

Craig R. Lewis
Direct Dial: (610) 941-2584
Direct Fax: (610) 684-2021
Email: rlewis@kaplaw.com
www.kaplaw.com

December 11, 2025

VIA HAND DELIVERY
& EMAIL (jrowe@plymouthtownship.org)

Joel Rowe, Zoning and Planning Officer
700 Belvoir Road
Plymouth Meeting, Pennsylvania 19462

RE: KH PLY MTG, LLC – 640 Fountain Drive
Zoning Hearing Board Application

Dear Joel:

My firm represents KH PLY MTG, LLC (“**Applicants**”), owners of the property at 640 Fountain Drive, Plymouth Meeting, PA 19462 (“**Property**”) further identified as TMP 49-00-04927-00-1. Enclosed is an application to the Plymouth Township Zoning Hearing Board seeking a special exception pursuant to Section 3200.F of the Zoning Code to permit use of the Property for an apartment house/multiple dwelling as a use of the same general character as a permitted use in the Planned Office Campus Zoning District (“**Application**”).

In support of the Application, I have enclosed the following:

1. 25 copies of an executed¹ and notarized Plymouth Township Form Application as well as narrative/addendum to the Application attaching the following exhibits:
 - A. Deed to the Property; and
 - B. Survey Plan²;
2. A check in the amount of \$1,000.00 representing the required application fee.

Also enclosed is an additional copy of the Application. Please have this additional copy time-stamped and returned to me with my messenger as proof of filing.

¹ The executed original Application will be delivered under separate cover.

² Application includes 15 full sized copies of the plot plan.

Joel Rowe, Zoning Officer
December 11, 2025
Page 2

If you have any questions or require any further information, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig R. Lewis", with a stylized flourish at the end.

Craig R. Lewis

w/enclosures

cc via email: KH PLY MTG, LLC

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

**PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462**

DATE: December 12, 2025

- (1) **Applicant/Appellant's Name and Address:** KH PLY MTG LLC
10645 N. Tatum Blvd., #200-53, Phoenix, AZ 85028 **PHONE NO.:** (775) 690-2882
- (2) **Owner's Name and Address:** Same as Applicant
PHONE NO.: _____
- (3) **Lessee's Name and Address:** N/A
(If Applicable)
- (4) **Location of Premises:** 640 Fountain Drive, Plymouth Meeting, PA
- (5) **Dimensions of Lot:** 7.93 acres - irregular
- (6) **Present Zoning Classification of Premises:** Planned Office Campus
- (7) **The improvements thereon are:** 6-story, 253-Unit Suites Hotel.
See attached for further description
and the present use of the land and/or building is Former Double Tree Suites Hotel
- (8) **If this is an application for a SPECIAL EXCEPTION check here ☒ and state the specific sections of the PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which the applicant relies:**
Section 3200.F
- (9) **If this is an appeal from a decision of the BUILDING INSPECTOR/ZONING OFFICER seeking a VARIANCE from the terms of the PLYMOUTH TOWNSHIP ZONING ORDINANCE check here ☐ and state the specific sections of the ORDINANCE as to which the VARIANCE is being sought:**

- (10) **The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows:** See Attached Addendum.

- (11) **Describe what is proposed of real estate in question:** See Attached Addendum.

- (12) **There must be attached hereto a plot plan, accurately drawn to scale, of the real estate in question, indicating the location and dimensions of the tract and improvements erected thereon as well as those proposed to be erected. ALL PLANS MUST BE FOLDED OR THE APPLICATION WILL NOT BE ACCEPTED.**

(OVER)

- (13) There must be paid herewith for a single-family dwelling and/or any structure appurtenant or accessory thereto a nonrefundable-filing fee of TWO HUNDRED DOLLARS (\$200.00) and for all other structures a nonrefundable filing fee of ONE THOUSAND DOLLARS (\$1,000.00). PLEASE MAKE CHECK PAYABLE TO "PLYMOUTH TOWNSHIP".

