the southerly side of Renaissance Boulevard (60 feet wide);
15. Along the southerly side of Renaissance Boulevard, as proposed to be relocated, North 75 degrees 15 minutes 00 seconds East, a distance of 65.86 feet to a point and place of beginning.

SAID ACCESS EASEMENT CONTAINING 57,775 SF (1.3263 acres) of land more or less.

Description of all that certain lot or piece of ground with the buildings and improvements thereon erected, the proposed Lot 3 (2901 Renaissance Boulevard), situate in Upper Merion Township, Montgomery County, Pennsylvania, and described according to a plan entitled 2901, 2701 & 2501 Renaissance Boulevard, Lot Line Change Plan, Sheets 1, 2 & 3 of 3, prepared by Momenee Inc. dated August 9, 2016 as follows to wit:

BEGINNING at a point in the southerly side of Renaissance Boulevard (60 feet wide), as proposed to be relocated, said point being intersected by the common dividing line between the proposed Lot 3, and the proposed Lot 2, and from said point of beginning running thence;

1. Along the common dividing line between the proposed Lot 3, and the proposed Lot 2, South 26 degrees 49 minutes 00 seconds East, a distance of 405.67 feet to a point, thence;
2. Along the common dividing line between the proposed Lot 3 and Unit 8, Block 54, lands now or formerly of Gulph Mills Golf Club, South 75 degrees 16 minutes 45 seconds West, a distance of 693.97 feet to a point, thence;
3. Along the common dividing line between the proposed Lot 3, and lands now or formerly of Septa, North 22 degrees 06 minutes 17 seconds West, a distance of 582.92 feet to a point, thence;
4. Along the northerly side of the proposed Lot 3, North 34 degrees 17 minutes 04 seconds East, a distance of 33.12 feet to a point, thence;
5. Continuing along the northerly side of the proposed Lot 3, along a curve to the right having a radius of 320.00 feet, an arc length of 206.90 feet, a chord bearing North 52 degrees 48 minutes 24 seconds East and a chord distance of 203.31 feet to a point of tangency, thence;
6. Continuing along the northerly side of the proposed Lot 3, North 71 degrees 19 minutes 45 seconds East, a distance of 59.44 feet to a point, thence;
7. Continuing along the northerly side of the proposed Lot 3 and traveling along the southerly side of Renaissance Boulevard, as proposed to be relocated, along a curve to the right having a radius of 240.00 feet, an arc length of 238.34 feet, a chord bearing South 80 degrees 13 minutes 18 seconds East and a chord distance of 228.66 feet to a point of tangency, thence;
8. Continuing along the southerly side of Renaissance Boulevard, as proposed to be relocated, South 51 degrees 46 minutes 21 seconds East, a distance of 133.87 feet to a point, thence;
9. Continuing along the southerly side of Renaissance Boulevard, as proposed to be relocated, along a curve to the left having a radius of 230.00 feet, an arc length of 151.24

feet, a chord bearing South 70 degrees 36 minutes 35 seconds East and chord distance of 148.53 feet to the point and place of beginning.

CONTAINING 404,610 SF (9.2886 acres) of land more or less.

Said lands also including those portions of the extended Renaissance Boulevard Right-of-Way previously offered for dedication to Upper Merion Township as more fully described as follows:

BEGINNING at a point in the southerly side of Renaissance Boulevard (60 feet wide), as proposed to be relocated, said point being intersected by the common dividing line between the proposed Lot 3, and the proposed Lot 2, and from said point of beginning running thence;

