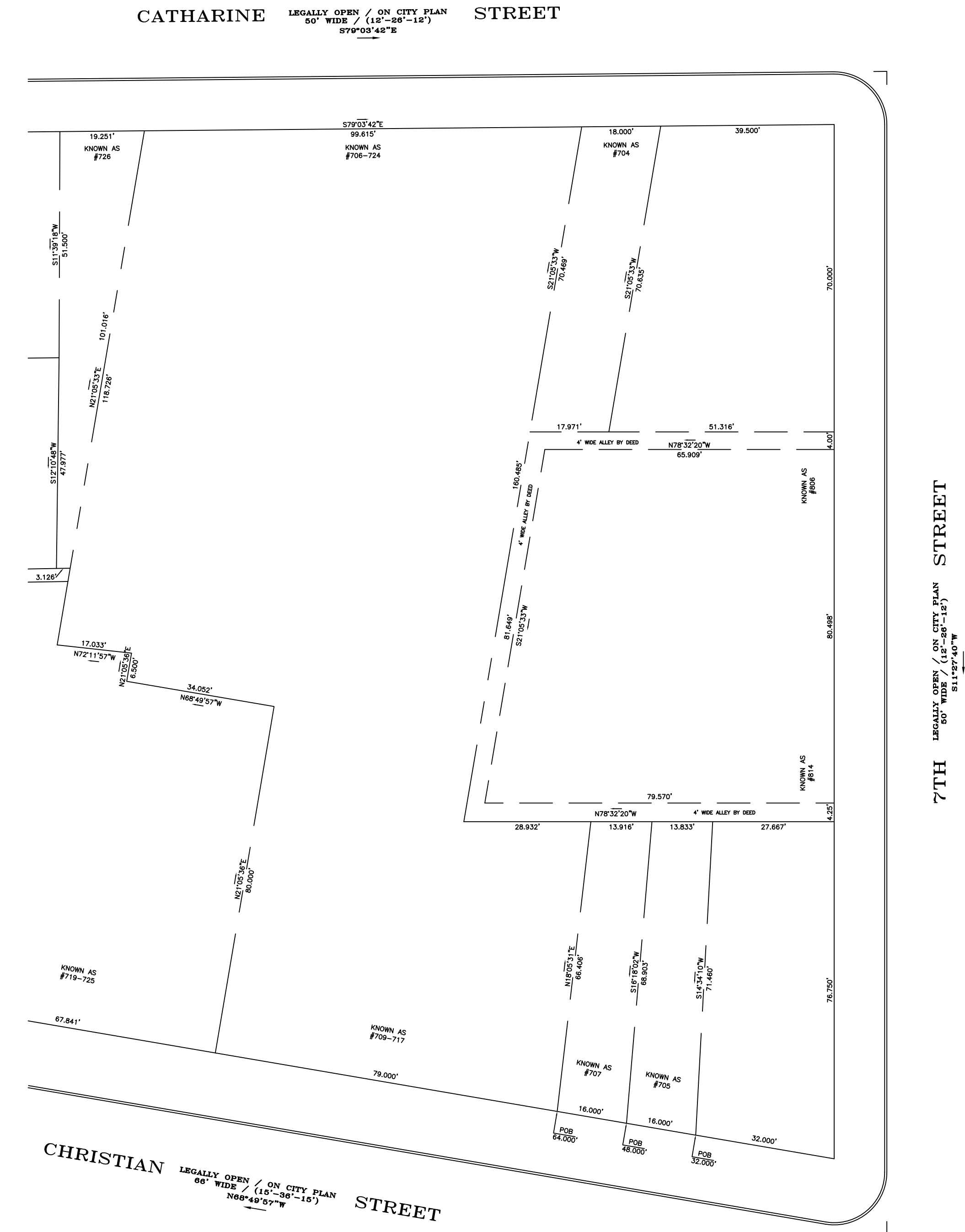