STATE OF PENNSYLVANIA:
SS
COUNTY OF MONTGOMERY:

_____, being duly sworn/affirmed according to law, deposes and says that he is the applicant above named and that the facts set forth in the foregoing application/appeal and all documents or exhibits submitted therewith, are true and correct to the best of his knowledge, information and belief.

APPLICANT/APELLANT

KH PLYMTC LLC

SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS DAY OF :

SEE ATTACHED FOR NOTARIZATION


(OWNER'S SIGNATURE - IF APPLICABLE)

SPECIAL INSTRUCTIONS

FOR RESIDENTIAL APPLICATIONS - ORIGINAL AND FIFTEEN (15) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS, OR FOR COMMERCIAL, INDUSTRIAL, MULTI-FAMILY APPLICATIONS - ORIGINAL AND TWENTY-FOUR (24) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS SHALL BE FILED WITH THE ZONING OFFICER, ZONING OFFICE, PLYMOUTH TOWNSHIP, 700 BELVOIR ROAD, PLYMOUTH MEETING, PA 19462. ONLY THE ORIGINAL APPLICATION/APEAL NEED BE VERIFIED BY AFFIDAVIT.

IMPORTANT NOTICE

YOUR APPLICATION WILL BE SCHEDULED FOR A HEARING AT THE NEXT REGULARLY SCHEDULED MEETING OF THE PLYMOUTH TOWNSHIP ZONING HEARING BOARD. YOU MUST BE PREPARED TO PRESENT YOUR ENTIRE CASE AT THIS MEETING. ANY APPLICATION FOR CONTINUANCE OF THE HEARING MUST BE IN WRITING, AND YOU MUST GIVE THE REASONS FOR THE REQUEST. THE APPLICATION FOR CONTINUANCE MUST BE RECEIVED BY THE ZONING OFFICER NO LATER THAN 3:00 P.M. ON THE THURSDAY BEFORE THE ZONING HEARING. NO APPLICATIONS FOR CONTINUANCE WILL BE ACCEPTED AFTER THAT DEADLINE UNLESS THE APPLICANT APPEARS BEFORE THE ZONING HEARING BOARD TO APPLY FOR A CONTINUANCE. MORE THAN ONE REQUEST FOR A CONTINUANCE ON ANY APPLICATION MUST BE MADE IN PERSON, AND SUCH REQUESTS WILL NOT NORMALLY BE GRANTED UNLESS THERE ARE SPECIAL CIRCUMSTANCES.

DO NOT WRITE BELOW THIS LINE

CERTIFICATION OF ADVERTISEMENT

The above application/appeal was advertised in _____
On the following dates: _____ (Newspaper)

DATE POSTED ON PREMISES

ZONING OFFICER

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Arizona
County of Maricopa } ss.

On this the 5th day of December, 2025, before me,
Day Month Year

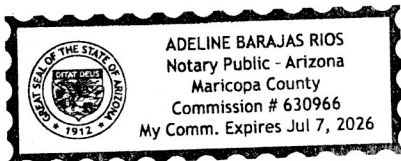
Adeline Barajas Rios, the undersigned Notary Public,
Name of Notary Public

personally appeared Anthony M Re,
Name(s) of Signer(s)

- ☐ personally known to me – OR –
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Place Notary Seal/Stamp Above

[Signature]
Signature of Notary Public

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Zoning Application
Document Date: 12/5/25 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Craig R. Lewis, Esquire
Kaplin Stewart Meloff Reiter & Stein, PC
Union Meeting Corporate Center
910 Harvest Drive
Post Office Box 3037
Blue Bell, PA 19422
(610) 941-2584
rlewis@kaplaw.com

Attorney for Applicant

BEFORE THE ZONING HEARING BOARD OF
PLYMOUTH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

In the Matter of:

KH PLY MTG, LLC
Parcel ID No. 49-00-04927-00-1

KH PLY MTG, LLC (“**KH PLY MTG**” or “**Applicant**”) by and through its attorney, Craig R. Lewis, Kaplin Stewart Meloff Reiter & Stein, hereby files this addendum to their Application (“**Application**”) to the Plymouth Township Zoning Hearing Board seeking a special exception in accordance with Section 3200.F of the Plymouth Township Zoning Ordinance (“**Zoning Ordinance**”) to permit use of the Property for multiple dwelling/apartment house as a use of the same general character as a permitted use (herein defined), and in support thereof states as follows:

1. **Name and Address of Applicant.** In accordance with a Deed, dated April 27, 2022, and recorded on May 11, 2022, in Montgomery County Deed Book 6281 Page 01137 (“**Deed**”), Applicant is the legal owner of the property located at 640 Fountain Drive, Walton Road, Plymouth Meeting, Pennsylvania 19462. A copy of the Deed is attached hereto as **Exhibit “A”**.

2. **Description of Property.** The Property that is the subject of this Application is located at 640 Fountain Drive, Plymouth Meeting, Pennsylvania 19462 (“**Property**”) and is more particularly identified as Montgomery County Tax Parcel No. 49-00-04927-00-1. As

detailed on the ALTA/NSPA Land Title Survey, prepared by Charles E. Shoemaker, Inc. dated December 22, 2021, last revised April 22, 2022 (“**Survey Plan**”), the Property is an approximately 7.93 acre (+/-) irregularly shaped parcel located along Fountain Drive near its intersection with Hickory Road. A copy of the Survey Plan is attached hereto as **Exhibit “B”**. As detailed on the Survey Plan, the Property is improved with a six-story, approximately 38,000 s.f. masonry building (“**Existing Building**”). The Existing Building was developed and has been continuously occupied as an all-suites style hotel (“**Hotel Use**”). The Hotel Use consists of 253 individual suites as well as common amenities spaces. The Hotel Use is served by 347 off-street parking spaces.

3. **Zoning.** Pursuant to the Plymouth Township Zoning Code (“**Code**”) and Plymouth Township Zoning Map, the Property is located in the Planned Office Campus Zoning District (“**POC District**”) of Plymouth Township (“**Township**”).

4. **Proposed Use.** The Applicant proposes to convert the Hotel Use to a multiple dwelling consisting of 173 apartments (“**Proposed Use**”). The Proposed Use will be comprised of 40 two-bedroom units and 173 one-bedroom or studio units.

4. **Analysis of Zoning Code & Request for Relief.** As noted above, in accordance with the Code and Plymouth Township Zoning Map, the Property is located in the POC District of the Township. Use of property in the POC District is governed by Article XXXII. The Proposed Use is not a specifically permitted use in the POC District. However, Section 3200.F provides that any property in the POC District may be used as follows:

Any use of the same general character as any of the above permitted uses when authorized as a special exception by the Zoning Hearing Board, provided that such use shall be permitted subject to such reasonable restrictions as the Zoning Hearing Board shall impose.

Section 3200.E provides that the Property may be used for a “Hotel”. The Code defines a “Hotel” as “a facility offering transient lodging accommodations to the general public and

providing additional services such as restaurants, meeting rooms and recreational facilities.” As an all-suites facility, the Hotel Use has been characterized by extended-stays where guests reside for a period of time in a manner more consistent with a residence. The Code defines an “apartment” as a dwelling unit in an apartment house arranged, designed, used occupied, or intended to be used and occupied as a housekeeping unit.” An Apartment House is defined as “a multiple dwelling with common outside access. The Code defines a Multiple Dwelling as “a building not a single-family, duplex, twin, townhouse, triplex or quadraplex dwelling designed for and occupied primarily for dwelling purposes by three or more families living independently of one another.”

Whether a use is “of the same general character” as permitted uses is a question of law. *Cook v. Zoning Hearing Bd. of Twp. of Ridley*, 408 A.2d 1157, 1158-59 (Pa. Cmwlth. 1979). The Commonwealth Court has held that, where an ordinance requires that a proposed use be of the “same general character,” the ordinance “does not require the [p]roposed [use] to have the ‘same character,’ but rather a similarity to other uses permitted....” *MarkWest Liberty Midstream & Res., LLC v. Cecil Twp. Zoning Hearing Bd.*, 102 A.3d 549, 558 (Pa. Cmwlth. 2014). Under Pennsylvania law the principles of statutory construction require that the broadest interpretation of the Zoning Ordinance must be applied so that the property owner may have the benefit of the least restrictive use of its land. *Hafner v. Zoning Hrg. Bd. of Allen Tp.*, 974 A.2d 1204 (Pa. Cmwlth. 2009); *Burgoon v. Zoning Hrg. Bd. of Charlestown Tp., Chester County*, 277 A.2d 837, 841 (Pa. Cmwlth. 1971).