1. Along the southerly side of Renaissance Boulevard, as proposed to be relocated, along a curve to the right having a radius of 230.00 feet, an arc length of 151.24 feet, a chord bearing North 70 degrees 36 minutes 35 seconds West and a chord distance of 148.53 feet to a point of tangency, thence;
2. Continuing along the same, North 51 degrees 46 minutes 21 seconds West, a distance of 133.87 feet to a point of curvature, thence;
3. Continuing along the same, along a curve to the left having a radius of 240.00 feet, an arc length of 238.34 feet, a chord bearing North 80 degrees 13 minutes 18 seconds West and a chord distance of 228.66 feet to a point of tangency, thence;
4. Continuing along the same, South 71 degrees 19 minutes 45 seconds West, a distance of 59.44 feet to a point of curvature, thence;
5. Continuing along the same, along a curve to the left having a radius of 320.00 feet, an arc length of 206.90 feet, a chord bearing South 52 degrees 48 minutes 24 seconds West and a chord distance of 203.31 feet to a point of tangency, thence;
6. Continuing along the same, South 34 degrees 17 minutes 04 seconds West, a distance of 33.12 feet to a point along the western boundary of Lot 3, thence;
7. Along said line, North 22 degrees 06 minutes 17 seconds West, a distance of 12.71 feet to a point along the eastern side of Crooked Lane, thence;
8. Along said line, North 35 degrees 54 minutes 54 seconds East, a distance of 227.55 feet to a point at the intersection with the northerly side of Renaissance Boulevard marked by an iron pin, as proposed to be relocated, thence;
9. Along said line, North 71 degrees 19 minutes 45 seconds East, a distance of 93.97 feet to a point of curvature, thence;
10. Continuing along the same, along a curve to the right having a radius of 300.00 feet, an arc length of 297.92 feet, a chord bearing South 80 degrees 13 minutes 18 seconds East and a chord distance of 285.83 feet to a point of tangency, thence;
11. Continuing along the same, South 51 degrees 46 minutes 21 seconds East, a distance of 133.87 feet to a point of curvature, thence;
12. Continuing along the same, along a curve to the left having a radius of 170.00 feet, an arc length of 164.36 feet, a chord bearing South 79 degrees 28 minutes 12 seconds East and a chord distance of 158.03 feet to a point along the western boundary of lands known

as Unit 8, Block 54A, lands now or formerly of Liberty Property Limited Partnership, thence;

13. Along said line, South 22 degrees 02 minutes 49 seconds East, a distance of 2.41 feet to a point along the northern side of Renaissance Boulevard, thence;

14. Along said line, North 63 degrees 11 minutes 00 seconds East, a distance of 44.64 feet to a point, thence;

15. Leaving said line through the bed of Renaissance Boulevard, South 22 degrees 02 minutes 49 seconds East, a distance of 60.21 feet to a point along the southern side of Renaissance Boulevard the northern boundary of Lot 3, thence;

16. Along said line, South 63 degrees 11 minutes 00 seconds West, a distance of 10.94 feet to a point of curvature, thence;

