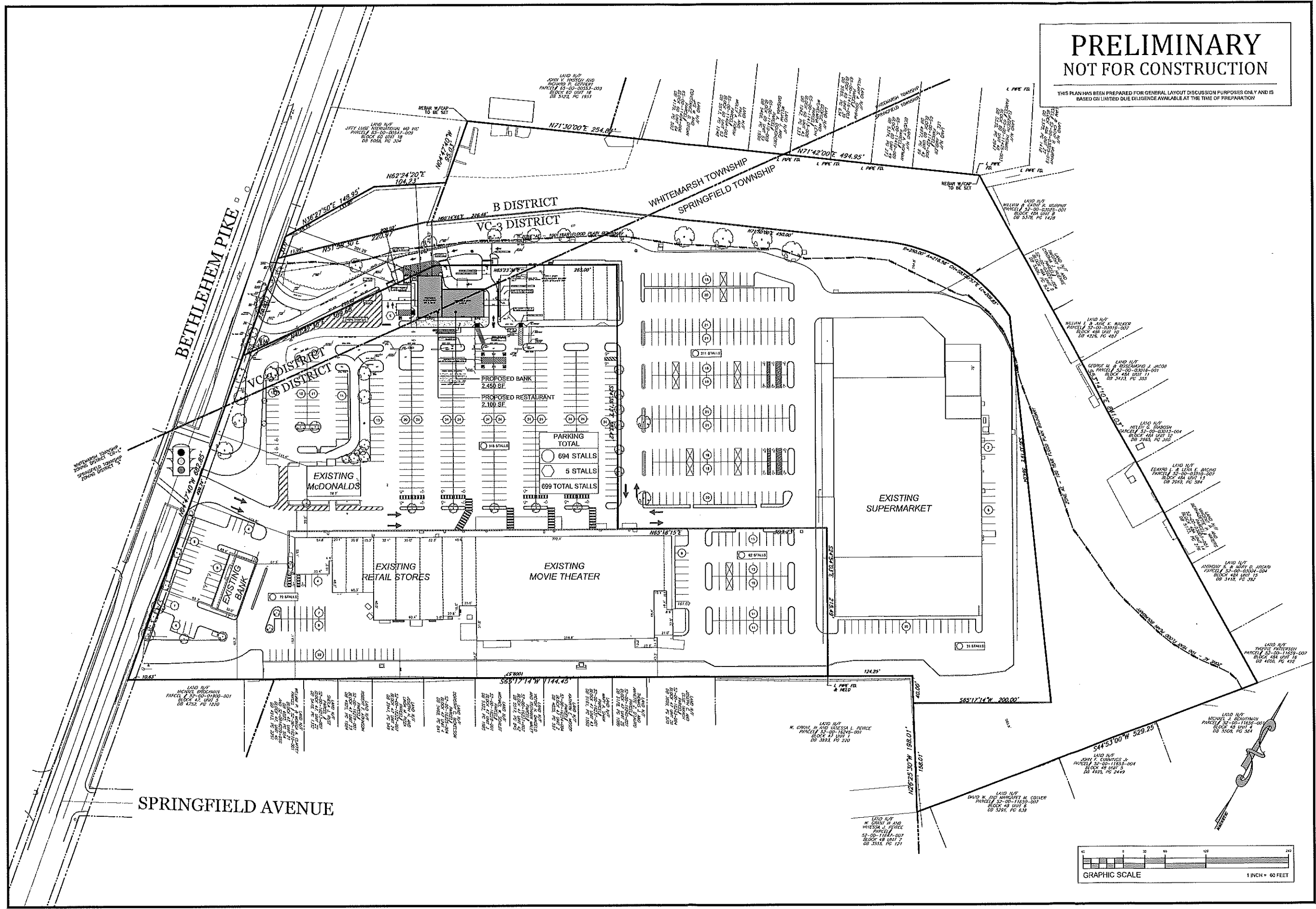


**PRELIMINARY
NOT FOR CONSTRUCTION**

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION



PROJECT NO:	141885
DRAWN BY:	B. ANDRUST
CHECKED BY:	K. M. RUTT
DATE:	140065_CPT1

LANDCORE
Engineering Consultants, P.C.
PHILADELPHIA, PENNSYLVANIA 19103-8838
PHONE 215-588-8510 | FAX 215-588-8488
LANDCORECONSULTING.COM