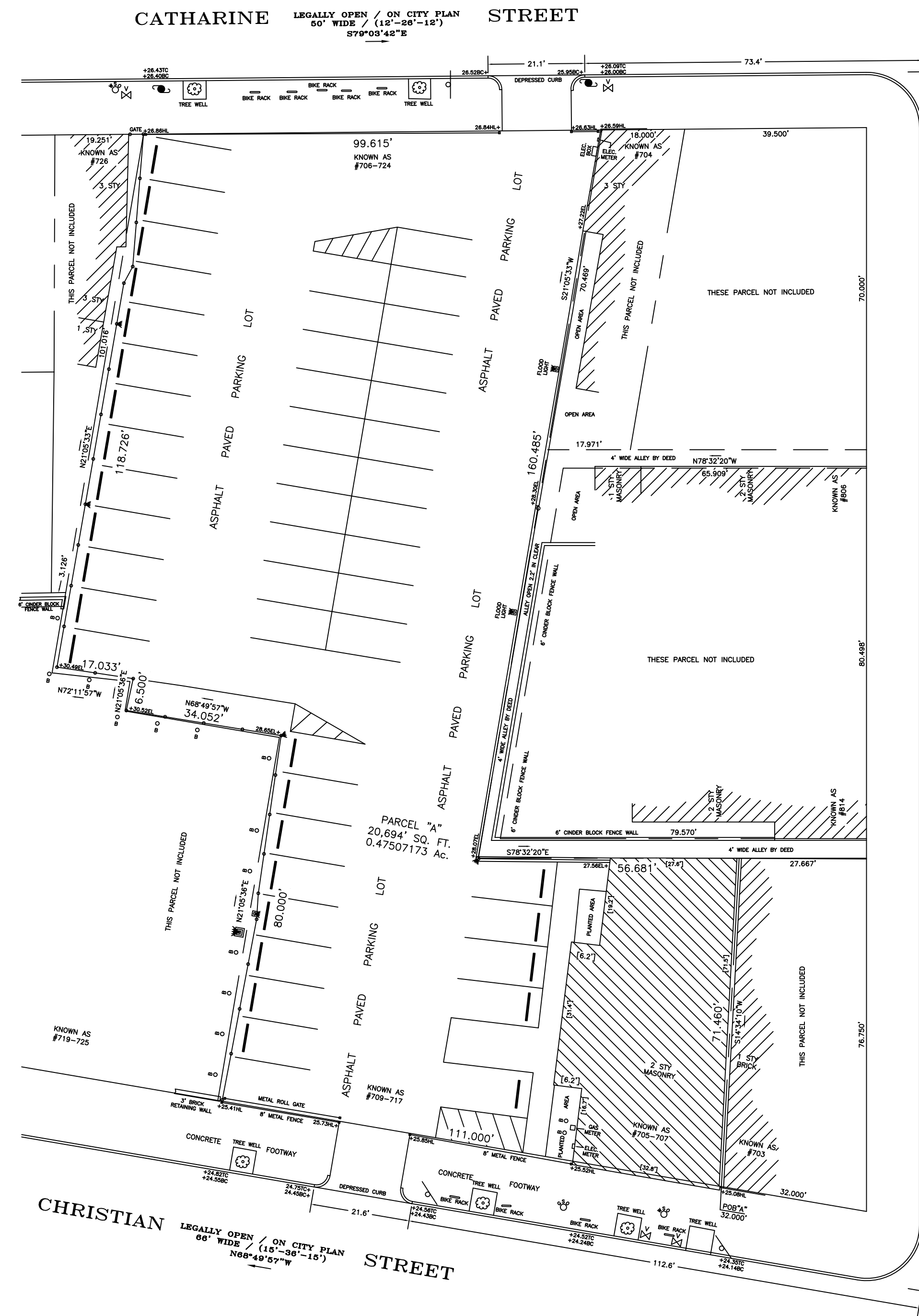