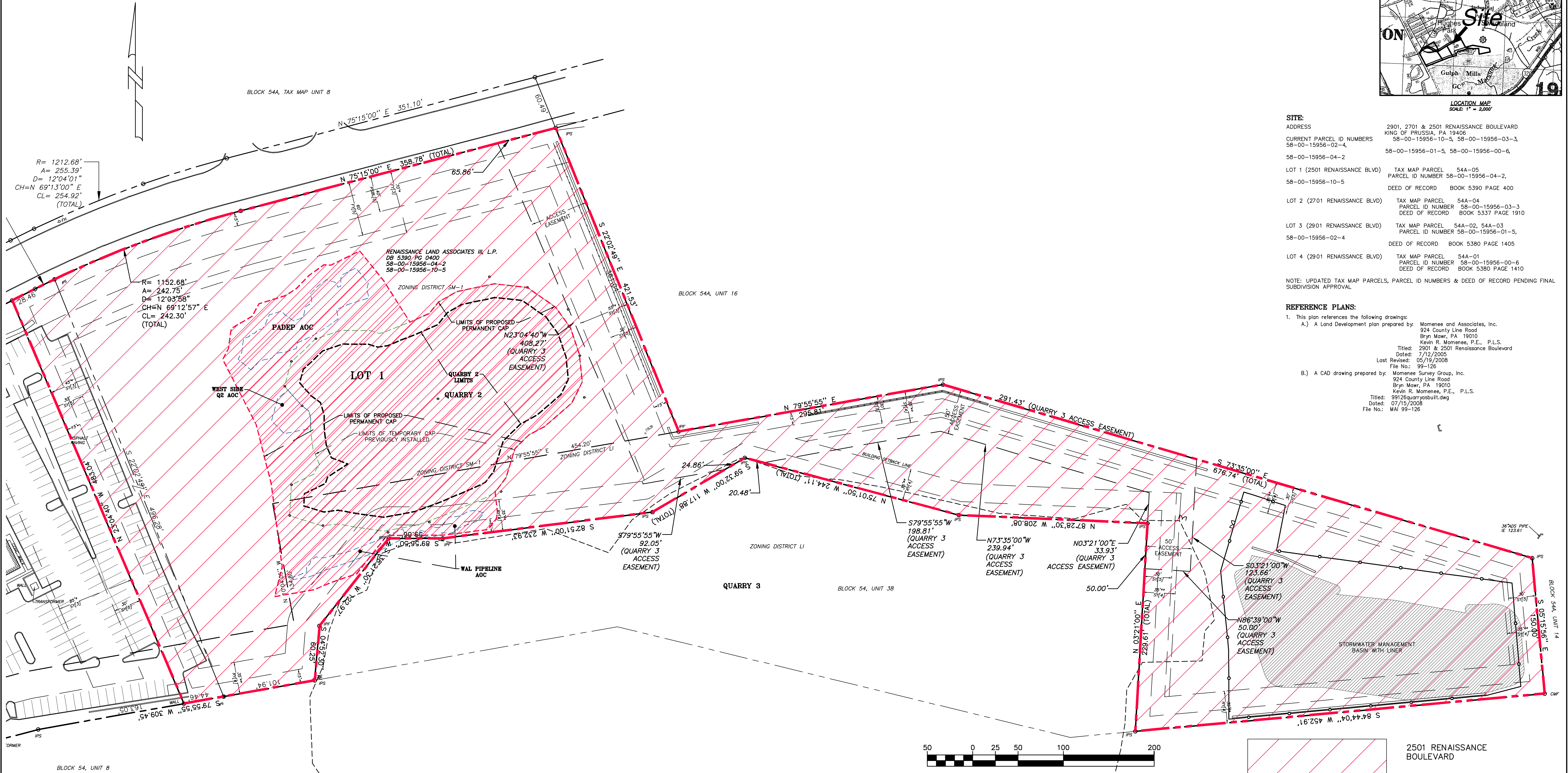
17. Along a curve to the right having a radius of 230.00 feet, an arc length of 109.87 feet, a chord bearing South 76 degrees 52 minutes 05 seconds West and a chord distance of 108.83 feet to the first mentioned point and place of beginning.

CONTAINING 49,063 SF (1.1263 acres) of land more or less.



SITE:
ADDRESS 2901, 2701 & 2501 RENAISSANCE BOULEVARD
KING OF PRUSSIA, PA 19406
CURRENT PARCEL ID NUMBERS 58-00-15956-02-4, 58-00-15956-01-5, 58-00-15956-03-3, 58-00-15956-04-2
DEED OF RECORD BOOK 5390 PAGE 400
LOT 1 (2501 RENAISSANCE BLVD) TAX MAP PARCEL 54A-05
PARCEL ID NUMBER 58-00-15956-04-2
DEED OF RECORD BOOK 5337 PAGE 1910
LOT 2 (2701 RENAISSANCE BLVD) TAX MAP PARCEL 54A-04
PARCEL ID NUMBER 58-00-15956-03-3
DEED OF RECORD BOOK 5337 PAGE 1910
LOT 3 (2901 RENAISSANCE BLVD) TAX MAP PARCEL 54A-02, 54A-03
PARCEL ID NUMBER 58-00-15956-01-5, 58-00-15956-02-4
DEED OF RECORD BOOK 5380 PAGE 1405
LOT 4 (2901 RENAISSANCE BLVD) TAX MAP PARCEL 54A-01
PARCEL ID NUMBER 58-00-15956-00-6
DEED OF RECORD BOOK 5380 PAGE 1410
NOTE: UPDATED TAX MAP PARCELS, PARCEL ID NUMBERS & DEED OF RECORD PENDING FINAL SUBDIVISION APPROVAL

