The Whitemarsh Township Zoning Hearing Board will conduct public hearings on Thursday, September 17, 2020 at 6:30 PM for the cases as listed on the agenda for this date.

In response to the Governor’s Stay Home Order due to the COVID 19 health pandemic, these hearings will be conducted via ZOOM. All members of the Board, staff and public will participate remotely. The public may join these hearings by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the hearing:

- **Hearing Date:** Thursday, September 17, 2020
- **Hearing Time:** 6:30 PM
- **Hearing URL:** https://us02web.zoom.us/j/82406033682?pwd=WUVLREovYnIxVTU5SU9RVDc2MC9IZz09
- **Hearing via Zoom App:** if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 824 0603 3682
- **Hearing dial in number (no video):** 1 646 558 8656
- **Hearing ID number (to be entered when prompted):** 824 0603 3682
- **Hearing Password:** 774952

THE PUBLIC MAY ALSO SUBMIT QUESTIONS OR COMMENTS PRIOR TO THE HEARINGS BY U.S. MAIL ADDRESSED TO CHARLES GUTTENPLAN, ZONING OFFICER, WHITEMARSH TOWNSHIP, 616 GERMANTOWN PIKE, LAFAYETTE HILL, PA 19444 RECEIVED NO LATER THAN SEPTEMBER 15, 2020 OR BY E-MAIL TO CGUTTENPLAN@WHITEMARSHTWP.ORG NO LATER THAN 12 NOON ON SEPTEMBER 16, 2020.

PERSONS WHO WISH TO BECOME PARTIES TO ANY OF THE APPLICATIONS MUST DO SO DURING THE HEARING ON THE RECORD THROUGH THE ZOOM LINK AS INSTRUCTED, FOLLOWED BY WRITTEN ENTRY OF APPEARANCE FORM. PERSONS MAY ALSO REQUEST PARTY STATUS IN WRITING IN ADVANCE OF THE HEARINGS, BY E-MAIL TO CGUTTENPLAN@WHITEMARSHTWP.ORG RECEIVED NO LATER THAN 12 NOON ON SEPTEMBER 16, 2020 AND THEN BEING AVAILABLE THROUGH THE ZOOM CONFERENCE LINK ON THE DATE AND TIME OF THE HEARING. A SAMPLE FORMAT FOR THE WRITTEN REQUEST FOR ENTRY OF APPEARANCE WILL BE POSTED ON THE TOWNSHIP WEBSITE.

Persons with a disability who wish to participate in the public hearing and require an auxiliary aid, service or other accommodation to participate in the hearing should contact Whitemarsh Township at 484-594-2625.
I/We ______________________________________________________
request to be granted party status in Application ZHB #2020-___,
Applicant: ________________________________________________

Please Print Name and Address Below:

________________________________________________________
________________________________________________________
________________________________________________________
________________________________________________________

Please Sign Below:

________________________________________________________
________________________________________________________
1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE
   - Applicants are requested not to remove signs after the hearing at this time; Township staff will remove them once the hearing is completed.

3. ZONING HEARING BOARD APPLICATIONS
   - ZHB#2020-19: Alliance HP Spring Mill Property, LLC., 1100 E. Hector Street, Conshohocken, PA; Parcel #65-00-05581-00-6; Block 013; Unit 011; Righter Street; Parcel #65-00-05581-01-5; Block 013; Unit 036; HVY-Heavy Industrial District; RCCD-2 Sub-District. The property is approximately 25 acres, known as “Spring Mill Corporate Center” and contains a multi-tenant commercial campus, “Spring Mill Campus”. The Spring Mill Campus contains over 500,000 square feet of office space and 1,646 parking spaces. In addition to commercial office space, the Spring Mill Campus also includes a café, a fitness center, and social event space. The applicant is proposing new signage proposed to improve exterior visibility and internal site circulation. The following relief is being requested: Variance from Section 116-207.B. to exceed the 200 square foot limitation on total sign area for the proposed signs along Hector Street and North Lane; Variance from 116-208.A. to permit the proposed building identification signage, directional signage, and building graphic signage to exceed four square feet; Variance from Section 116-209.B. to permit more than one sign per street frontage for the proposed signs along Hector Street, North Lane, and Lee Street; and a Variance from Section 116-209.C. to permit the proposed signage along Hector Street and North Lane to be located closer than 1/2 the distance required for the front yard in the HVY District.

4. ADJOURNMENT
ZHB APPEAL #2020-19
SUMMARY

APPLICANT: Alliance HP Spring Mill Property, LLC

PROPERTY LOCATION: Parcel #65-00-05581-00-6
Block 013, Unit 011
1100 E. Hector Street
Parcel #65-00-05581-01-5
Block 013, Unit 036
Righter Street
Conshohocken, PA 19428

ZONING DISTRICT: HVY-Heavy Industrial District
RCCD-2 Sub=District

SUMMARY OF RELIEF REQUEST:

The property is approximately 25 acres, known as “Spring Mill Corporate Center” and contains a multi-tenant commercial campus, “Spring Mill Campus”. The Spring Mill Campus contains over 500,000 square feet of office space and 1,646 parking spaces. In addition to commercial office space, the Spring Mill Campus also includes a café, a fitness center, and social event space. The applicant is proposing new signage proposed to improve exterior visibility and internal site circulation. The following relief is being requested:

1. Variance from Section 116-207.B to exceed the 200 square foot limitation on total sign area for the proposed signs along Hector Street and North Lane
2. Variance from 116-208.A to permit the proposed building identification signage, directional signage, and building graphic signage to exceed four square feet
3. Variance from Section 116-209.B to permit more than one sign per street frontage for the proposed signs along Hector Street, North Lane, and Lee Street
4. Variance from Section 116-209.C to permit the proposed signage along Hector Street and North Lane to be located closer than 1/2 the distance required for the front yard in the HVY District

PRIOR DECISIONS:
ZHB#2014-18 IGC, BC, Green Space / Parking Garage
ZHB#2013-19 Signage/Café Zoe & Pizza
ZHB#2013-04 Signage/Main Line Health
ZHB#2011-35 Signage/Main Line Health
ZHB#1991-02 Parking
ZHB#1990-50 Retention Basin
ZHB#1989-50 Lee Park Investors/Signage
ZHB#1984-18 Retail Use/Parking
ZHB#1983-14 Parking
ZHB#1974-11 Lee Tire

Respectfully Submitted,

[Signature]
Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer
APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

Applicant/Appellant: Alliance HP Spring Mill Property LLC
Address: 40 Morris Avenue, Suite 230, Bryn Mawr, PA 19010, Attn: Max Ryan
Phone #: Cell Number: E-Mail:

Owner: Same as Applicant
Address:
Phone #: Cell Number: E-Mail:

Location of the Property Involved: 1100 E. Hector Street (Spring Mill Corporate Center)
Block #: Unit #: Parcel #: 65-00-05581-00-6 / 65-00-05581-01-5

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):

See attached.

GROUND FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):
**Attach additional sheets if necessary

See attached.

Legal Counsel (if represented): Robert M. Careless, Esq. / Cozen O'Connor
Address: One Liberty Place, 1650 Market Street, Suite 2800, Philadelphia, PA 19103
Phone #: (215) 665-4798 E-Mail: rcareless@cozen.com

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

[ ] Owner(s) of Legal Title
[ ] Owner(s) of Equitable Title
[ ] Tenant(s) with permission of Owner(s) of Title
(Enclose letter attesting to same)

Date: 6-29-20

Signature of Applicant/Appellant:

Signature of Applicant/Appellant:
BEFORE THE ZONING HEARING BOARD
OF WHITEMARSH TOWNSHIP

In Re: Zoning Hearing Board Application of
Alliance HP Spring Mill Property LLC

Attachment to Zoning Hearing Board Application

I. Background

The Application involves the property located at 1100 E. Hector Street, Conshohocken, PA 19428, also known as the Spring Mill Corporate Center ("Property"). The Property is owned by Alliance HP Spring Mill Property LLC ("Applicant"). The Property is approximately 25 acres and is comprised of, inter alia, a multi-tenant commercial campus ("Spring Mill Campus"). The Spring Mill Campus contains over 500,000 square feet of office space and 1,646 parking spaces. In addition to commercial office space, the Spring Mill Campus also includes a café, a boutique fitness center, and space for social events.

The Property is located approximately .2 miles from the Spring Mill Septa Regional Rail Station and the Schuylkill River Trail. Thus, in addition to the daily vehicular traffic at the Property, there is also a high volume of pedestrians walking or biking within and around the Property.

The instant Application requests relief for new signage proposed by Applicant on the Property in order to improve exterior visibility and internal site circulation.

II. Exhibits Appended

Applicant has appended the following exhibits hereto:

- Variance Summary prepared by Purdy Architecture and Design ("Purdy")
- Location Plan for Sign Groups 1A and 1B prepared by Purdy
- Location Plan for Sign Groups 2A, 2B, and 2C prepared by Purdy
- Location Plan for Sign Groups 3A and 3B prepared by Purdy
- Location Plan for Sign Groups 4A, 4B, and 4C prepared by Purdy
- Signage Rendering Package prepared by Design Intent
- Zoning and Tax Maps
- Prior ZHB Decisions
III. Relief Requested

Applicant requests variances for its proposed exterior signage and interior signage as outlined below.