As will be demonstrated by exhibits and testimony in this matter, the Proposed Use is of the same general character as the Hotel Use; a permitted use in the POC District.

A special exception is a use that is expressly permitted under the zoning ordinance absent showing of a detrimental effect on the community. Manor Healthcare Corp. v. Lower Moreland Twp. Zoning Hearing Bd., 590 A.2d 65 (Pa.Cmwlth. 1991). As a matter of law, an applicant has an absolute right to a special exception, unless it is injurious to the public health, safety and welfare. Id. An applicant for a special exception bears the initial burden of proving that the proposed use complies with the objective requirements of the Zoning Ordinance. Mann v. Lower Makefield Twp., 634 A.2d 768 (Pa.Cmwlth. 1993). Once an applicant for a special exception proves that the proposed use complies with the specific objective standards in the ordinance, the special exception may not be denied unless objectors have carried their burden proving that the applicant's proposed use would be more detrimental to the public health than would normally be expected from the same use. In re Martin, 529 A.2d 582 (Pa.Cmwlth. 1987).

The Code does not provide any specific objective standards for a use "of the same general character" as a permitted use in the POC District.

As will be demonstrated by testimony and evidence at the hearing in this matter, the Proposed Use is of the same general character as the Hotel Use and is therefore a legislatively permitted special exception use of the Property. Thus, unless an objector to the Proposed Use demonstrates that the Proposed Use will cause greater injury to the public health

safety and welfare than would the Hotel Use, the requested special exception in accordance with §3200.F must be granted.

Respectfully Submitted,



CRAIG R. LEWIS, ESQUIRE
Attorney for Applicant

Date: December 12, 2025

EXHIBIT “A”

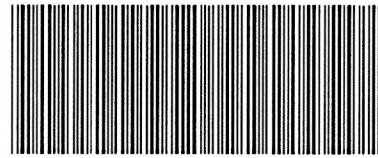
Deed



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

DEED BK 6281 PG 01137 to 01141
INSTRUMENT # : 2022052823
RECORDED DATE: 05/11/2022 08:52:47 AM




6104773-00210

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed Document Date: 04/27/2022 Reference Info:	Transaction #: 6580570 - 4 Doc(s) Document Page Count: 4 Operator Id: JSorg
RETURN TO: (Simplifile) Commonwealth Land Title Philadelphia Commercial - 1700 Market St Ste 2100 PA 19103 1700 MARKET ST STE 2110 PHILADELPHIA, PA 19103 (215) 568-9690	PAID BY: COMMONWEALTH LAND TITLE PHILADELPHIA COMMERCIAL - 1700 MARKET ST STE 2100 PA 19103
* PROPERTY DATA: Parcel ID #: 49-00-04927-00-1 Address: 640 FOUNTAIN RD PA Municipality: Plymouth Township (100%) School District: Colonial	
* ASSOCIATED DOCUMENT(S):	
CONSIDERATION/SECURED AMT: \$22,332,000.00 TAXABLE AMOUNT: \$22,332,000.00 FEES / TAXES: Recording Fee: Deed \$86.75 State RTT \$223,320.00 Plymouth Township RTT \$111,660.00 Colonial School District RTT \$111,660.00 Total: \$446,726.75	DEED BK 6281 PG 01137 to 01141 Recorded Date: 05/11/2022 08:52:47 AM I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.  Jeanne Sorg Recorder of Deeds

Rev1 2016-01-29

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 and return to:

David M. Scolnic, Esquire
Hangley Aronchick Segal Pudlin & Schiller
One Logan Square, 27th Floor
Philadelphia, PA 19103

UPI/Tax Parcel No. 49-00-04927-00-1

PHI 213 274 ①

THIS INDENTURE made the 27th day of April, 2022.