REFERENCE PLANS:
1. This plan references the following drawings:
A.) A Land Development plan prepared by: Momenee and Associates, Inc.
924 County Line Road
Bryn Mawr, PA 19010
Kevin R. Momenee, P.E., P.L.S.
Titled: 2901 & 2501 Renaissance Boulevard
Dated: 7/12/2005
Last Revised: 05/19/2008
File No.: 99-126
B.) A CAD drawing prepared by: Momenee Survey Group, Inc.
924 County Line Road
Bryn Mawr, PA 19010
Kevin R. Momenee, P.E., P.L.S.
Titled: 99126quarrysbuilt.dwg
Dated: 07/15/2008
File No.: MAI 99-126



Serial Number: 3030610

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LEGEND

— G — G —	GAS MAIN	○ PKF	PK NAIL FOUND
— W — W —	WATER MAIN	○ IFF	IRON PIN FOUND
— E — E —	ELECTRIC (OVERHEAD LINES)	○ IPS	IRON PIN SET
— UGE — UGE —	ELECTRIC (UNDERGROUND LINES)	○ P	IRON PIN TO BE SET
— T/C — T/C —	COMMUNICATION CABLES	■ CM	CONCRETE MONUMENT TO BE SET
— SS — SS —	SANITARY LINES	□ CB	CATCH BASIN
— X — X —	FENCE	φ PP	ELECTRIC MANHOLE
○ GM	GAS METER	+ 379.8	EXISTING SPOT ELEVATION
○ GV	GAS VALVE	○ CO	CLEANOUT
○ SAN MH	SANITARY MANHOLE	○ STM MH	STORM MH
		○ WMH	WATER MANHOLE
		○ WV	WATER VALVE
		★	LIGHT
		•	QUARRY MONUMENT

SITE PLAN

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2901, 2701 & 2501 RENAISSANCE BOULEVARD
UPPER MERION TOWNSHIP • MONTGOMERY COUNTY • PENNSYLVANIA