**Exterior Site Signage**

1. **Variance from Section 116-207B**

Section 116-207B of the Township Zoning Ordinance states:

In addition, one or more ground, facial or projecting signs for the purpose of identifying the use or occupancy of such property, provided that the total sign area of all such signs does not exceed one square foot of area for each one foot of building frontage along the street on which such said signs are displayed or 200 square feet, whichever is less, and further provided that not more than 50 square feet of the permitted sign may be on signs located within the required minimum front yard.

Applicant requests variances from Section 116-207B to exceed the 200 square foot limitation on total sign area for the proposed signs along Hector Street and North Lane as outlined on Exhibit A (i.e., Sign Groups 1A and 1B) and depicted on Exhibits B and C.

2. **Variance from Section 116-209B**

Section 116-209B of the Township Zoning Ordinance states:

Number of signs. Not more than one sign shall be permitted on any residential lot held in single or separate ownership. Not more than one sign shall be permitted for any one nonresidential use or establishment. If any primary use has walls fronting on two or more streets, one sign may be permitted on each frontage. The area for each sign for each street frontage shall be computed separately.

Applicant requests variances to permit more than one sign per street frontage for the proposed signs along Hector Street, North Lane and Lee Street as outlined on Exhibit A (i.e., Sign Groups 2A, 2B, and 2C) and depicted on Exhibits B and D.

3. **Variance from Section 116-209C**

Section 116-209C of the Township Zoning Ordinance states:

Yard requirements. Except for residential and professional name signs, residential real estate signs, official street and traffic signs, public service signs and temporary signs, no portion of a sign shall be located closer to any street line than 1/2 the distance required of the front yard. If this requirement cannot be met, then signs...
shall be attached to or mounted on the building front or signs may be permitted within the ROW if approved by the Board of Supervisors.

Applicant requests variances to permit the proposed signage along Hector Street and North Lane to be located closer than 1/2 the distance required for the front yard as outlined on Exhibit A (i.e., Sign Groups 3A and 3B) and depicted on Exhibits B and E.

**Interior Site Signage**

4. Variance from Section 116-208A

Section 116-208A of the Township Zoning Ordinance states:

Interior property parking and traffic control signs not exceeding four square feet, where such signs are authorized by the Zoning Officer on the advice of the Police Department. The sign shall not contain the name of the business or describe any products of the business.

Applicant requests variances to permit the proposed building identification signage, directional signage, and building graphic signage to exceed four square feet as outlined on Exhibit A (i.e., Sign Groups 4A, 4B, and 4C) and depicted on Exhibits B and F.

**IV. Grounds for Relief**

Section 116-217B of the Township Zoning Ordinance provides that the ZHB may grant a variance pursuant to the standards set forth in the Pennsylvania Municipalities Planning Code ("MPC").

Section 910.2 of the MPC provides:

The Board may grant a variance, provided that all of the following findings are made where relevant in a given case:

(1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.

(2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

(3) That such unnecessary hardship has not been created by the appellant.
(4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

(5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

53 P.S. § 10910.2.

The size of the Property (i.e., 25 acres) together with the scale of the Spring Mill Campus (i.e., over 500,000 square feet of commercial space) results in unique physical circumstances and conditions such that the signage permitted pursuant to the Township’s Zoning Ordinance is not adequate. Applicant has not created the hardship resulting from the size of the Property and scale of the Spring Mill Campus. If the variances are granted, the relief will not alter the essential character of the surrounding area nor substantially or permanently impair the appropriate use of adjacent properties. Further, the relief will not be detrimental to the public welfare; in fact, granting relief for the proposed signage will only serve to protect the safety of external and internal motorists, bicyclists and pedestrians. The proposed exterior signage will, among other things, aid motorists (including emergency vehicles) who are trying to locate the appropriate entrance to the Property. Further, the proposed internal signage will yield improved and safe site circulation. As such, the relief should be granted.
TO: SEAN HALBOM, MPA
ASSISTANT TOWNSHIP MANAGER
WHITEMARSH TOWNSHIP
616 GERMANTOWN PIKE
LAFAYETTE HILL, PA 19444

FROM: JOHN HOSBACH

SUBJECT: SPRING MILL CORPORATE CENTER – 1100 EAST HECTOR

DATE: APRIL 28, 2020

Dear Sean,

Pursuant to our meeting today, please find the following field notes.

On the 21st of April, Arader Tree service engaged in the tree removal of the streetscape located at 1100 East Hector street. Seventeen total Bradford Pears were removed in this practice. The tree removal was contracted through Caliber services. The intent, as described by the contractor, “was that they were removing the declining and failing pears”. The sidewalk was lifting in numerous spots and had to be grinded to remove the trip hazard.

Eighteen trees that are currently standing were also slated to be removed prior to the stop work order. These were also flowering pears.

The subject trees resided on the turf strip between the sidewalk and Hector Street. They were growing within the subject utility wires. The subject sizes ranged from 10 inch to 16 inch. The stumps were cut flush, so we had to perform sampling and averages to count for the flare to DHH ratio.

The following quantities and sizes were observed during data collection.
(10) 16” DBH trees  Total inches – 160”
(2) 10” DBH trees  Total inches – 20”
(2) 12” DBH trees  Total inches – 24”
(3) 13” DBH trees  Total inches – 39”

Total inches removed – 243 DBH Inches

As per the Whitemarsh Township Ordinance, any grading or construction requiring permits will require the applicant to replace the above caliper inches with their scope of work. Please refer to the E-code https://ecode360.com/11705740 for further clarification.

In addition, it was reviewed, and the applicant did not or intend to remove more than 50% of the trees on the property.

John Rockwell Hosbach Jr., Urban Forester
WHITEMARSH TOWNSHIP ZONING HEARING BOARD

DECISION AND ORDER

APPLICATION NO.: 2014-18
APPLICANT: IMD Eleven Hundred East Hector St., L.P & Spring Mill Conshohocken, LP Block 013, Unit 001 1100 E. Hector Street Conshohocken, PA 19428 H Y – Heavy Industrial District RDD-2 Sub-District

FIRST HEARING DATE: 09/03/14
CONT’D HEARING DATES: 09/08/14 11/05/14, 01/07/15, 02/11/15, 03/04/15 DECISION: 03/04/15
COPY MAILED: 03/05/15

The Applicants’ property contains 24.62 acres, proposed to be subdivided into two (2) lots. Lot 1 would measure 5.552 acres and will contain parking only, until redeveloped in the future. The remainder of the property ("Residual Lot" of 19.068 acres) contains multiple office, warehouse, and related buildings as well as accessory parking and related improvements. The Applicants propose to add a parking garage on the Residual Lot and a future bridge connecting the garage to Lot 1.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

1. Variances from Section 116-148B(1) for the Residual Lot, to permit a building coverage of 48.0%, an impervious ground cover of 79.9%, and a green space area of 20.1%, are GRANTED.
THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.

2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.

3. The Applicant shall arrange and provide for parking spaces to replace the parking spaces lost during construction.

4. Lot 1 shall continue to provide parking for the uses on the Residual Lot until the parking garage is constructed and/or other parking arrangements are made for parking to the satisfaction of the Township.

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

Section 116-223 of the Zoning Ordinance provides as follows:

Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

However, note:
The Development Permit Extension Act, 53 P.S. §11703.1 et. seq., provides for a suspension of the expiration of certain governmental approvals under the Pennsylvania Municipalities Planning Code until July 1, 2016.
WHITEMARSH TOWNSHIP ZONING HEARING BOARD:

James Belfr, Chair

William E. Kramer

Alternate

Robert A. Bacine, Vice Chair

Marc Weinstein

Randi Rubin
WHITEMARSH TOWNSHIP ZONING HEARING BOARD

DECISION AND ORDER

APPLICATION NO.: 2013-19
APPLICANT: Café Zoe & Pizza
            Block 013, Unit 001
            1100 E. Hector Street
            Conshohocken, PA 19428
            HVY – Heavy Industrial District
            RDD-2 Sub-District

FIRST HEARING DATE: 06/24/13
DECISION: 06/24/13
COPY MAILED: 06/25/13

The Applicant proposes to install an awning, with signage on the awning, and a wall sign.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

1. A variance from Section 116-207B to permit the signage facing a street to exceed the permitted 200 square feet, by adding to the existing signage a 57 square foot awning with signage and a 48 square foot wall sign, is GRANTED.

2. A variance from Section 116-209B to permit two (2) signs on the E. Hector Street frontage is GRANTED.
THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.

2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.

3. Revised Exhibits A-3 and A-4, conforming to the Applicant's testimony, shall be submitted to the Township prior to issuance of the permit.

4. The wall sign may be illuminated only until 10:00 PM.

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

Section 116-223 of the Zoning Ordinance provides as follows:

Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

However, note:
Act 87 of 2012 provides for a suspension of the expiration of governmental approvals under the Pennsylvania Municipalities Planning Code until July 1, 2016.
WHITEMARSH TOWNSHIP ZONING HEARING BOARD:

Marc Weinstein, Chair

Jack Cohen, Vice Chair

Robert A. Bacine

William E. Kramer

James Behr

Randi Rubin

Alternate
WHITEMARSH TOWNSHIP ZONING HEARING BOARD

DECISION AND ORDER

APPLICATION NO.: 2013-04
APPLICANT: Main Line Healthcare
1100 E. Hector Street
Conshohocken, PA 19428
Block 013, Unit 001
HVY - Heavy Industrial District
RDD – 2 Sub-District

FIRST HEARING DATE: 04/03/13
DECISION: 04/03/13
COPY MAILED: 04/04/13

The Applicant wishes to illuminate the 15 square foot sign permitted by Application No. 2011-35 on the East Hector Street side of the existing building on the property.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

1. A modification to Decision No. 2011-35 to permit illumination of the sign as proposed is GRANTED.
THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.