Between

CRVI DTS PLYMOUTH SUB HOLDCO, LLC, a Delaware limited liability company
("Grantor" hereinafter), party of the first part,

AND

KH PLY MTG LLC, a Nevada limited liability company ("Grantee" hereinafter), party
of the other part,

Witnesseth That the said Grantor for and in consideration of the sum of Twenty-two Million, Three Hundred Thirty-two Thousand Dollars (\$22,332,000.00), and other valuable consideration, lawful money of the United States of America, unto it, well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

All That Certain parcel of land *Situate* in the Township of Plymouth, County of Montgomery, Commonwealth of Pennsylvania, being known as 640 Fountain Road (formerly known as 640 Germantown Pike) as more particularly described in Exhibit "A" attached hereto and made a part hereof.

Being designated as Parcel No. 49-00-04927-00-1 on the Tax Map of Montgomery County, Pennsylvania.

Under and subject to certain easements, conditions and restrictions of record.

Together with all and singular the buildings, ways, waters, water-courses, driveways, rights, liberties, 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 Grantor in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

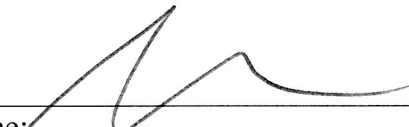
To have and to hold the said hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

Under and subject as aforesaid.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor and its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors, and against all and every person and 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, subject as aforesaid, **WARRANT** and forever **DEFEND**.

In Witness Whereof, the Grantor has hereunto set its hand and seal. Dated the day and year first above written.

CRVI DTS PLYMOUTH SUB HOLDCO, LLC,
a Delaware limited liability company

By: 
Name: _____
Title: _____
Steve Towle
Authorized Signatory

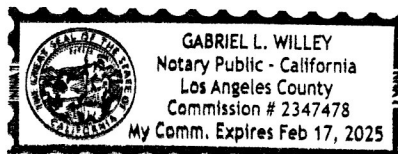
STATE OF CALIFORNIA :

COUNTY OF LOS ANGELES :

This record was acknowledged before me on April 27, 2022, by
Steve Toule as Authorized Signatory, who represents that
he/she is authorized to act on behalf of **CRVI DTS PLYMOUTH SUB HOLDCO, LLC**, a Delaware
limited liability company.

Signature of notarial officer _____

Stamp



Title of office Notary Public

My commission expires: 2-17-2025

The undersigned certifies that the address
of the within-named grantee is:

364 Mottsville Lane, Gardnerville, NV 89460
[Signature]

On behalf of the Grantee

Exhibit "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land situated in the Township of Plymouth, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan thereof made by R. Douglas Stewart and Associates and Chambers Associates, Inc., dated 07-07-1985, last revised 10-17-1985, recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-47 page 45 as follows, to wit:

BEGINNING at a point on the Northerly right of way line of Hickory Road (60 feet wide) said point being located North 76 degrees 28 minutes 50 seconds East, 888.87 feet from the point of intersection of the Northerly right of way of Hickory Road with the point of intersection of the radius at the intersection of Germantown Pike with Hickory Road; thence extending from said point of beginning the following four courses and distances along Lot #6 of the Plymouth Meeting Executive Campus; (1) North 04 degrees 57 minutes 10 seconds West, 439.81 feet (2) North 68 degrees 57 minutes 10 seconds West, 71.50 feet (3) North 32 degrees 27 minutes 10 seconds West, 145.56 feet (4) North 18 degrees 18 minutes 43 seconds East, 691.39 feet to a point on the Westerly right of way line of Pennsylvania Turnpike; thence extending the following three courses and distances along said Westerly right of way line of the Pennsylvania Turnpike; (1) South 32 degrees 31 minutes 55 seconds East, 93.15 feet to a point of curvature (2) thence extending along the arc of a circle curving to the left having a central angle of 02 degrees 46 minutes 09 seconds and with a radius of 4,698.75 feet an arc distance of 227.10 feet to a point (3) South 35 degrees 03 minutes 51 seconds East, 32.30 feet; thence extending along lands of The Linpro Company South 04 degrees 57 minutes 10 seconds East, 874.38 feet to a point on the Northerly right of way line of Hickory Road; thence extending along said Northerly right of way line of Hickory Road South 76 degrees 28 minutes 50 seconds West, 300.16 feet to the first mentioned point and place of beginning.