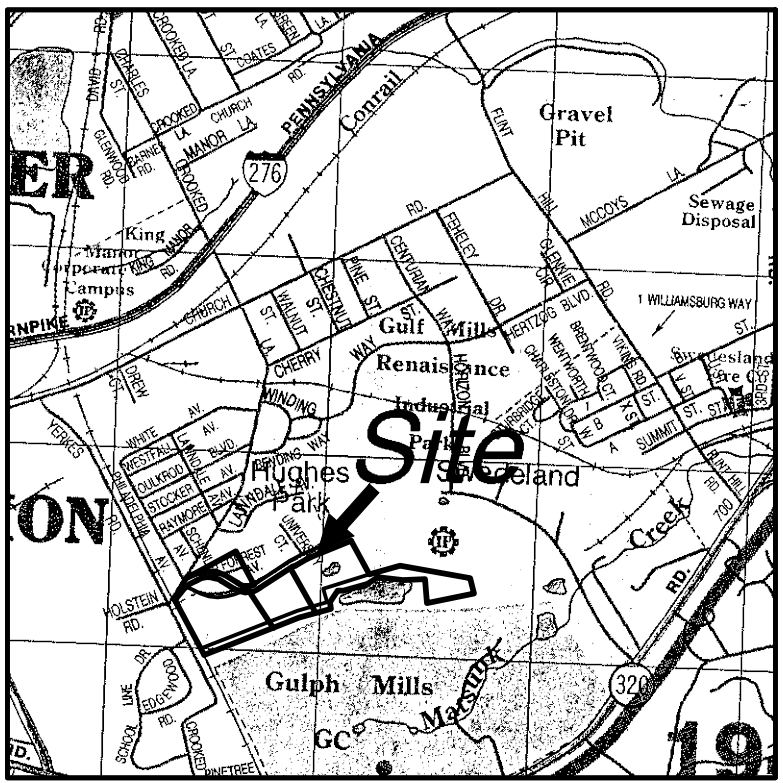
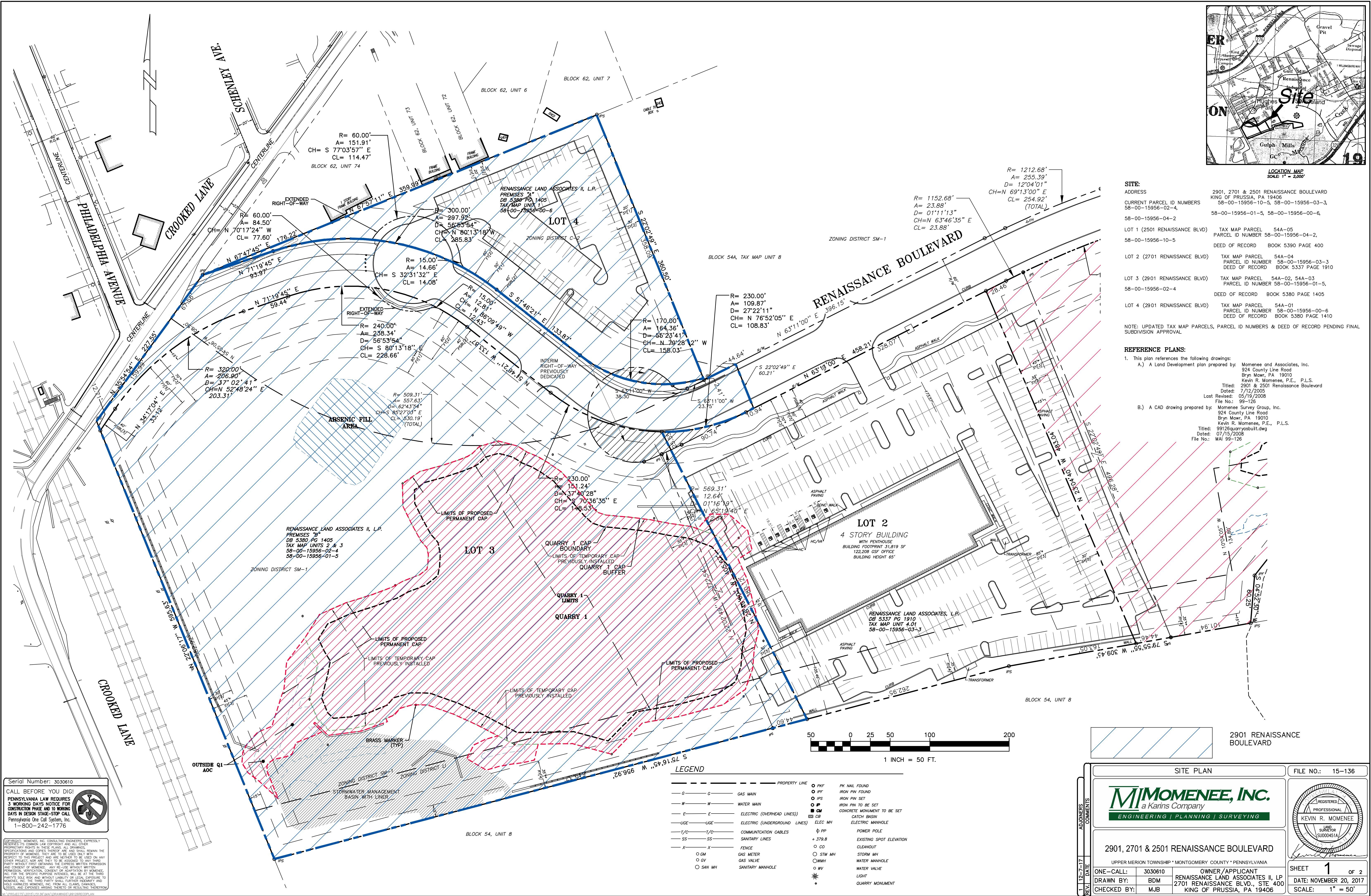
ONE-CALL: 3030610
DRAWN BY: BDM
CHECKED BY: MJB