PROPOSED DIMENSIONS & PHYSICAL CONDITIONS

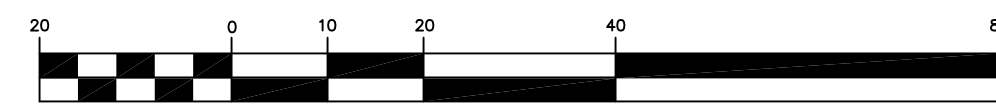
EXISTING DIMENSIONS



7TH STREET LEGALLY OPEN / ON CITY PLAN 60' WIDE / (15'-00"-15')

LEGALLY OPEN / ON CITY PLAN 60' WIDE / (15'-00"-15')

GRAPHIC SCALE



NOTES:

Applicant proposes to consolidate 3 parcels into 1 new parcels as shown herein.

Attention is called to the zoning requirements in the Philadelphia Code as amended. A zoning permit is required for any proposed changes to lot lines including consolidations and sub-divisions of existing parcels.

Plan made as per instructions of Edmund Doubleday. All distances are in Philadelphia District Standard.

Upon the filing and recording of a Deed prepared from this plan with the Department of Records of the City of Philadelphia, the lines shown proposed shall become actual and declared.

The preparation of this plan by the 2nd Survey District does not imply approval of other city agencies.

CITY PLAN #97-S publishes no bearings for this block, the bearings used on this plan and any legal description written herefrom are relative to this plan only.

This plan to be used for title purposes only.

This plan was made without the availability of a title report and is subject to any facts that may be disclosed by a full and accurate title search.

All elevations are based on the Philadelphia vertical datum.

For information regarding utilities other than shown, consult the utility company.

The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places, these are not mistakes or oversights but more precise values.

The addresses shown on this plan are as per existing deeds or as posted on premises. Addresses for newly created parcels are to be assigned by the Office of Property Assessment (O.P.A.).

LEGEND:

- WATER SHUT OFF
- GAS SHUT OFF
- VENT CAP (SEWER SERVICE)
- FLOOD LIGHT
- FLOOD LIGHT ON POLE & BASE
- UTILITY POLE/LIGHT
- TROLLEY WIRE SUPPORT POLE (SEPTA)
- CHAIN LINK FENCE
- SIGN POST
- BOLLARD
- BIKE RAIL
- XX" WIDE AT BHD TREE
- +0.00TC TOP OF CURB
- +0.00BC BOTTOM OF CURB
- +0.00HL HOUSE LINE
- +0.00EL SPOT ELEVATION
- [0.0'] BUILDING DIMENSION
- PARKING BUMPER

ZONING TABLES: (1 Lot)

PARCELS/ADDRESSES	PARCEL "A"
LOT WIDTH	111,000'
LOT AREA	20,694 SQ. FT.
OCCUPIED AREA	2,277 SQ. FT. / 11%
OPEN AREA	18,417 SQ. FT. / 89%
MAXIMUM HEIGHT (Bldg.)	25' HIGH 2 STORY

* see Zoning Code, www.phila.gov for details and exceptions

Reviewed and Approved as per Sub-Division Plan Requirements Adopted by the Board of Surveyors