PROJECT: FEDERAL REALTY INVESTMENT TRUST
PROPOSED SITE IMPROVEMENTS
1800 BETHLEHEM PIKE
MONTGOMERY COUNTY, PENNSYLVANIA

TITLE: PARKING EXHIBIT
OVERALL DEVELOPMENT

SCALE: (6) AS NOTED
DATE: 2019-06-12
SHEET: CPT
REV: 2



K. MATTHEW RUTT, P.E.
PENNSYLVANIA LICENSE NO. 140065
KEY STATE LICENSE NO. 4392

NOT FOR CONSTRUCTION



© LANDCORE ENGINEERING CONSULTANTS, P.C. - FEDERAL REALTY INVESTMENT TRUST - FEDERAL REALTY INVESTMENT TRUST - FEDERAL REALTY INVESTMENT TRUST - FEDERAL REALTY INVESTMENT TRUST - FEDERAL REALTY INVESTMENT TRUST

WHITEMARSH TOWNSHIP PORTION OF SITE				
ZONED - VC-3 (MALLAGE COMMERCIAL) - WHITEMARSH TOWNSHIP				
EXISTING USE: SHOPPING CENTER				
PROPOSED USE: RESTAURANT (CONVENTIONAL USE), BANK W/ DRIVE THRU (CONVENTIONAL USE)				
BULK REQUIREMENTS				
	REQUIRED	EXISTING	PROPOSED	
MINIMUM LOT AREA (SF)	NA	776,337 (VC-3)	NO CHANGE	
MINIMUM LOT AREA (AC)	NA	17.822	NO CHANGE	
MINIMUM STREET FRONTAGE (11XFT)	50	287.85	NO CHANGE	
MINIMUM LOT WIDTH @ BSL (11XFT)	100	290.62	NO CHANGE	
MINIMUM BUILDING SEPARATION (11XFT)	15	NA	36.3 (B)	
MINIMUM YARD SETBACKS (LOT AREA IS ACRES OR GREATER)				
FRONT YARD, ULTIMATE R.O.W. (FT)	35	NA	201.28 (E)	
FRONT YARD, INTERNAL ROADWAY (FT)	15	NA	15.00 (F)	
SIDE YARD FROM RESIDENTIAL (FT)	45	NA	78.42	
REAR YARD FROM RESIDENTIAL (FT)	45	NA	NA (G)	
MAXIMUM IMPERVIOUS COVERAGE (%)(SF)	65	94.66% (B)	94.25% (E)	
MINIMUM VEGETATED OPEN SPACE, TREES OR LANDSCAPING (11X2X6)	35	734.687	731.976	
MINIMUM VEGETATED OPEN SPACE, TREES OR LANDSCAPING (11X2X6)	35	5,345 (E)	5,714 (E)	
MAXIMUM BUILDING COVERAGE (%)(SF)	40	0	44,297	
MAXIMUM NONRESIDENTIAL BUILDING FOOTPRINT FOR NEW CONSTRUCTION ONLY (11X2X6)	8,000 EXCEPT FOR RETAIL, IN WHICH A MAXIMUM OF 15,000 IS PERMITTED	NA	4,300	
MAXIMUM BUILDING FRONT FACADE WIDTH (11XFT)	75	NA	60	
MAXIMUM BUILDING HEIGHT (11XFT)	3 STORES (42 FT MAX)	NA	< 42	