2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

Section 116-223 of the Zoning Ordinance provides as follows:

Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

However, note:
Act 87 of 2012 provides for a suspension of the expiration of governmental approvals under the Pennsylvania Municipalities Planning Code until July 1, 2016.
WHITEMARSH TOWNSHIP ZONING HEARING BOARD:

Marc Weinstein, Chair

Jack Cohen, Vice Chair

Robert A. Bacine

William E. Kramer

Absent

James Behr

Alternate

Randi Rubín
WHITEMARSH TOWNSHIP ZONING HEARING BOARD

DECISION AND ORDER

APPLICATION NO.: 2011-35
APPLICANT: Main Line Healthcare
1100 E. Hector Street
Conshohocken, PA 19428
Block 013, Unit 001
HVY - Heavy Industrial District
RDD – 2 Sub-District

FIRST HEARING DATE: 11/02/11
DECISION: 11/02/11
COPY MAILED: 11/03/11

The Applicant wishes to install a 15 square foot sign on the East Hector Street side of the existing building on the property.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

1. Variances from Sections 116-207(B) and 116-209(B) to install the 15 square foot sign as proposed are GRANTED.
THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.

2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

Section 116-223 of the Zoning Ordinance provides as follows:

Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

However, note:
Act 46 of 2010 provides for a suspension of the expiration of governmental approvals under the Pennsylvania Municipalities Planning Code until July 1, 2013.
WHITEMARSH TOWNSHIP ZONING HEARING BOARD:

Robert A. Bacine, Chair
William E. Kramer, Vice Chair
Jack Cohen

James Behr
Marc Weinstein

(ALTERNATE)
Randi Rubin Goldstein
DECISION
WHITEMARSH TOWNSHIP
ZONING HEARING BOARD

APPLICATION 91-02 of Lee Park Investors, L.P.

First Hearing Date 2/6/91 Date Decided 2/6/91 Copy Mailed 2/7/91

The Zoning Hearing Board decided the above application at a public hearing as follows:

1. The Special Exception in accordance with Section 116-112 of the Whitemarsh Township Code necessary to allow parking within the required front yards of the Springmill Fire Company property on the northeast corner of Hector Street and North Lane is hereby granted.

2. The Special Exception in accordance with Section 116-185 necessary to allow 366 parking spaces on the Fire Company property to be used by the Lee Park tract across North Lane is hereby granted.

3. The Variance from Section 116-184D(5) necessary for a reduction of the parking space required for any office use of the Lee Park tract from 5 per thousand square feet to 4 per thousand is hereby granted.

All other parts of the original application were withdrawn by Applicant at the hearing.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.

Section 116-223 of the Whitemarsh Township Code provides that all applications granted by the Board shall automatically expire 180 days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if, during that time, the applicant has not acted upon the granted application by obtaining the granted permit and paying the required fee for same.
Conditions (c. f.)

2. The relief granted shall be subject to all the terms and conditions set out in Exhibits A-4 and A-5. This condition shall apply to all relief granted.
DECISION
WHITEMARSH TOWNSHIP
ZONING HEARING BOARD

APPLICATION 91-02 of Lee Park Investors, L.P.

First Hearing Date 2/6/91 Date Decided 2/6/91 Copy Mailed 3/7/91

The Zoning Hearing Board decided the above application at a public hearing as follows:

1. The third paragraph of the Board’s Decision in this matter dated February 6, 1991 is amended to read as follows:
   “The variance from Section 116-184(B)(5) necessary for reduction of the parking space required for any office use of the Lee Donn Tract and of the Legaux Mansion located on the Spring Mill Fire Company property from 5 per 1000 square feet to 4 per 1000 square feet is hereby granted.”

   THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

   1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.

   [Signatures]

Robert Bacic abstains

Section 116-223 of the Whitemarsh Township Code provides that all applications granted by the Board shall automatically expire 180 days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if, during that time, the applicant has not acted upon the granted application by obtaining the granted permit and paying the required fee for same.
DECISION
WHITEMARSH TOWNSHIP
ZONING HEARING BOARD

APPLICATION 89-50 of Lee Park Factory Off-Price Mall

First Hearing Date 8/7/89  Date Decided 8/7/89  Copy Mailed 8/8/89

The Zoning Hearing Board decided the above application at a public hearing as follows:

1. The variances to permit applicant to install both a free-standing sign within the required front yard in violation of § 116-209c and also to install a sign on the building in violation of § 116-209b are hereby granted. (The applicant withdrew its request for more than the allowable square footage of signage under § 116-207.)

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.

Section 116-223 of the Whitemarsh Township Code provides that all applications granted by the Board shall automatically expire 180 days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if, during that time, the applicant has not acted upon the granted application by obtaining the granted permit and paying the required fee for same.
WHITEMARSH TOWNSHIP
ZONING HEARING BOARD

APPLICATION 90-50 of Lee Park Investors, L.P.

First Hearing Date 9/26/90 Date Decided 9/26/90 Copy Mailed 9/27/90

The Zoning Hearing Board decided the above application at a public hearing as follows:

1. The Special Exception in accordance with Sections 116-31.1(A) and (B) of the Whitemarsh Township Code necessary to allow a detention basin in the Hector Street front yard of the Spring Mill Fire Company at North Lane and Hector Street and within 15 feet of the east lot line is hereby granted.

2. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.

Richard Kline (absent)

Section 116-223 of the Whitemarsh Township Code provides that all applications granted by the Board shall automatically expire 180 days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if, during that time, the applicant has not acted upon the granted application by obtaining the granted permit and paying the required fee for same.
DECISION
WHITEMARSH TOWNSHIP
ZONING HEARING BOARD

APPLICATION 89-50 of Lee Park Factory Off-Pricing Mall

First Hearing Date 8/7/89 Date Decided 8/7/89 Copy Mailed 8/8/89

The Zoning Hearing Board decided the above application at a public hearing as follows:

1. The variances to permit applicant to install both a free-standing sign within the required front yard in violation of § 116-209 C and also to install a sign on the building in violation of § 116-209 B are hereby granted.  (The applicant withdrew its request for more than the allowable square footage of signage under § 116-209.)

   THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

   1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.

Section 116-223 of the Whitemarsh Township Code provides that all applications granted by the Board shall automatically expire 180 days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if, during that time, the applicant has not acted upon the granted application by obtaining the granted permit and paying the required fee for same.
DECISION
WHITEMARSH TOWNSHIP
ZONING HEARING BOARD

APPLICATION 84-18 of Spring Mill Associates

First Hearing Date 5/19/84 Date Decided 5/29/84 Copy Mailed 5/30/84

The Zoning Hearing Board decided the above application at a public hearing as follows:

1. The requested variance from 9.16-11 to reduce all parking spaces to 9'6" x 20 feet is hereby denied.
2. The requested variance to construct parking lot on the Spring Mill Fire Co. property and that such spaces be counted for Applicants use is hereby granted.
3. The requested variances to use for parking accountability for Applicants purpose areas at the Spring Mill Business Center Quaker Chemical Company and the AMSCAN property are hereby denied.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.
2. The variance granted for the Spring Mill Fire Co parking cannot interfere with Fire Company operations. The lot be limited to the area shown on the exhibit with a possible dimensional variance of 5%. The lot and all spaces conform to Traffic requirements including 9.16-187(E), and provision must be made for safe crossing of pedestrians across North Lane.

[Signatures]

Section 116-223 of the Whitemarsh Township Code provides that all applications granted by the Board shall automatically expire 180 days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if, during that time, the applicant has not acted upon the granted application by obtaining the granted permit and paying the required fee for same.

Messers Kline and [illegible] dissent from the grant of the variance for parking at the Spring Mill Fire Company.

Messers Miller and Barsscher dissent from denying the parking at the Spring Mill Business Center and the AMSCAN property.
WHITEMARSH TOWNSHIP ZONING HEARING BOARD

Decision

APPEAL NO. 83-14 HEARING DATE May 16, 1983

PROPERTY INVOLVED: 1100 E. Hecor Street, Conshohocken, PA 19428

APPLICANT'S NAME AND ADDRESS: Spring Mill Associates
(Same)

(OWNER, IF OTHER THAN APPLICANT)

The members of the Zoning Hearing Board hereby adopt the following decision relative to the above-referenced Appeal:

(1) The requested SPECIAL EXCEPTION for permission to: ____________________________

is hereby ____________________________.

(2) The requested VARIANCE (85) for Use as a factory outlet in violation of 33-1818, but subject to the conditions below: ____________________________

is hereby granted with R. Kline dissenting & A. Gordon abstaining.

(3) The requested variance from 33-2000 is denied with H. Miller (over)

This decision is subject to the following conditions:

(1) All use and development shall conform to the exhibits and testimony presented at hearing: P-1 Site Plan (Revised as of May 10, 1983); P-2 Site Plan (revised as of May 4, 1983); P-3 through P-34 Slides; P-35 through P-39 Black and white photos; P-40 Rendering of main entrance; P-41 Rendering of interior. Township Exhibit (1) Orth-Rodgers Traffic Report.