OWNER/APPLICANT
RENAISSANCE LAND ASSOCIATES II, LP
2701 RENAISSANCE BLVD., STE 400
KING OF PRUSSIA, PA 19406

FILE NO.: 15-136

REGISTERED PROFESSIONAL
KEVIN R. MOMENE
LAND SURVEYOR
SU000451A

SHEET 2 OF 2
DATE: NOVEMBER 20, 2017
SCALE: 1" = 50'



SITE:
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KING OF PRUSSIA, PA 19406
CURRENT PARCEL ID NUMBERS 58-00-15956-02-4, 58-00-15956-03-3, 58-00-15956-04-2, 58-00-15956-01-5, 58-00-15956-00-6, 58-00-15956-02-5
LOT 1 (2501 RENAISSANCE BLVD) TAX MAP PARCEL 54A-05
PARCEL ID NUMBER 58-00-15956-04-2, 58-00-15956-10-5
DEED OF RECORD BOOK 5390 PAGE 400
LOT 2 (2701 RENAISSANCE BLVD) TAX MAP PARCEL 54A-04
PARCEL ID NUMBER 58-00-15956-03-3, 58-00-15956-01-5, 58-00-15956-00-6, 58-00-15956-02-4
DEED OF RECORD BOOK 5337 PAGE 1910
LOT 3 (2901 RENAISSANCE BLVD) TAX MAP PARCEL 54A-02, 54A-03
PARCEL ID NUMBER 58-00-15956-01-5, 58-00-15956-02-4
DEED OF RECORD BOOK 5380 PAGE 1405
LOT 4 (2901 RENAISSANCE BLVD) TAX MAP PARCEL 54A-01
PARCEL ID NUMBER 58-00-15956-00-6, 58-00-15956-02-4
DEED OF RECORD BOOK 5380 PAGE 1410
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99126quarrysbuilt.dwg
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LEGEND		PROPERTY LINE	
— G —	GAS MAIN	○ PKF	PK NAIL FOUND
— W —	WATER MAIN	○ IFS	IRON PIN FOUND
— E —	ELECTRIC (OVERHEAD LINES)	○ IPS	IRON PIN SET
— UGE —	ELECTRIC (UNDERGROUND LINES)	○ P	IRON PIN TO BE SET
— T/C —	TELEPHONE CABLES	■ CM	CONCRETE MONUMENT TO BE SET
— SS —	SANITARY LINES	□ CB	CATCH BASIN
— X —	FENCE	□ ELEC MH	ELECTRIC MANHOLE
○ GM	GAS METER	φ PP	POWER POLE
○ GV	GAS VALVE	+ 379.8	EXISTING SPOT ELEVATION
○ SAN MH	SANITARY MANHOLE	○ CO	CLEANOUT
		○ STM MH	STORM MH
		○ WMH	WATER MANHOLE
		○ WV	WATER VALVE
		★	LIGHT
		•	QUARRY MONUMENT

12-7-17

REV

DATE

AD

DATE

COMMENTS

ONE-CALL: 3030610

DRAWN BY: BDM

CHECKED BY: MJB

OWNER/APPLICANT

RENAISSANCE LAND ASSOCIATES II, LP

2701 RENAISSANCE BLVD., STE 400

KING OF PRUSSIA, PA 19406

SHEET 1 OF 2

DATE: NOVEMBER 20, 2017

SCALE: 1" = 50'

MOMENEE, INC.

a Karins Company

ENGINEERING | PLANNING | SURVEYING

2901, 2701 & 2501 RENAISSANCE BOULEVARD

UPPER MERION TOWNSHIP • MONTGOMERY COUNTY • PENNSYLVANIA

FILE NO.: 15-136

REGISTERED PROFESSIONAL

KEVIN R. MOMENEE

LAND SURVEYOR

50004514