PARKING REQUIREMENTS (WHITEMARSH TOWNSHIP)				
MINIMUM PARKING STALL REQUIREMENT				
RESTAURANT USE	REQUIRED	EXISTING	PROPOSED	
1 STALL PER 50 SF OF PATRON FLOOR SPACE (75% OF GCF ASSIGNED)	NA	NA	(2,100 X 0.75) / 50 = 31.5 (F)	32 REQUIRED
1 STALL PER 3 PERSONS OF DESIGN CAP. (4)	NA	NA	825 SF/200 SF PER OCCUPANT = 1515 SF/15 PER PATRON = 108 PERSONS/DESIGN CAPACITY = 36 STALLS REQUIRED.	36 STALLS
GREATER OF PARKING REQUIREMENTS FOR RESTAURANT				36 STALLS
BANK USE (OTHER COMMERCIAL USES)	1 STALL PER 1,000 SF	NA	2,450 / 1,000 = 2.45	3 REQUIRED
TOTAL REQUIRED PARKING				39 REQUIRED
MINIMUM STALL SIZE (FT)	9 x 18	9 x 18	9 x 18	9 x 18
MINIMUM AISLE WIDTH (FT)	24	24	24	24
MINIMUM PARKING SETBACKS				
FRONT YARD (FT)	10	NA	178.35	
SIDE / REAR YARD (RES ADJ) (FT)	5	NA	78.16	
SIDE / REAR YARD (RES ADJ) (FT)	20	NA	NA	
FRONT BUILDING (FT)	10	NA	16.00	
MAXIMUM PARKING PERCENTAGE BETWEEN STREET LINE AND FRONT PRINCIPAL BUILDING PLANE	25%	NA	100% (Y)	

SPRINGFIELD TOWNSHIP PORTION OF SITE				
ZONED - S (SHOPPING CENTER) - SPRINGFIELD TOWNSHIP				
EXISTING USE: SHOPPING CENTER (PERMITTED)				
PROPOSED USE: RESTAURANT (PERMITTED), BANK W/ DRIVE THRU (PERMITTED)				
BULK REQUIREMENTS				
	REQUIRED	EXISTING	PROPOSED	
MINIMUM LOT AREA (SF)	2	1,000,210	NO CHANGE	
MINIMUM LOT AREA (AC)	2	23.650	NO CHANGE	
MINIMUM YARD SETBACKS				
FRONT YARD (FT)	NA	68.50	NO CHANGE	
SIDE YARD (RES ADJ) (FT)	25	49.80	NO CHANGE	
REAR YARD (RES ADJ) (FT)	25	123.20	NO CHANGE	
ADJACENT BUILDINGS (FT)	12	87.30	38.30	
MAXIMUM BUILDING COVERAGE (%)(SF)	30	19.22% (B)	19.22%	
MAXIMUM BUILDING HEIGHT (MAX HEIGHT)	50	187.876	196.749	
PARKING REQUIREMENTS (SPRINGFIELD TOWNSHIP)				
MINIMUM PARKING STALL REQUIREMENT				
SHOPPING CENTER USE (4)	5.5 STALLS PER 1,000 SQ LEASABLE SF	(177,629 / 1,000) X 5.5 = 974	(177,629 / 1,000) X 5.5 = 974	(1,550 / 1,000) X 5.5 = 853
MINIMUM STALL SIZE (FT)	9 x 18	9 x 18	9 x 18	9 x 18
MINIMUM AISLE WIDTH (FT)	24	24	24	24
MINIMUM PARKING SETBACKS				
FRONT YARD (FT)	10	14.03 (F)	NO CHANGE	
SIDE YARD (RES ADJ) (FT)	25	28.45 (F)	NO CHANGE	
REAR YARD (RES ADJ) (FT)	25	132.84 (F)	NO CHANGE	

ALL CALCULATIONS WITHIN THE TABLES HEREWITH HAVE BEEN BASED ON THE TOTAL TRACT AREA INCLUSIVE OF PARCELS A, B & C, (LOTS A & B) UNLESS NOTED OTHERWISE.

(1) - PER WHITEMARSH TOWNSHIP CONVENTIONAL USE STANDARDS

(2) - PER CONVENTIONAL USE STANDARDS - SAID PERCENTAGES MAY BE REDUCED COMMENSURATE WITH ANY INCREASE IN IMPERVIOUS COVERAGE PERMITTED BY STANDARD NO. 7 FOR NONRESIDENTIAL VC-3 PERMITTED USES, BY STANDARD NO. 8 IN THIS SECTION, OR BY CONVENTIONAL USE IN ACCORDANCE WITH THE PROVISIONS OF § 162.001 HEREIN.

(3) - PER 116-230 (E) A TRAFFIC IMPACT STUDY IS REQUIRED FOR A CONVENTIONAL USE APPROVAL OF A DRIVE THRU.