(2) The driveway improvements set out on page 43 of the Orth-Rodgers & Assoc., Inc. report of April 1983 shall be constructed at applicant's expense. (over)

s/ Richard Kline
s/ J. Curtis Brewer
s/ John V. Reilly

Date decided: June 1, 1983
Copy sent: June 2, 1983
s/ Henry S. Miller
s/ Alan Gordon (abstains)

Also be advised Section 2309 of the Whitemarsh Township Code provides that all appeals granted by the Zoning Hearing Board shall automatically expire one hundred and eighty (180) days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if during said period of time, the applicant has not acted upon the granted appeal by obtaining the granted permit and paying the prescribed fee for same.
DECISION – (Continued)

(3)  Cont'd.

dissenting and A. Gordon abstaining.

(4)  The requested variance from 33-200(z) to reduce parking space size is denied with Al Gordon abstaining.

(5)  The requested variance from 33-1814 is denied with A. Gordon abstaining, C. Brewer and R. Kline voting to deny the variance, and H. Miller and J. Reilly voting to grant the variance.

CONDITIONS – (Continued)

(3)  The traffic signal at Hector Street and North Lane and widening of Hector Street and North Lane set out in the first bulleted paragraph on page 42 of the aforesaid Orth-Rodgers report shall be installed at applicant's expense.

(4)  Hours of operation shall not exceed:

    10:00 a.m. to 8:00 p.m.  Monday, Tuesday, Wednesday, and Saturday
    10:00 a.m. to 9:00 p.m.  Thursday, Friday
    12 noon to 6:00 p.m.    Sunday

With respect to conditions (2) through (4) A. Gordon abstains and R. Kline voted against imposing the conditions.

Regardless of the exhibits presented, all parking spaces and configurations must conform to Township ordinances except for parking now existing and no other portions of the Orth-Rodgers' recommendations need be implemented except those set out above.
ZONEING HEARING BOARD
WHITEMARSH TOWNSHIP

ORDER

Appeal No. 11-74  Applicant: Lee Tire & Rubber Co.

We, the members of the Whitemarsh Township Zoning Hearing Board, hereby adopt the following order:

The ______ variance ______ is granted subject to the following conditions:

/s/ William H. Potterton, Jr.

/s/ Lowell S. Thomas, Jr.

/s/ Charles S. Hough

Date: April 1, 1974
In Re: Zoning Hearing Board Application of
Alliance HP Spring Mill Property LLC

ZHB No. 2020-19

Spring Mill Corporate Center signage

ZHB EXHIBIT BOOK

Robert M. Careless, Esquire
Cozen O’Connor
One Liberty Place
1650 Market Street, Suite 2800
Philadelphia, PA 19103
(215) 665-4798
rcareless@cozen.com
Exhibit Index

Exhibit A-1 – Deed
Exhibit A-2 – Assignment of Ground Lease
Exhibit A-3 – Resume for K.Purdy
Exhibit A-4 – Purdy Summary of Relief Requested
Exhibit A-5 – Variance Plan 1A and 1B
Exhibit A-6 – Variance Plan 2A, 2B and 2C
Exhibit A-7 – Variance Plan 3A and 3B
Exhibit A-8 – Variance Plan 4A, 4B and 4C
Exhibit A-9 – Signage Rendering Package
Exhibit A-10 – Photographs
**DEED BK 6134 PG 02737 to 02747**

**INSTRUMENT #: 2019027615**

**RECORDED DATE: 05/06/2019 09:47:54 AM**

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**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY**  
**Jeanne Sorg**

One Montgomery Plaza  
Swede and Airy Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax: (610) 278-3869

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**MONTGOMERY COUNTY ROD**

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**OFFICIAL RECORDING COVER PAGE**

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City Abstract, LLC  
1050 Kings N Hwy Suite 208  
Cherry Hill, NJ 08034-1909  
(267) 979-5808

**PAID BY:**  
CITY ABSTRACT LLC

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| School District: | Colonial | Colonial | Colonial |

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**ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:** $74,000,000.00

**TAXABLE AMOUNT:** $74,000,000.00

**FEES / TAXES:**

- Recording Fee: Deed: $86.75
- Additional Pages Fee: $12.00
- Additional Parcels Fee: $30.00
- Additional Names Fee: $2.00
- Affordable Housing Pages: $12.00
- Affordable Housing Names: $2.00
- Affordable Housing Parcels: $1.00
- State RTT: $740,000.00
- Whitemarsh Township RTT: $370,000.00
- Colonial School District RTT: $370,000.00

**Total:** $1,480,145.75

---

**DEED BK 6134 PG 02737 to 02747**  
**Recorded Date: 05/06/2019 09:47:54 AM**

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.

Jeanne Sorg  
Recorder of Deeds

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**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

**NOTE:** If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION*
PREPARED BY:
Thomas P. Witt, Esquire
Cozen O'Connor
One Liberty Place, Suite 2800
1650 Market Street
Philadelphia, PA 19103

RECORD AND RETURN TO:
Joseph D. Rocco, Esquire
Campbell Rocco Law, LLC
2701 Renaissance Blvd., 4th Floor
King of Prussia, PA 19406

Tax Parcel Numbers: Premises “A” – 65-00-05581-00-6
Premises “A” – 65-00-05581-01-5
Premises “B” – 65-00-07207-00-9

SPECIAL WARRANTY DEED

THIS INDENTURE made this 14th day of March, 2019, effective March 20th, 2019 between IMD ELEVEN HUNDRED EAST HECTOR STREET LP, a Delaware limited partnership, as to an undivided thirty percent (30%) interest, and SPRING MILL CONSHOHOCKEN LP, a Delaware limited partnership, an undivided seventy percent (70%), as tenants in common (hereinafter jointly called the “Grantors”), and ALLIANCE HP SPRING MILL PROPERTY, LLC, a Delaware limited liability company (hereinafter called the “Grantee”).

Witnesseth, that the said Grantors, for and in consideration of the sum of SEVENTY-FOUR MILLION DOLLARS ($74,000,000.00) lawful money of the United States, unto them well and truly paid by the said Grantee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged:
The said Grantors have conveyed, granted, bargained, sold, released and confirmed, and by these presents do convey, grant, bargain, sell, release and confirm unto the said Grantee, its successors and assigns:

ALL THOSE CERTAIN tracts or pieces of land, with the buildings and improvements thereon erected, situate in the Township of Whitemarsh, County of Montgomery and State of Pennsylvania, more fully described on Exhibit “A” attached hereto and made a part hereof.

BEING the fee premises which Lee Park Investors, L.P., a Pennsylvania limited partnership, by Special Warranty Deed and Assignment and Assumption of Lease dated December 8, 2006 and made effective as of December 21, 2006 and recorded in Montgomery County in Deed Book 5631 page 461 granted and conveyed unto IMD Eleven Hundred East Hector Street LP, a Delaware limited partnership, as to an undivided thirty percent (30%) interest, as tenant in common, and Spring Mill Conshohocken LP, a Delaware limited partnership, as to an undivided seventy percent (70%) interest, as tenant in common, in fee.

TOGETHER with all and singular the buildings and improvements, streets, alleys, passages, ways, waters, water-courses, rights, liberties, privileges, hereditaments, appurtenances and rights whatsoever thereunto belonging (including, without limitation, any and all rights related to pre-existing nonconforming conditions and/or improvements at the Property), or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of them, the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

UNDER AND SUBJECT TO matters of record if and to the extent valid and enforceable.
TO HAVE AND TO HOLD the said lots or pieces of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever, UNDER AND SUBJECT as aforesaid.

AND the said Grantors, for themselves and their successors, do by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors and their successors, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors and their successors, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, them, or any of them, shall and will, under and subject as aforesaid, WARRANT and forever DEFEND; and

(remainder of page is intentionally blank)
IN WITNESS WHEREOF, the Grantors have executed this Deed as of the day and year first above written.

IMD ELEVEN HUNDRED EAST HECTOR STREET LP, a Delaware limited partnership

By: Spring Mill Conshohocken General Partner LLC, a Delaware limited liability company, its General Partner

By: Israel M. Dolgin Associates LLC, a New York limited liability company, its Sole Member

By: __________________________
Name: Kalmon Dolgin
Title: Manager

SPRING MILL CONSHOHOCKEN LP, a Delaware limited partnership

By: Spring Mill 70 General Partner LLC, a Delaware limited liability company, its General Partner

By: Spring Mill Manager LLC, a Delaware limited liability company, its Sole Member

By: __________________________
Name: Kalmon Dolgin
Title: Sole Member
STATE OF NEW YORK

COUNTY OF KINGS

On the 14th day of March, 2019, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared KALMON DOLGIN, who acknowledged himself to be the Manager of ISRAEL M. DOLGIN ASSOCIATES LLC, a New York limited liability company, the Sole Member of SPRING MILL CONSHOHACKEN GENERAL PARTNER LLC, a Delaware limited liability company, the General Partner of IMD ELEVEN HUNDRED EAST HECTOR STREET LP, a Delaware limited partnership, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.

[NOTARIAL SEAL]

Notary Public

My Commission Expires:

Paula M. Sahraoui
Notary Public, State of New York
No. 01SA6075908
Qualified in Kings County
Commission Expires June 10, 2022

STATE OF NEW YORK

COUNTY OF KINGS

On the 14th day of March, 2019, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared KALMON DOLGIN, who acknowledged himself to be the Sole Member of SPRING MILL MANAGER LLC, a Delaware limited liability company, the Sole Member of SPRING MILL 70 GENERAL PARTNER LLC, a Delaware limited liability company, the General Partner of SPRING MILL CONSHOHACKEN LP, a Delaware limited partnership, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.