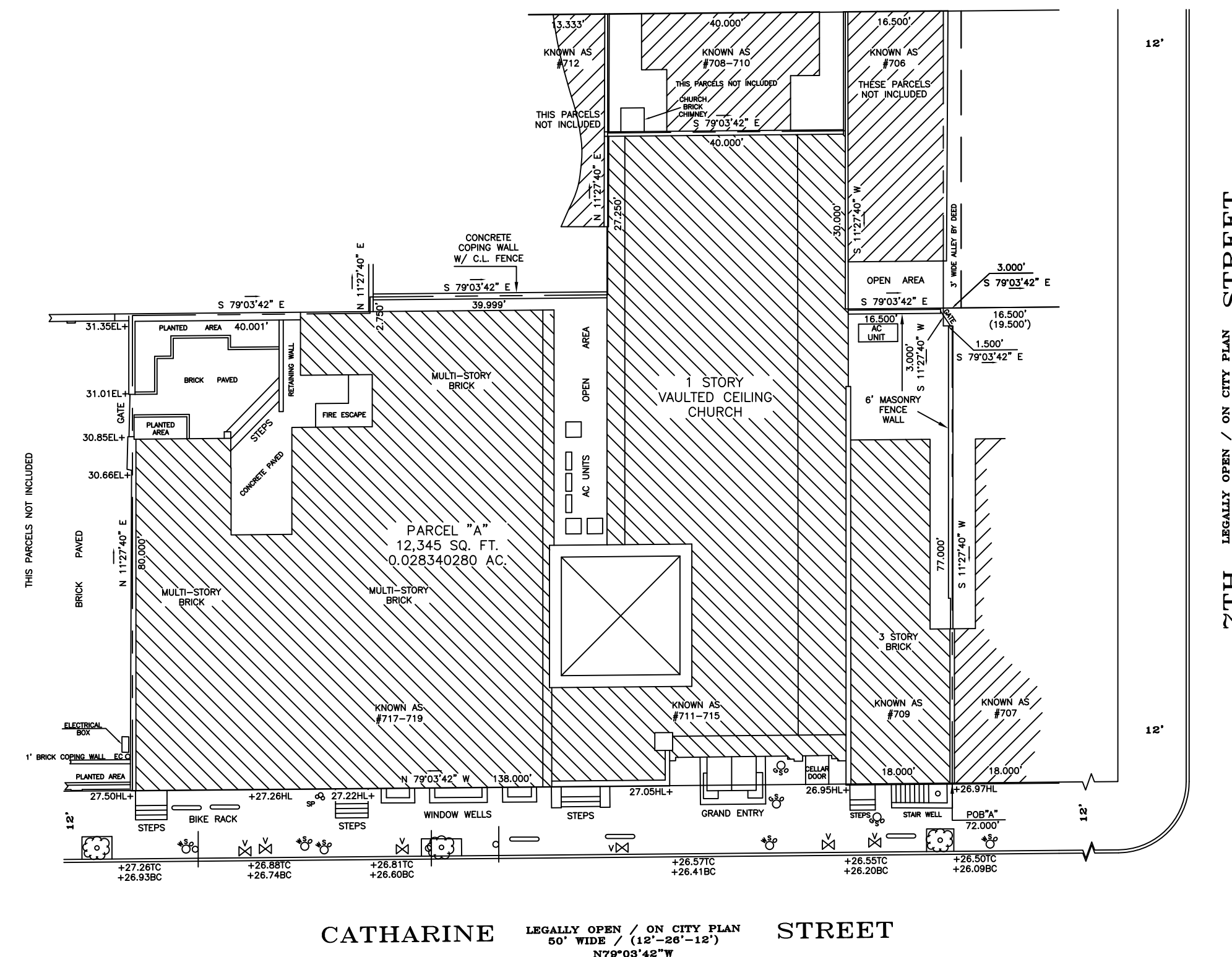
Robert C. Goodman
License #SU-42294-E
Surveyor & Regulator
November 02, 2012