(4) - BASED ON THE TABLE OF THE MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN THE CURRENT EDITION OF THE WHITEMARSH TOWNSHIP BUILDING CODE OR THE MAXIMUM OCCUPANCY ALLOWANCE UNDER THE PROVISIONS OF THE WHITEMARSH TOWNSHIP FIRE PREVENTION CODE, BOTH OF WHICH WERE UNAVAILABLE, THEREFORE THE CALCULATIONS ARE BASED ON THE ASSUMPTION OF 25% KITCHEN AREA AT 200 SF PER OCCUPANT AND 25% TABLETOP AREA AT 15 SF PER PATRON.

(5) - PER FINAL RECORD PLAN, PREPARED BY DELMORE & ASSOCIATES, DATED 9/13/2013, THE OVERALL CENTER CONTAINS 172,629 SF OF TOTAL LEASABLE AREA (TIA) AND 113 PARKING STALLS, EQUATING TO A 4.9 PARKING RATIO. THE PROPOSED IMPROVEMENTS WILL INCREASE THE TIA TO 84,535 SF. THE PARKING STALL COUNT WILL DECREASE TO 102 AND THE OVERALL PARKING RATIO WILL BE 3.9. THE PRIOR SPRINGFIELD TOWNSHIP APPROVALS HAVE BEEN BASED OFF OF A REQUIRED 5.5 PARKING RATIO AND THE EXISTING 4.9 RATIO HAS BEEN PREVIOUSLY APPROVED AS AN EXISTING NON-COMFORMANCE. THE REDUCTION OF THIS RATIO TO 3.9 MAY RESULT IN A VARIANCE BEING REQUIRED FROM SPRINGFIELD TWP. ADDITIONALLY, SINCE THE REQUIRED 39 STALLS FOR THE RESTAURANT AND BANK ARE NOT PROVIDED WITHIN WHITEMARSH TOWNSHIP, A VARIANCE IS ALSO LIKELY TO BE REQUIRED FROM WHITEMARSH TOWNSHIP. VERIFICATION FROM THE RESPECTIVE ZONING OFFICERS SHOULD BE OBTAINED.

(6) - IMPERVIOUS COVERAGE WITHIN RESPECTIVE TOWNSHIP & ZONING DISTRICT.

(7) - PARKINGS PROVIDED IN RESPECTIVE TOWNSHIP

(8) - BUILDINGS WITHIN RESPECTIVE TOWNSHIP

NOTE: THE ZONING ANALYSIS CONTAINED ON THIS PLAN DOES NOT INCLUDE THE VARIOUS BUILDING DESIGN REQUIREMENTS CONTAINED IN SECTION 115-291B. THIS SECTION SHALL BE ASSESSED BY ARCHITECT AT TIME WHEN TENANT OR BUILDING DESIGN IS KNOWN.

SITE DATA
 THIS LAND DEVELOPMENT PLAN REFERENCES A SURVEY PREPARED BY
 BLUE HARBOR ASSOCIATES, INC.
 P.O. BOX 563
 WASHINGTON PA, 15376-2170
 FILE NO. 17-3048-054 / DATED 2017-03-17

OWNER OF RECORD / APPLICANT
 FEDERAL REALTY INVESTMENT TRUST
 CO. ALLIUS GROUP
 PO BOX 33279
 SOUTHPLANE TX, 75092

OUTLINE SURVEY BY / SURVEYOR
 1850 BETHLEHEM PIKE
 ROCKVILLE MD 20852

PARCEL DATA
 1850 BETHLEHEM PIKE
 FLOURTOWNSHIP PA 19031

LOT A: UNIT 16, BLOCK 48 PARCEL # 62-00-01903-007
 UNIT 56, BLOCK 60 PARCEL # 62-00-00547-003
 LOT B: UNIT 18, BLOCK 48 PARCEL # 62-00-01904-005
 UNIT 57, BLOCK 60 PARCEL # 62-00-00547-005
 LOT C: UNIT 19, BLOCK 48 PARCEL # 62-00-01903-105
 UNIT 17, BLOCK 60 PARCEL # 62-00-00547-007