[NOTARIAL SEAL]

Notary Public

My Commission Expires:

Paula M. Sahraoui
Notary Public, State of New York
No. 01SA6075908
Qualified in Kings County
Commission Expires June 10, 2022
The address of the within-named Grantee is:
40 Morris Avenue, Suite 230
Bryn Mawr, PA 19010

On Behalf of the Grantee
EXHIBIT “A”

(FEE INTEREST)

PREMISES A:

ALL THAT CERTAIN tract of land with improvements thereon erected situate in Whitemarsh Township, Montgomery County, Pennsylvania, as more fully described:

BEGINNING at the intersection of the northerly ultimate right of way line of Hector Street (40’ from centerline) and the easterly ultimate right of way line of End Street (28’ from centerline), all as shown on a plan entitled ‘Final Plan Minor Subdivision of Spring Mill Corporate Center’, Whitemarsh Township, Montgomery County, Pa., by Barry Isett & Associates, Robert J. Beers, P.I.S., recorded in the Montgomery County Recorder of Deed in Plan Book 44 Pages 104 & 105 Thence, continuing along the easterly ultimate right of way line of End Street being 28’ from the centerline along the following course

1. North 10° 32’ 00” West 279.90 feet to an angle point on the northerly ultimate right of way line of Spring Mill Avenue (28’ from centerline)

Thence, continuing along the ultimate right of way line of Spring Mill Avenue being 28’ from the centerline along the following course

2. South 85° 38’ 00” West 270.48 feet to a point in the northeasterly right of way line of 10th Avenue (60’ wide)

Thence, continuing along the right of way line of 10th Avenue being 30’ from the centerline along the following course

3. North 45° 31’ 00” West 611.94 feet to a rebar found on the easterly right of way line of Righter Street (66’ wide at this point)

Thence, continuing along the right of way line of Righter Street being 33’ from the centerline along the following course

4. North 44° 37’ 00” East 377.23 feet to a point and common corner with Tax Parcel 65-00-05581-10-6 (Lot 1 of Spring Mill Corporate Center)

Thence, continuing along Lot 1 the 11 following courses

5. South 45° 23’ 00” East 48.25 feet to a point; thence,

6. North 85° 38’ 56” East 276.03 feet to a point; thence,

7. South 04° 21’ 04” East 16.50 feet to a point; thence,

8. North 85° 38’ 56” East 227.91 feet to a point; thence,
9. South 04° 21’ 04” East 94.21 feet to a point; thence,

10. North 85° 38’ 56” East 87.93 feet to a point; thence,

11. South 54° 23’ 00” East 51.69 feet to a point; thence,

12. North 35° 37’ 00” East 12.00 feet to a point; thence,

13. South 54° 23’ 00” East 51.35 feet to a point; thence,

14. South 84° 09’ 58” East 98.42 feet to a point; thence,

15. North 81° 42’ 54” East 50.23 feet to a point on a non-tangent curve on the westerly ultimate right of way line of North Lane (30’ from centerline)

Thence, continuing along the ultimate right of way line of North Lane being 30’ from the centerline along the 3 following courses

16. Along a curve to the right having a radius of 4,450.00 feet and an arc length of 19.34 feet to a point of tangency; thence

17. South 24° 11’ 30” East 764.77 feet to a point of curvature; thence

18. North 65° 48’ 30” East 5.00 feet to a point, radius 40.00’ and an arc distance of 53.46’;

thence

19. Along a curve to the right having a radius of 35.00 feet and an arc length of 31.54 feet to a non-tangent point on the northerly ultimate right of way line of Hector Street (40’ from the centerline)

Thence, continuing along the ultimate right of way line of Hector Street being 40’ from the centerline along the following course

20. South 85° 36’ 00” West 701.34 feet to the point and place of BEGINNING.

BEING known as 1100 Hector Street.

PARCEL #65-00-05581-00-6

AND ALL THAT CERTAIN tract of land with improvements thereon erected situate in Whitemarsh Township, Montgomery County, Pennsylvania, as more fully described:

BEGINNING at a point on the easterly right of way line of Righter Street (66’ wide legal right of way at this point), being North 44° 37’ 00” East 377.23 feet from the intersection of the easterly right of way line of Righter Street with the northerly right of way line of 10th Avenue (60’ wide legal right of way), all as shown on a plan entitled ‘Final Plan Minor Subdivision of Spring Mill Corporate Center’, Whitemarsh Township, Montgomery County, Pa.’, by Barry Isett & Associates, Robert J. Beers, P.L.S., recorded in the Montgomery County Recorder of Deeds in
Plan Book 44 Page 104 & 105 Thence, continuing along the easterly right of way line of Righter Street being 33’ from the centerline along the following course

1. North 44° 37’ 00” East 271.56 feet to an angle point on the ultimate right of way line of Righter Street Thence, continuing along the ultimate right of way line being 28’ from the centerline along the following course

2. North 24° 32’ 00” East 198.18 feet to a point in the common line with Block 13 Unit 25 Thence, continuing along Block 13 Unit 25 the three following courses

3. South 65° 28’ 00” East 5.00 feet to a leaning rebar found; thence

4. South 61° 16’ 00” East 128.91 feet to a rebar found; thence

5. North 67° 25’ 00” East 204.18 feet to a point in a non-tangent curve on the ultimate right of way line of North Lane

Thence, the following course along the ultimate right of way line of North Lane (30’ from the centerline along the following course)

6. Along a curve to the right having a radius of 4,450.00 feet and an arc length of 614.75 feet to a point and common corner with Tax Parcel 65-00-05581 -00-6 known as 1100 East Hector Street (Residual Lot of Spring Mill Corporate Center)

Thence, along 1100 East Hector Street the 11 following courses

7. South 81° 42’ 54” West 50.23 feet to a point, thence

8. North 84° 09’ 58” West 98.42 feet to a point, thence

9. North 54° 23’ 00” West 51.35 feet to a point; thence

10. South 35° 37’ 00” West 12.00 feet to a point; thence

11. North 54° 23’ 00” West 51.69 feet to a point; thence

12. South 85° 38’ 56” West 87.93 feet to a point; thence

13. North 04° 21’ 04” West 94.21 feet to a point; thence

14. South 85° 38’ 56” West 227.91 feet to a point; thence

15. North 04° 21’ 04” West 16.50 feet to a point; thence

16. South 85° 38’ 56” West 276.03 feet to a point; thence

17. North 45° 23’ 00” West 48.25 feet to the point and place of BEGINNING.
BEING known as Righter Street.

PARCEL #65-00-05581-01-5

TOGETHER WITH the right, title and interest of Grantors, if any, in and to the land located between the current right-of-way line and the ultimate right-of-way line of any street or located within the bed of any street bounding the said premises.

PREMISES B:

ALL THAT CERTAIN tract of land with improvements thereon erected situate in Whitemarsh Township, Montgomery County, Pennsylvania, as more fully described:

BEGINNING at the intersection of the centerline of Hector Street (50’ wide legal right of way) with the centerline of End Street (un-confirmed 50’ wide); all as shown on a plan entitled ‘ALTA/NSPS Land Title Survey, Spring Mill Corporate Center, 1100 East Hector Street, Whitemarsh Township, Montgomery County, Pa.’ dated 7/01/2016 last revised 10/09/2018, by Barry Isett & Associates, Robert J. Beers, P.L.S.;

Thence, continuing along the centerline of Hector Street the following course

1. North 85° 36’ 00” East 25.21 feet to a point;

Thence, the following 2 courses along Block 8A Unit 2

2. South 11° 50’ 00” East 335.87 feet to a point; thence

3. South 48° 08’ 00” East 83.67 feet to a point in the common line with Block 8A Unit 15

Thence, continuing along Block 8A Unit 15

4. South 86° 00’ 00” West 50.00 feet to a point Thence, continuing along Block 8A Unit 15 and along Block 8A Units 14 and 6

5. South 11° 50’ 00” East 322.38 feet to a point in the Schuylkill River;

Thence, along the Schuylkill River

6. South 82° 56’ 00” West 25.09 feet to a point Thence, leaving the Schuylkill River and following along the centerline of End Street (unconfirmed 50’ wide)

7. North 11° 50’ 00” West 720.05 feet to the point and place of BEGINNING.

BEING known as Lee Street.

PARCEL #65-00-07207-00-9
RECORD OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Document Type: Deed Miscellaneous
Document Date: 03/14/2019
Reference Info:

Transaction #: 5836730 - 5 Doc(s)
Document Page Count: 8
Operator Id: dawhitner

RETURN TO: (Simplifile)
City Abstract, LLC
1050 Kings N Hwy Suite 208
Cherry Hill, NJ 08034-1909
(267) 979-5808

PAID BY:
CITY ABSTRACT LLC

PROPERTY DATA:
Parcel ID #: 65-00-08344-00-6
Address: 446 NORTH LN
Municipality: Whitemarsh Township (100%)
School District: Colonial

ASSOCIATED DOCUMENT(S):
DEED BK 6134 PG 02748 to 02756
Recorded Date: 05/06/2019 09:47:55 AM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.

Jeanne Sorg
Recorder of Deeds

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*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION
ASSIGNMENT OF LEASE

THIS INDENTURE made this 14th day of March, 2019, effective March 20th, 2019 between IMD ELEVEN HUNDRED EAST HECTOR STREET LP, a Delaware limited partnership, as to an undivided thirty percent (30%) interest, and SPRING MILL CONSHOHOCKEN LP, a Delaware limited partnership, an undivided seventy percent (70%), as tenants in common (hereinafter jointly called the “Grantors”), and ALLIANCE HP SPRING MILL PROPERTY, LLC, a Delaware limited liability company (hereinafter called the “Grantee”).