PHILADELPHIA DEPT. of STREETS
2nd SURVEY DISTRICT
S.W.C 11TH & WHARTON STREETS
(215) 685-1864 FAX (215) 685-1851

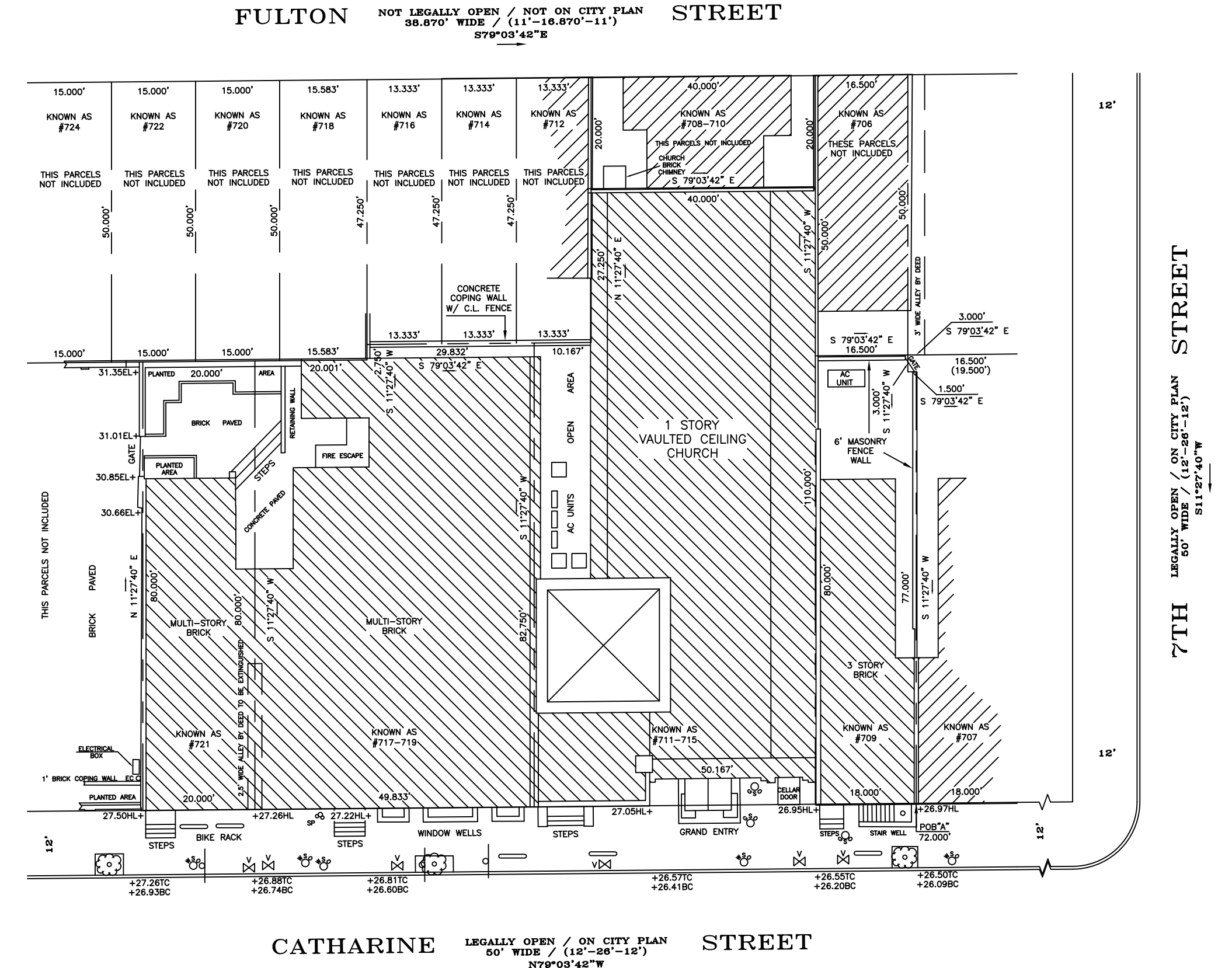
SURVEY & PLAN of PROPERTY
(PURPOSE CONSOLIDATION & PHYSICAL CONDITIONS)
705-717 Christian Street / 706-724 Catharine Street
MADE FOR
SAMUEL S. FLEISHER & EDWIN A. FLEISHER TRUSTS
(REGISTERED OWNERS (CONSOLIDATORS))
C/O PNC BANK C/O Stuart F. Lochheim
16TH & Market St. 706-24 Catharine St.
Philadelphia, PA. 19103 Philadelphia, PA. 19147
2ND WARD PHILADELPHIA ~ PENNSYLVANIA

Drawn By: D.K.W. SCALE: 1" = 10' CHECKED BY: M.A.L. DRAWING No.: 103P2012

PROPOSED PROPERTY LINES & PHYSICAL CONDITIONS



EXISTING PROPERTY LINES & PHYSICAL CONDITIONS



NOTES:

Applicant proposes to consolidate 4 parcels into 1 new parcels as shown hereon.

Attention is called to the zoning requirements in the Philadelphia Code as amended. A zoning permit is required for any proposed changes to lot lines including consolidations and sub-divisions of existing parcels.