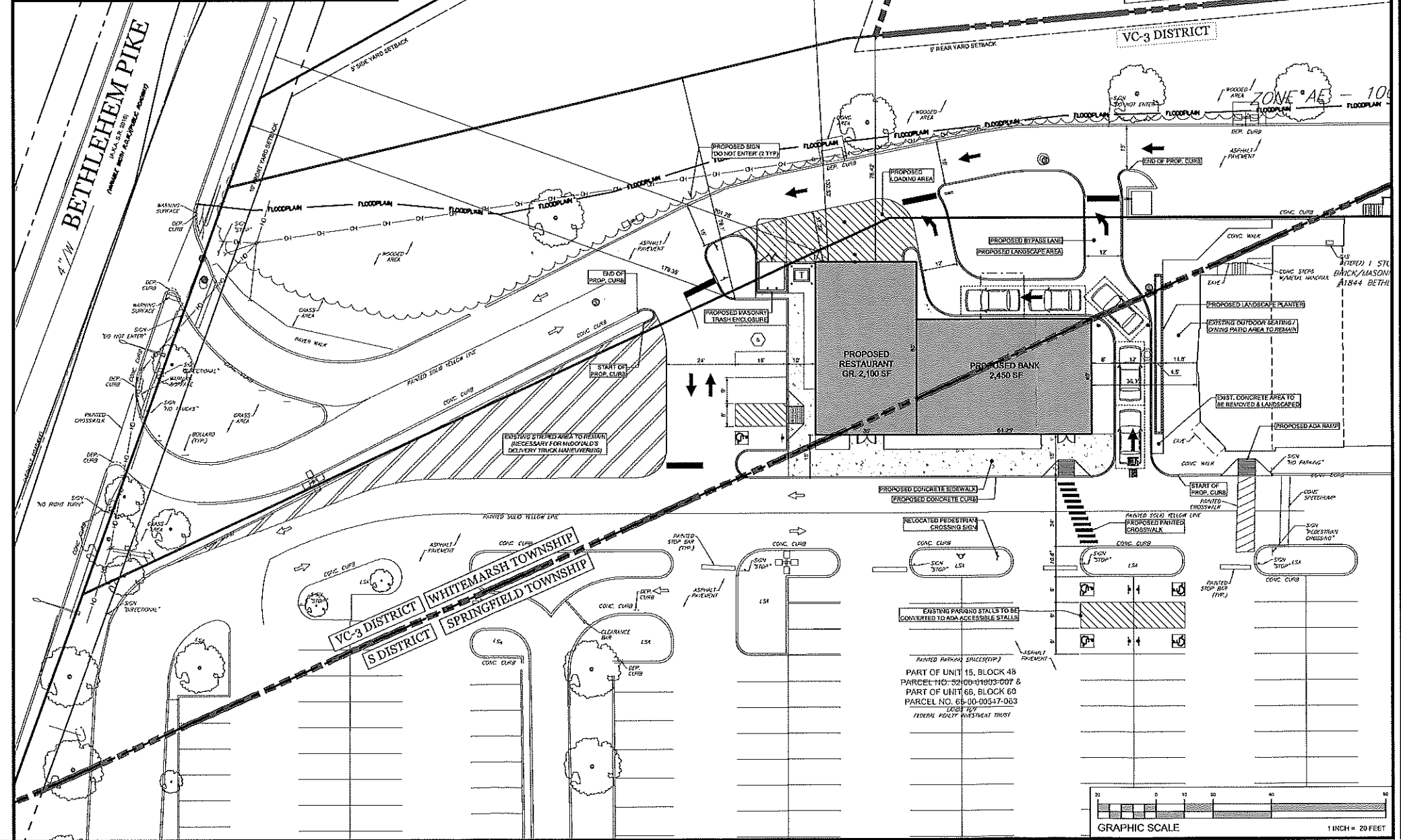
NOTE: LOCATION OF ALL PROPERTY LINES AND ZONE LINES ARE APPROXIMATE ONLY AND HAVE BEEN APPROXIMATED BASED ON IMAGES OF THE REFERENCED PRIOR APPROVED PLANS FOR THIS SHOPPING CENTER.