Witnesseth, that the said Grantors, for and in consideration of the sum of SEVEN MILLION DOLLARS ($7,000,000.00) lawful money of the United States, unto them well and truly paid by the said Grantee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged:
The said Grantors hereby assign, set over and transfer to Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever, under and subject as aforesaid, all of Grantors’ right, title and interest in and to that certain Lease Agreement with Spring Mill Fire Company No. 1, Inc., as landlord, and Lee Park Investors, L.P., as tenant, dated as of December March 30, 1990, as amended by that certain Amendment to Lease Agreement dated as of April 3, 1990 (the “First Amendment”), as further amended by that certain Second Amendment to Lease Agreement (the “Second Amendment”), and as further amended by that certain Third Amendment to Lease Agreement dated as of July 15, 1996 and recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania on August 15, 1996 in Deed Book 5158 page 142 (the “Third Amendment”), as evidenced by those certain Memoranda of Lease recorded in said office on April 6, 1990 in Deed Book 4942, page 2049 and on January 17, 1991 in Deed Book 4967, page 804 and that certain Fourth Amendment to Lease Agreement dated June 5, 2017 (unrecorded) whereby the parties thereto acknowledged and agreed that Lessee exercised the first of two remaining extension options in the Lease for a period of eighteen (18) years, thereby extending the expiration of the term of the Lease to December 19, 2050, subject to the remaining extension option in favor of Lessee (jointly, the “Memoranda”) (collectively, Lease Agreement, First Amendment, Second Amendment, Third Amendment, Fourth Amendment and Memoranda are referred to as the “Ground Lease”) with respect to the property described in Exhibit “A” attached hereto.

**BEING** the leasehold premises which Lee Park Investors, L.P., a Pennsylvania limited partnership, by Special Warranty Deed and Assignment and Assumption of Lease dated December 8, 2006 and made effective as of December 21, 2006 and recorded in Montgomery County in Deed Book 5631 page 461 assigned to IMD Eleven Hundred East Hector Street LP, a
Delaware limited partnership, as to an undivided thirty percent (30%) interest, as tenant in common, and Spring Mill Conshohocken LP, a Delaware limited partnership, as to an undivided seventy percent (70%) interest, as tenant in common, in leasehold.

Grantee hereby accepts the assignment set forth above and hereby agrees to assume all of Grantors’ obligations under the Ground Lease, and shall perform, discharge, fulfill and observe all terms, obligations, covenants, conditions and provisions of Grantors set forth in the Ground Lease arising from or after the date hereof.

Grantee agrees to save and hold Grantors harmless from any and all losses, claims, expenses, charges and liabilities (including without limitation reasonable attorneys’ fees) arising under the Ground Lease arising from and after the date hereof, and Grantors agree to save and hold Grantee harmless from any and all losses, claims expenses, charges and liabilities (including without limitation reasonable attorneys’ fees) arising under the Ground Lease arising on or prior to the date hereof.

Spring Mill Fire Company No. 1, Inc., as landlord under the Ground Lease, consented to the assignment evidenced by this Assignment of Lease, pursuant to that certain Ground Landlord Estoppel Certificate dated March 14, 2019.

This assignment and assumption shall be binding upon and inure to the benefit of Grantors and Grantee and their respective successors and assigns.

*(Remainder of Page is Intentionally Blank)*
IN WITNESS WHEREOF, the Grantors have executed this Assignment of Lease as of the day and year first above written.

IMD ELEVEN HUNDRED EAST HECTOR STREET LP, a Delaware limited partnership

By: Spring Mill Conshohocken General Partner LLC, a Delaware limited liability company, its General Partner

By: Israel M. Dolgin Associates LLC, a New York limited liability company, its Sole Member

By: 
Name: Kalmon Dolgin
Title: Manager

SPRING MILL CONSHOHOCKEN LP, a Delaware limited partnership

By: Spring Mill 70 General Partner LLC, a Delaware limited liability company, its General Partner

By: Spring Mill Manager LLC, a Delaware limited liability company, its Sole Member

By: 
Name: Kalmon Dolgin
Title: Sole Member
STATE OF New York : ss.
COUNTY OF Kings :

On the 14th day of March, 2019, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared KALMON DOLGIN, who acknowledged himself to be the Manager of ISRAEL M. DOLGIN ASSOCIATES LLC, a New York limited liability company, the Sole Member of SPRING MILL CONSHOHOCKEN GENERAL PARTNER LLC, a Delaware limited liability company, the General Partner of IMD ELEVEN HUNDRED EAST HECTOR STREET LP, a Delaware limited partnership, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.

[NOTARIAL SEAL]

Notary Public

My Commission Expires:

Paula M. Sahebroul
Notary Public, State of New York
No. 01SA6075908
Qualified in Kings County
Commission Expires June 10, 2022

STATE OF New York : ss.
COUNTY OF Kings :

On the 14th day of March, 2019, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared KALMON DOLGIN, who acknowledged himself to be the Sole Member of SPRING MILL MANAGER LLC, a Delaware limited liability company, the Sole Member of SPRING MILL 70 GENERAL PARTNER LLC, a Delaware limited liability company, the General Partner of SPRING MILL CONSHOHOCKEN LP, a Delaware limited partnership, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.

[NOTARIAL SEAL]

Notary Public

My Commission Expires:

Paula M. Sahebroul
Notary Public, State of New York
No. 01SA6075908
Qualified in Kings County
Commission Expires June 10, 2022
The address of the within-named Grantee is:
40 Morris Avenue, Suite 230
Bryn Mawr, PA 19010

On Behalf of the Grantee

[Signature]
EXHIBIT “A”

(LEASEHOLD INTEREST)

ALL THAT CERTAIN tract of land with improvements thereon erected situate in Whitemarsh Township, Montgomery County, Pennsylvania, as more fully described:

BEGINNING at the intersection of the northerly right of way line of Hector Street (50’ wide legal right of way) with the easterly right of way line of North Lane (40’ wide legal right of way); all as shown on a plan entitled ‘ALTA/NSPS Land Title Survey, Spring Mill Corporate Center, 1100 East Hector Street, Whitemarsh Township, Montgomery County, Pa.’ dated 7/01/2016 last revised 10/09/2018, by Barry Isett & Associates, Robert J. Beers, P.L.S.;

Thence, continuing along the easterly right of way line of North Lane (40’ wide legal right of way) the following course

1. North 24° 11’ 30” West 19.12 feet to a point;

Thence, partially crossing North Lane right of way

2. South 65° 24’ 00” West 22.98 feet to a point on the title line of the hereon described parcel;

Thence, through the North Lane right of way and continuing along the title line

3. South 24° 36’ 00” East 573.61 feet to a point;

Thence, continuing through North Lane right of way and thence continuing along Tax Block 8 Unit 15 the 3 following courses

4. North 74° 02’ 00” East 211.50 feet to an iron pipe; thence

5. North 15° 50” 15’ West 84.14 feet to an iron pipe; thence

6. North 74° 02’ 00” East 418.00 feet to an iron pipe and common corner Tax Block 8 Unit 7;

Thence, continuing along Tax Block 8 Unit 7

7. South 12° 50’ 35” East 671.08 feet to the point on the northerly right of way line of Hector Street (50’ wide legal right of way);

Thence, continuing along Hector Street right of way

8. South 74° 26’ 00” West 481.57 feet to the point and place of BEGINNING.
BEING known as 446 North Lane.

PARCEL #65-00-08344-00-6

EXCEPTING THEREOUT AND THEREFROM:

ALL THAT CERTAIN portion of ground fully contained by a portion of a building utilized as a Fire House, and fully encompassed by the above described parcel of ground, beginning at a corner of the Fire House building and being on a course North 68° 17' 00" East 55.73 feet from the iron pipe at the end of the 4th course (4. North 74° 02' 00" East 211.50 feet to an iron pipe) described above;

Thence, the 5 following courses are along the exterior face of the building (more or less)

1. North 70° 45' 00" East 18.50 feet; thence
2. North 19° 15' 00" West 20.58 feet; thence
3. North 70° 45' 00" East 52.25 feet; thence
4. South 19° 15' 00" East 10.83 feet; thence
5. North 70° 45' 00" East 79.42 feet to a former corner of the original building (a building addition has been constructed and attached to the following described line which was the former exterior face of the building) Thence, through the building (along the former exterior of the building)

6. South 19° 15' 00" East 72.50 feet to a point on the building line being at another former corner of the original building; Thence, the 6 following courses continue along the exterior face of the building

7. South 70° 45' 00" West 91.67 feet; thence
8. South 19° 15' 00" East 8.42 feet; thence
9. South 70° 45' 00" West 13.83 feet; thence
10. North 19° 15' 00" West 8.42 feet; thence
11. South 70° 45' 00" West 44.67 feet; thence
12. North 19° 15' 00" West 62.75 feet to the point and place of BEGINNING.
Mr. Purdy is the principal responsible for all phases of architectural planning, design and documentation on a wide variety of project types. His twenty-four years of architecture, project management and design experience provides for site and client specific solutions to each and every project. He maintains a detailed overview of projects throughout all phases of design and construction.