Plan made as per instructions of Edmund Doubleday. All distances are in Philadelphia District Standard.

Upon the filing and recording of a Deed prepared from this plan with the Department of Records of the City of Philadelphia, the lines shown proposed shall become actual and declared.

The preparation of this plan by the 2nd Survey District does not imply approval of other city agencies.

CITY PLAN #97-5 publishes no bearings for this block, the bearings used on this plan and any legal description written herefrom are relative to this plan only.

This plan to be used for title purposes only.

This plan was made without the availability of a title report and is subject to any facts that may be disclosed by a full and accurate title search.

All elevations are based on the Philadelphia vertical datum.

For information regarding utilities other than shown, consult the utility company.

The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places, these are not mistakes or oversights but more precise values.

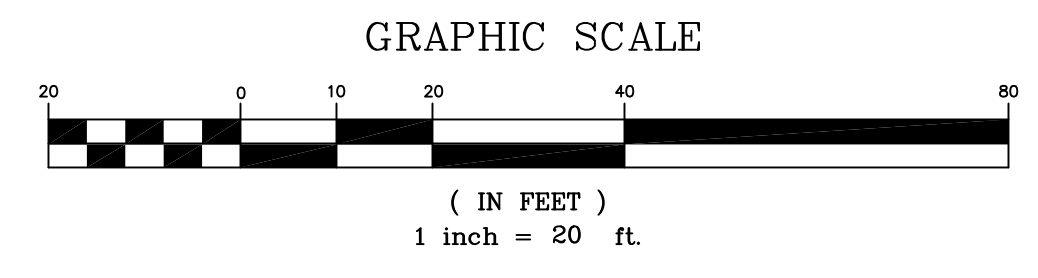
The addresses shown on this plan are as per existing deeds or as posted on premises. Addresses for newly created parcels are to be assigned by the Office of Property Assessment (O.P.A.).

ZONING TABLES: (1 Lot)

RM-1 ZONING REQUIREMENTS	PARCEL "A"
PARCELS/ADDRESSES	
LOT WIDTH	138.000'
LOT AREA	12,345 SQ. FT.
OCCUPIED AREA	10,634 SQ. FT. / 86%
OPEN AREA	1,711 SQ. FT. / 14%

* see Zoning Code, www.phila.gov for details and exceptions

- LEGEND:**
- ⊕ WATER SHUT OFF
 - ⊕ GAS SHUT OFF
 - ⊕ VENT CAP (SEWER SERVICE)
 - ⊕ IRON FENCE
 - ⊕ SIGN POST
 - ⊕ ELECTRICAL CONDUCT PIPE
 - ⊕ STAND PIPE (FIRE)
 - ⊕ BIKE RACK
 - ⊕ 24" WIDE TREE
 - +00.00TC TOP OF CURB ELEVATION
 - +00.00BC BOTTOM OF CURB ELEVATION
 - +00.00AL HOUSE LINE ELEVATION
 - +00.00EL SPOT ELEVATION



PHILADELPHIA DEPT. of STREETS
2nd SURVEY DISTRICT
S.W.C. 11TH & WHARTON STREETS
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SURVEY & PLAN of PROPERTY
(PURPOSE CONSOLIDATION & PHYSICAL CONDITIONS)
709-721 Catharine Street
MADE FOR
SAMUEL S. FLEISHER & EDWIN A. FLEISHER TRUST
(REGISTERED OWNER (CONSOLIDATORS))
Provident Trust Co. of C/O Stuart F. Louchhem
711-719 Catharine St. 17th & Chestnut St.
Philadelphia, PA 19147 Philadelphia, PA 19103
2nd WARD PHILADELPHIA ~ PENNSYLVANIA

Reviewed and Approved as per Sub-Division Plan Requirements Adopted by the Board of Surveyors

Robert C. Goodman
License #SU-42294-E
Surveyor & Regulator
December 19, 2012

Drawn By: D.K.W. SCALE: 1" = 20'

CHECKED BY: M.A.L. DRAWING No.: 102P2012