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 NOT FOR CONSTRUCTION**

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PARKING TABLE (SPRINGFIELD TOWNSHIP)		
LOT	REQUIRED	PROVIDED
EXISTING LOT A GROSS LEASABLE SF 94,958 SF	(84,958 / 1,000) * 5.5 = 467.26 REQUIRED 5.5 RATIO	472 PROVIDED 5.6 RATIO
EXISTING LOT B GROSS LEASABLE SF 92,069 SF	(92,069 / 1,000) * 5.5 = 506.37 REQUIRED 5.5 RATIO	243 PROVIDED 2.53 RATIO (E)
EXISTING CONDITION, COMBINED TOTAL (SPRINGFIELD TOWNSHIP & WHITEMARSH TOWNSHIP)	(84,958 + 92,069) / 1,000 * 5.5 = 974 REQUIRED 5.5 RATIO	714 PROVIDED 4.93 RATIO (E)
PROPOSED ADDITION TO LOT A GROSS LEASABLE SF 4,550 + 84,535 SF	(4,550 + 84,535) / 1,000 * 5.5 = 472.28 REQUIRED 5.5 RATIO	437 PROVIDED 5.11 RATIO (F)
PROPOSED CONDITION, COMBINED TOTAL (SPRINGFIELD TOWNSHIP & WHITEMARSH TOWNSHIP)	(84,958 + 92,069 + 4,550) / 1,000 * 5.5 = 989 REQUIRED 5.5 RATIO	659 PROVIDED 3.65 RATIO (F)

LOT SUMMARY		
LOT	AREA (SF)	AREA (AC)
WHITEMARSH TOWNSHIP LOT A	213,915.16	0.949
WHITEMARSH TOWNSHIP LOT B	41,449.22	0.952
WHITEMARSH TOWNSHIP LOT C (VC-3 ZONE)	12,268.04	0.282
WHITEMARSH TOWNSHIP LOT D (S ZONE)	45,803.00	1.061
TOTAL WHITEMARSH TOWNSHIP	122,435.32	2.834
SPRINGFIELD TOWNSHIP (LOT A)	380,492.72	8.564
SPRINGFIELD TOWNSHIP (LOT B)	321,647.16	7.364
SPRINGFIELD TOWNSHIP (LOT C)	194,633.28	4.458
TOTAL SPRINGFIELD TOWNSHIP	996,773.16	22.817
TOTAL TRACT	1,120,208.48	25.651



PROJECT: FEDERAL REALTY INVESTMENT TRUST
 PROPOSED SITE IMPROVEMENTS
 1850 BETHLEHEM PIKE WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

SCALE: (8) AS NOTED
 DATE: 2019-06-12

SHEET: CPT
 REV: 2

TITLE: ZONING PLAN

PROJECT NO: 140045
 DRAWN BY: B. WINGARDT
 CHECKED BY: K. M. JOTT
 CAUSA: 140045_CD1

NOT FOR CONSTRUCTION

LANDCORE Engineering Consultants, P.C.
 PHONE 215-885-8811 | FAX 215-885-8828
 PHILADELPHIA, PENNSYLVANIA 19104-3655



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA
Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038
website: www.SpringfieldMontco.org Phone: 215-836-7600
Fax: 215-836-7180

COMMISSIONERS

Baird M. Standish
President

Eddie T. Graham
Vice President

Jeffrey T. Harbison
Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
James M. Lee

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Bonny S. Davis
Treasurer / Tax Collector

Mark W. Eisold
Engineer

Zoning Hearing Board Notice Zoom Meeting #853-3132-8860

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance at the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, Pa. 19038.

Monday, October 26, 2020 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #20-13: This is the application of Federal Realty Investment Trust, owners of the properties located at 1842 Bethlehem Pike, Flourtown, PA 19031. Known as the Flourtown Shopping Center. The properties are also identified as Montgomery County Parcel #520001903007, Parcel #520001904006 and Parcel #520001904105 within Springfield Township and Parcel #650000547063, Parcel #650000547045 and Parcel #650000547027 within Whitemarsh Township. The applicant seeks a dimensional variance from Section 114-134.A (6) of the Springfield Township Zoning Ordinance. The applicant seeks approval to reduce the number of on-site parking stalls from the required 999 on-site parking stalls to the proposed 702 on-site parking stalls. The property currently has 713 on-site parking stalls. The applicant will also require approval from Whitemarsh Township.