**PROJECT EXPERIENCE:**

**Selected Projects**

**Commercial**
- Grand View Health, Urgent Care Facility – Quakertown, PA
- Jefferson / Aria Health – Urgent Care Facility – Philadelphia, PA
- Main Line Health, Bryn Mawr Avenue, Lankenau Hospital, Riddle Pediatrics – Various locations
- Merakey Office and Adult day programs – Philadelphia, PA
- Davids Bridal Office Fitout, Conshohocken, PA
- Wizehive Corporate Office, Conshohocken, PA
- Philadelphia School District Administration Building - Philadelphia, PA
- Comcast SportsNet – Wachovia Center - Philadelphia, PA
- Nation’s Bank Center Tenant Fitout - Richmond, Virginia

**Retail**
- WSFS Bank Airport Plaza Branch – New Castle, Delaware
- Citizens Bank Branch Upgrades – PA and DE
- Nova Grill – Villanova, PA
- The Victor’s Club – Wachovia Center – Philadelphia, PA

**Institutional**
- New Garden Township Administration Building - New Garden, PA
- Easttown Township Municipal Building – Devon, PA

**Residential**
- Clifford Brown Lofts – 80 Unit Historic adaptive re-use – Wilmington, DE
- Mispillion Apartments – 80 Unit Affordable housing, New Creation – Milford, DE
- Canterbury Apartments – 24 Unit Affordable Housing, Renovation – Bridgeville, DE
- The Arbours at Eagle Pointe - Condominiums, Townhouses, Single Family – Philadelphia, PA
- The Landing at Spa Creek – Water view luxury multi-family residences – Annapolis, MD
- Crusader Arms Apartments – 104 Unit Affordable housing renovations - Cambridge, MD
- Hilltop at Falls Ridge (Townhouses, Affordable Flats, Stacked Townhouses) - Philadelphia, PA
- Brewertown Quaker Court (Stacked Townhouses, Affordable Flats) - Philadelphia, PA
- Gaudenzia Thompson St Apartments – Townhouse Conversion to 6 Apartments – Philadelphia, PA

**Professional Status**
- Registered Architect - Pennsylvania, Maryland, New Jersey, Delaware - NCARB Certified

**Professional Affiliations**
- American Institute of Architects Philadelphia Chapter

**Awards & Citations**
- McGraw-Hill Construction Award of Merit 2005, Adaptive Re-Use
- Associated Builders & Contractors Award of Excellence 2005
- Concrete Institute Grand Prize Arch. Concrete Precast Cladding 2003
- Associated Builders & Contractors Award Excellence 1999
- National Assoc. of Builders Grand Award of Excellence 2001

**Education**
- Drexel University - Philadelphia, PA  Bachelor of Architecture, 1996
- Spring Garden College, Philadelphia, PA  Bachelor of Science in Architecture, 1992
May 10, 2020

Spring Mill Exterior Signage

This summary is based on the HVY/Limited Industrial zoning classification per the township ordinance

This summary covers all exterior signage, however, we have split this summary into groups of signs per variance required.

REQUEST #01

Variance from 116-207B  Signage exceeding 200SF per wall per street

1A Sign part of group of Hector Street signage exceeding 200 SF
   - Intersection at North Lane  (Replaces existing Monument Sign)
     ST02/01  Main Monument Signage Monument Type 40 SF (Non Compliant)
   - Intersection at Lee Street  (New Signage)
     ST02/14  Main Monument Signage Monument Type 40 SF (Non Compliant)
   - Mid-Block Driveway (New Signage)
     ST04/12  Directional signage Monument type 16.5 sf   (Non-Compliant)
   - Mid-Block Hector Street (Existing Rooftop signage)
     Existing Roof Top Mounted "Spring Mill" letters 528 SF (Previous variance granted)
   - Mid-Block Hector Street (Existing Wall signage)
     Mainline Health Signage Existing 68 SF  (Previous variance granted)
   - Mid-Block Hector Street (New signage)
     ST06B/13  Building Identification Signage Wall Mounted 4 SF  (Non-Compliant)

Cumulative Total 596 Existing SF Request for 2 additional SF

   - Mid-Block Hector Street (Existing Wall signage)
     Café Signage Existing 48 SF (Previous variance granted)
   - Mid-Block Hector Street (Existing Wall signage)
     Café Awning Signage Existing 57 SF (Previous variance granted)

Cumulative total this wall 105 SF

1B Sign part of group of North Lane signage exceeding 200 SF
   - Intersection at Hector Street  (Replaces existing Monument Sign)
     ST04/02  Main Monument Signage Monument Type 40 SF (Non Compliant)
   - Lower Driveway (New Signage)
     New Directional Signage Monument type 16.5 sf   (Non-Compliant)
   - Center Driveway (Replacement Signage)
     ST03/03  Entrance Marker Signage Monument Type 40 SF (Non-Compliant)
   - Firehouse Driveway (New Signage)
     ST07/04  Directional signage Monument type 16.5 sf (Non-Compliant)
   - Building A Entrance (New Signage)
     ST01/05 Wall Entrance Sign 165 sf  (Non-Compliant)
   - Upper Driveway (New Signage)
     ST04/11  Directional signage Monument type 16.5 sf  (Non-Compliant)
   - Hopper Signage (New Signage) Visible from multiple streets
     ST08/19  Building Graphic Signage  208 sf  (Non-Compliant)
REQUEST #02
Variance from 116-209B  More than one sign per street

2A More than one sign per street Hector street
   - Intersection at North Lane  (Replaces existing Monument Sign)
     ST02/01  Main Monument Signage  Monument Type  40 SF (Non Compliant)
   - Intersection at Lee Street  (New Signage)
     ST02/14  Main Monument Signage  Monument Type  40 SF (Non Compliant)
   - Mid-Block Driveway  (New Signage)
     ST04/12  Directional signage  Monument type  16.5 sf  (Non-Compliant)

2B More than one sign per street North Lane
   - Intersection at North Lane  (Replaces existing Monument Sign)
     ST02/01  Main Monument Signage  Monument Type  40 SF (Non Compliant)
   - Lower Driveway  (New Signage)
     ST04/02  New Directional Signage Monument type  16.5 sf  (Non-Compliant)
   - Center Driveway  (Replacement Signage)
     ST03/03  Entrance Marker Signage  Monument Type  40 SF (Non-Compliant)
   - Firehouse Driveway  (New Signage)
     ST07/04  Directional signage  Monument type  16.5 sf  (Non-Compliant)
   - Building A Entrance  (New Signage)
     ST01/05  Wall Entrance Sign 165 sf  (Non-Compliant)
   - Upper Driveway  (New Signage)
     ST04/11  Directional signage  Monument type  16.5 sf  (Non-Compliant)
   - Hopper Signage  (New Signage) Visible from multiple streets
     ST08/19  Building Graphic Signage  208 sf  (Non-Compliant)

2C More than one sign per street Lee Street
   - Intersection at Lee Street  (New Signage)
     ST02/14  Main Monument Signage  Monument Type  40 SF (Non Compliant)
   - Spring Mill and Lee Street Intersection  (Replacement Signage)
     ST03/15  Entrance Marker Signage  Monument Type  40 SF (Non Compliant)
REQUEST #03

Variance from 116-209C

Sign sits closer to the street than ½ the distance of the front yard

3A  Sign sits closer to Hector street than ½ the distance of the front yard
   - Intersection at Lee Street (New Signage)
     ST02/14  Main Monument Signage  Monument Type  40 SF (Non Compliant)
   - Mid-Block Driveway (New Signage)
     ST04/12  Directional signage  Monument type  16.5 sf  (Non-Compliant)

3B  Sign sits closer to North Lane than ½ the distance of the front yard
   - Lower Driveway (New Signage)
     ST04/02 New Directional Signage Monument type  16.5 sf  (Non-Compliant)
   - Center Driveway (Replacement Signage)
     ST03/03  Entrance Marker Signage  Monument Type  40 SF (Non-Compliant)
   - Firehouse Driveway (New Signage)
     ST07/04  Directional signage  Monument type  16.5 sf  (Non-Compliant)
   - Building A Entrance (New Signage)
     ST01/05 Wall Entrance Sign 165 sf  (Non-Compliant)
   - Upper Driveway (New Signage)
     ST04/11  Directional signage  Monument type  16.5 sf  (Non-Compliant)
REQUEST #04
Variance from 116-208A
Sign more than 4 sf

All signage in this group face the interior parking lots or other buildings on Campus and do not directly address the public on the Streets. There are three types of Campus Interior Signage and are grouped accordingly.