The property is zoned within the {S} Shopping Center District of Ward #6 of Springfield Township. A copy of the application and the plan are on file with the Code Enforcement Office and may be viewed during normal business hours.

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

ANY INDIVIDUAL WITH A DISABILITY WISHING TO ATTEND THE ABOVE SCHEDULED MEETING AND REQUIRING AUXILIARY AID, SERVICE OR OTHER ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS SHOULD CONTACT THE CODE ENFORCEMENT OFFICE AT 215-836-7600, EXT 1114 AT LEAST 72 HOURS PRIOR TO THE MEETING.

THERE IS A 30 DAYS PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30 DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038

NO. 20-13

DATE: 2020-09-21

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We FEDERAL REALTY INVESTMENT TRUST

(Name of Applicant)

Of (Address) 50 EAST WYNNEWOOD RD, STE 200, WYNNEWOOD, PA 19096

(Telephone No.) 610-896-5870

do hereby make application before the Springfield Township Zoning Hearing Board to request:

 An **appeal** from the decision of the Zoning/Building Official.

 A **special exception** as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article XIII, Section 134,
Subsection A.(6.) of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 1842 Bethlehem Pike, Flourtown, PA 19031

Petitioner's Interest in the property is Owner

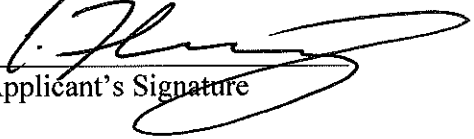
Present use of property Existing shopping center.



Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

As will be demonstrated through exhibits and testimony, the physical features of the Property including location of a Municipal Boundary, split zoning, and location of a creek impose a unique hardship. Such features have not been created by the applicant. Applicant seeks modest dimensional relief to permit a reasonable, permitted use of the property.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.


Applicant's Signature

Owner's Signature

Case # 20-13 Check # 264303
Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

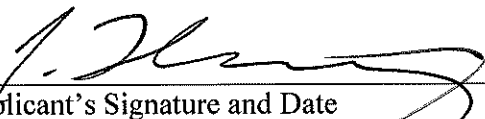
Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Christian C. Fleming
Printed Name of Applicant


Applicant's Signature and Date

This Indenture Made the 24th

day of **APRIL**

in the year of our Lord one thousand nine

hundred and eighty

Between PENNSYLVANIA PLAZAS, INC.

a Pennsylvania Corporation

(hereinafter called the Grantor), of the one part, and

FEDERAL REALTY INVESTMENT TRUST, an Unincorporated Business Trust

(hereinafter called the Grantee), of the other part,

Witnesseth,

That the said Grantor

for and in consideration of the sum of

TWO MILLION ONE HUNDRED AND TEN THOUSAND DOLLARS (\$2,110,000.00) lawful

money of the United States of America, unto it well and truly paid by the said Grantee ,

at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged,

granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents

grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee , their heirs

and assigns,

ALL THAT CERTAIN parcel or tract of ground, SITUATE in Whitemarsh and Springfield Townships, Montgomery County, PA, as shown on the As-Built Survey Prepared for Federal Realty Investment Trust, 5530 Wisconsin Avenue, Chevy Chase, Maryland 20015, dated April 10, 1980 and last revised April 18, 1980, as prepared by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, Ambler, PA, bounded and described as follows to wit:

BEGINNING at a point, a corner, on the easterly side of Bethlehem Pike, 60 feet wide, a corner of this and land of William E., Jr., David J. and Anna May Gerstlauer, being coordinate points 9376.051 North and 9159.528 East, which said point is located in a northerly direction 166.25 feet from the intersection of the easterly right of way line of Bethlehem Pike, 60 feet wide, and the northerly right of way line of Springfield Avenue, 40 feet wide; thence from the point of beginning along the easterly right of way line of Bethlehem Pike, 60 feet wide, North 4 degrees 47 minutes 40 seconds West crossing the township line separating Whitemarsh and Springfield Townships 499.74 feet to a point, a corner of land of Developers Diversified (K-Mart); thence along the same the five (5) following courses and distances to wit: 1. North 40 degrees 32 minutes 30 seconds East crossing a sanitary sewer right of way to Springfield Township 309.68 feet to a rail spike at an angle point. 2. Thence, running concurrently with the southeast edge of a 20 foot wide right of way to the Philadelphia Suburban Water Company North 65 degrees 23 minutes 30 seconds East 265 feet to an iron pin a corner. 3. Thence, running through traffic islands and recrossing a sanitary