4A Building Identification Signage (New Signage)
ST06A/06 Building Identification Monument 19 sf Bldg A (Non-Compliant)
Variance from 116-208A Sign more than 4 sf
Need Police dept approval

ST06A/08 Building Identification Monument 19 sf Bldg C (Non-Compliant)
Variance from 116-208A Sign more than 4 sf
Need Police dept approval

ST06A/24 Building Identification Monument 19 sf Bldg C (Non-Compliant)
Variance from 116-208A Sign more than 4 sf
Need Police dept approval

ST06A/22 Building Identification Monument 19 sf Bldg D (Non-Compliant)
Variance from 116-208A Sign more than 4 sf
Need Police dept approval

ST06A/20 Building Identification Monument 19 sf Bldg D (Non-Compliant)
Variance from 116-208A Sign more than 4 sf
Need Police dept approval

ST06A/17 Building Identification Wall Sign 4 sf Bldg E (Compliant)

4B Directional Signage (New Signage)
ST05/09 Site Stair 1 Directional Monument type 16.5 sf (Non-Compliant)
Variance from 116-208A Sign more than 4 sf
Need Police dept approval

ST05/10 Site Stair 1 Directional Monument type 16.5 sf (Non-Compliant)
Variance from 116-208A Sign more than 4 sf
Need Police dept approval

ST04/21 Rear Parking :Lot Directional Monument type 16.5 sf (Non-Compliant)
Variance from 116-208A Sign more than 4 sf
Need Police dept approval

ST04/18 Rear Parking :Lot Directional Monument type 16.5 sf (Non-Compliant)
Variance from 116-208A Sign more than 4 sf
Need Police dept approval
4C Building Graphic Signage (New Signage)
  ST08/07 Building Graphic Signage 409 sf Building A (Non-Compliant)
  Variance from 116-208A Sign more than 4 sf
  Need Police dept approval

  ST08/23 Building Graphic Signage 108 sf Building D (Non-Compliant)
  Variance from 116-208A Sign more than 4 sf
  Need Police dept approval

  ST08/25 Building Graphic Signage 108 sf Building C (Non-Compliant)
  Variance from 116-208A Sign more than 4 sf
  Need Police dept approval

  ST08/27 Building Graphic Signage 534 sf Building F (Non-Compliant)
  Variance from 116-208A Sign more than 4 sf
  Need Police dept approval
Additional Requirements for select signage not part of the zoning variance request

**Hector Street**
Intersection at Lee Street (New Signage)
ST02/14  Main Monument Signage  Monument Type  40 SF (Non Compliant)
Requires
Need owner signed hold harmless letter for signage located within the ultimate R.O.W.on Hector Street but outside the ROW
**PenDOT Approval required after Township Approval**

Mid-Block Driveway (New Signage)
ST04/12  Directional signage  Monument type  16.5 sf  (Non-Compliant)
Need owner signed hold harmless letter for signage located within the ultimate R.O.W.on Hector Street but outside the ROW
**PenDOT Approval required after Township Approval**

**North Lane**
Lower Driveway (New Signage)
New Directional Signage Monument type  16.5 sf  (Non-Compliant)
**PenDOT Approval required after Township Approval**

Firehouse Driveway (New Signage)
ST07/04  Directional signage  Monument type  16.5 sf  (Non-Compliant)
Will require Firehouse approval prior to submission
Need owner signed hold harmless letter for signage located within the ultimate R.O.W.on Hector Street but outside the ROW
**PenDOT Approval required after Township Approval**

Upper Driveway (New Signage)
ST04/11  Directional signage  Monument type  16.5 sf  (Non-Compliant)
**PenDOT Approval required after Township Approval**
Additional New Signage that is compliant with the zoning code

Spring Mill Avenue
   (New signage)
   ST06B/16  Building Identification Signage Wall Mounted  2 SF  (Compliant under 116-207)

10th Avenue
   (New signage)
   ST04/28  Directional signage  Monument type  16.5 sf  (Compliant under 116-207)
PURDY Architecture & Design expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, nor are they to be assigned to any third party, without obtaining the expressed written consent of PURDY Architecture & Design.
Design Intent

Exterior Wayfinding

Location:

Spring Mill

555 E North Ln
Conshohocken, PA 19428

Proposal Date:
04.09.2020

Project No:
19-159_B

Statement of Confidentiality
This proposal is made for specially constructed equipment and when accepted is not subject to cancellation. D2 Branding, LLC shall not be responsible for errors in plans, designs, specifications, copyright law violations, or drawings furnished by Client or for defects caused thereafter.
Location Plan  Exterior Signage

Sign Types:

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Count</th>
</tr>
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<tbody>
<tr>
<td>ST01 Spring Mill Facade</td>
<td>1x</td>
</tr>
<tr>
<td>ST02 Main Monuments</td>
<td>2x</td>
</tr>
<tr>
<td>ST03 Entrance Markers</td>
<td>2x</td>
</tr>
<tr>
<td>ST04 Vehicular Directionals</td>
<td>6x</td>
</tr>
<tr>
<td>ST05 Pedestrian Directional</td>
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<tr>
<td>ST06 Bldg Identification</td>
<td>9x</td>
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<tr>
<td>ST07 Mansion Identification</td>
<td>1x</td>
</tr>
<tr>
<td>ST08 Building Graphic</td>
<td>5x</td>
</tr>
</tbody>
</table>
**Spring Mill Facade**

**ST01**

**Description:**
- **A:** Painted acrylic or aluminum (thickness TBD by fabricator)
- **B:** Standoffs 2 inches off wall

**Mounting:** Looking for a solution that will minimally disrupt historic facade

**Square Footage:** 164 sqft

**Illumination:** Up-lighting from entrance roof

**Dimensions:**
- **Front View:**
  - Width: 16 ft - 7 in
  - Height: 9 ft - 10 in
- **Side View:**
  - Width: 2 in
  - Height: 23 ft - 8 in
ST02 Main Monument

Description:
A: 1/2” painted CNC’d aluminum panels
B: 1/4” pin-mounted logo on 1/2” standoffs
C: 4” spacers/standoffs (fabricator may suggest alternative solution to create space and rigidity)
D: 1/2” painted CNC’d aluminum panels with mask and sprayed graphics

Footing: TBD based on location

Square Footage: 54 sqft

Illumination: External illumination
ST03 Entrance Monument

Description:
A: 1/2” painted CNC’d aluminum panels
B: 1/4” pin-mounted logo on 1/2” standoffs
C: 4” spacers / standoffs (fabricator may suggest alternative solution to create space and rigidity)
D: 1/2” painted CNC’d aluminum panels with mask and sprayed graphics

Footing: TBD based on location

Square Footage: 47 sqft

Illumination: External illumination

Spot light may be added if ground spot-lights cannot be placed far enough away to illuminate “Spring Mill”
Description:
A: 1/2” painted CNC’d aluminum panels with mask and sprayed graphics
B: 1/2” fabricated support rib
Footing: TBD based on location
Square Footage: 17 sqft
Illumination: External illumination
ST04 Vehicular Directional

- **ST04 / 02**
  - Side A
  - Employee Parking
  - Visitor Entrance
- **ST04 / 02**
  - Side B
  - Employee Parking
  - Visitor Entrance
- **ST04 / 11**
  - Side A
  - Employee Parking
  - Visitor Entrance
- **ST04 / 11**
  - Side B
  - Employee Parking
  - Visitor Entrance
- **ST04 / 12**
  - Side A
  - Employee Parking
  - Visitor Entrance
  - West Entrance
- **ST04 / 12**
  - Side B
  - Employee Parking
  - Visitor Entrance
  - West Entrance
- **ST04 / 18**
  - Side A
  - Employee Parking
  - Visitor Entrance
  - West Entrance
- **ST04 / 18**
  - Side B
  - Employee Parking
  - Visitor Entrance
  - West Entrance
- **ST04 / 22**
  - Side A
  - Employee Parking
  - Visitor Entrance
  - Employee Parking
  - Visitor Entrance
  - West Entrance
Description:

A: 1/2” painted CNC’d aluminum panels with mask and sprayed graphics

B: 1/2” fabricated support rib

Footing: TBD based on location

Square Footage: 7 sqft
**ST06 Bldg Identification | Layouts**

**Description:**
A: Fabricated cabinet to house LED strip
B: 1/8" painted aluminum face
C: 1/4" clear acrylic spacer to allow illumination of colored rim
D: LED strip to illuminate face of colored rim and push-through letter
E: 1/2" white push-through acrylic letters

**Footing:** TBD based on location

**Square Footage:** 19 sqft / 4 sqft

**Illumination:** Internal medallion and base sign cabinet illumination

**PMS Colors:**
- PMS: 3435
- PMS: 1665
- PMS: 7499
- PMS: 426
- PMS: 7711
- PMS: 7406
ST07 Mansion Identification

Description:
A: 1/2” painted CNC’d aluminum panels with mask and sprayed graphics
B: 1/2” fabricated support rib
Footing: TBD based on location
Square Footage: 17 sqft
Illumination: External illumination

Location A: Stands in line with existing sign
Location B: Replaces existing Synergy sign & adds Synergy logo to signage (not shown)
Description:
A: Paint on brick
B: Vinyl first surface applied to glass
Square Footage: 420 sqft
Description:
Surface cleaning, base coating & stenciled graphic

Square Footage: 216 sqft (estimate)
Description:
A: Paint on brick
B: Vinyl first surface applied to glass

Square Footage: 108 sqft/each
Description:
A: Paint on brick
B: Vinyl first surface applied to glass

Square Footage: 546 sqft
Variance Request #4C  Existing Photos

4C  Building Graphic Signage (New Signage)  
ST08/07  Building Graphic Signage  409 sf  Building A (Non-Compliant)  
Variance from 116-208A  Sign more than 4 sf

View from North Lane
4C Building Graphic Signage (New Signage)
ST08/23 Building Graphic Signage 108 sf Building D (Non-Compliant)
Variance from 116-208A Sign more than 4 sf

4C Building Graphic Signage (New Signage)
ST08/25 Building Graphic Signage 108 sf Building C (Non-Compliant)
Variance from 116-208A Sign more than 4 sf
4C Building Graphic Signage (New Signage)
ST08/27 Building Graphic Signage 534 sf Building F (Non-Compliant)
Variance from 116-208A Sign more than 4 sf

VIEW OF BUILDING F
FROM ENTRANCE TO PARKING AREA (NOT VISIBLE FROM STREET)