sewer right of way to Springfield Township South 24 degrees 36 minutes 13 seconds East 383.42 feet to a rail spike at the face of the existing curb. 4. Thence, continuing partly along the face of the curb North 65 degrees 18 minutes 15 seconds East 303.73 feet to a point, a corner near the face of the K-Mart building. 5. Extending between the walls of the K-Mart building and the Channel hardware store South 24 degrees 54 minutes 3 seconds East 215.49 feet to an iron pin, a corner in line of land of W. Grant Peirce, III, et ux; thence along the same and along land of Joseph C. Takach, et ux, Ottavio J. Guidi, Trustee, Irving Garland, et ux, Kathryn E. Moser, Victor N. D'Angelo, et ux, Jacinto Costa Oliveira, et ux, Rose Busenrell, et ux, Joseph H. Pizza, et ux, David J. Gerstlauer, et ux, William E. Gerstlauer, Jr., et ux, Emile J. Hennessey, et ux, William P. Claffey, et ux, and land of William E. Jr., David J. and Anna May Gerstlauer South 65 degrees 17 minutes 14 seconds West 1020.20 feet to the point and place of beginning.

CONTAINING in total Area 9.513 Acres of land be the same more or less.

BEING a part of the same premises which Tulip Realty Co. of Pa., Inc. (A Pa. Corp.) by Indenture bearing date the 28th day of April A.D. 1956 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on the 24th day of April A.D. 1957, in Deed Book 2779 Page 398 & c., granted and conveyed unto Bethlehem Pike Shopping Center, Inc. (A Pa. Corp.), in fee.

And by Articles of Merger filed in the Department of State, the name of said corporation has been changed to Pennsylvania Plazas, Inc.

UNDER AND SUBJECT to certain conditions and restrictions as now appear of record.

Together with all and singular the Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto belonging, 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 said Grantor in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

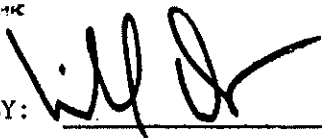
To have and to hold the said lot or piece or ground above described Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, their heirs and Assigns, to and for the only proper use and behoof of the said Grantee, their heirs and Assigns, forever.

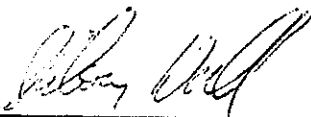
And the said Grantor for itself, its successors does by these presents, covenant, grant and agree, to and with the said Grantee, their heirs and Assigns, that it the said Grantor, its successors all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, their heirs and Assigns, against it the said Grantor, its successors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under the said Grantor, its successors or any of them, shall and will WARRANT and forever DEFEND.

In Witness Whereof

Sealed and Delivered
IN THE PRESENCE OF US:

~~COMMONWEALTH OF PENNSYLVANIA~~ PENNSYLVANIA PLAZAS, INC.

BY:  vice president
MICHAEL DIPETRILLO


Shalom Wall ASST. SECRETARY

Commonwealth of Pennsylvania

County of *Montgomery*

On this, the *24th* day of *April*, 1980, before me,

the undersigned officer,

personally appeared *Michael DePelle* who acknowledged himself (herself) to be the *Vice President* of *Pennsylvania Plazas, Inc.* a corporation, and that he as such *Vice President*, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as *Vice President*.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Mary Opiela

MARY OPIELA, Notary Public
Lower Merion Twp., Montgomery Co.
My Commission Expires Jan. 23, 1984

DEED.

PENNSYLVANIA PLAZAS, INC.

TO

FEDERAL REALTY INVESTMENT TRUST

750-S John C. Clark Co., Phila 1980

The address of the above-named Grantee
FEDERAL REALTY INVESTMENT TRUST, ISM ASSOCIATES,
is Inc., Suite 1030, 5530 Wisconsin
Avenue, Chevy Chase, Maryland 20015

On behalf of the Grantee