BEING known as 640 Fountain Road (formerly 640 Germantown Pike).

Tax ID / Parcel No. 49-00-04927-00-1

Being the same premises which Sean P. Kilkenny, Sheriff of the County of Montgomery, by Deed dated January 29, 2021 and recorded February 8, 2021 in Montgomery County in Deed Book 6212 Page 02427, as Instrument 2021013989 conveyed unto CRVI DTS PLYMOUTH SUB HOLDCO, LLC in fee.

EXHIBIT “B”

Survey

GENERAL NOTES:

- Boundary survey is based on deeds, plans of record, and field surveys conducted by Charles E. Shoemaker, Inc., during December 2021 and Title Report prepared by Commonwealth Land Title Insurance Company, Order No. 5992559, PH213274, Revision A dated November 3, 2021.
- Limit of amended 100 year flood plain boundary as taken from Plan of Survey for Plymouth Meeting Executive Campus Lot 5: Guest Quarters Hotels, dated June 28, 1994 and revised Sept. 1, 1994, made by Coventry Associates.
- The property is located in Flood Zone "X", areas determined to be outside of the 100-year Floodplain, as shown on Flood Insurance Rate Map for Montgomery County, Pennsylvania, Panel 356 of 451, Map No. 42091C0356G, effective March 2, 2016.
- No observable evidence of cemeteries was noted during this survey.
- See Details 3 & 4 for the following encroachments along property line with bearing S45°10'10"E and a distance of 874.38'
 - tree wall - 6.3 feet over property line
 - tree wall - 6.3 feet over property line
 - tree wall - 6.5 feet over property line
 - tree wall - 7.5 feet over property line

TITLE EXCEPTIONS:

- TITLE EXCEPTIONS FROM SCHEDULE B, Part II Commonwealth Land Title Insurance Company Order Number 5992559, PH213274 Revision A (11-3-21)
- Standard Exceptions
 - Rights granted to Philadelphia Electric Company as in Deed Book 1979 page 549 (CAN NOT PLOT); Deed Book 1979 page 557 (CAN NOT PLOT); Deed Book 1979 page 559; (NOT PLOTTABLE - VAGUE DESCRIPTION) Deed Book 4749 page 1055 (BLANKET EASEMENT ACROSS AND WITHIN PREMISES FOR COMMUNICATION, GAS AND ELECTRIC TRANSMISSION-WITH CONDITIONS) and Deed Book 4795 page 1457. (BLANKET EASEMENT FOR ELECTRIC TRANSMISSION-WITH CONDITIONS)
 - Covenants, conditions and restrictions as in Deed Book 2802 page 219. (COVENANT PROHIBITING BILLBOARDS, SIGNS, ETC. WHICH WOULD BE VISIBLE TO THE TRAVELED ROADWAY OF THE NORTHEAST EXTENSION OF THE PENNSYLVANIA TURNPIKE - CAN NOT PLOT) and Deed Book 3052 page 465 (SAME - CAN NOT PLOT).
 - Rights granted to The Bell Telephone Company of Pennsylvania as in Deed Book 4806 page 1897. (SHOWN ON PLAN)
 - Rights granted in Grant of Right-of-Way to the Philadelphia Suburban Water Company, which includes terms, conditions, easements, covenants and ingress, egress and regress as in Deed Book 4819 page 2231 and Deed Book 4820 page 2302. (SHOWN ON PLAN)
 - Rights granted in Building Entrance Facility Grant to Verizon Pennsylvania, Inc. as in Deed Book 5396 page 131. (FACILITIES TO THE RATE DEMARCATION POINT (RDP) - SEE PLAN)
 - Declaration of Plymouth Meeting Executive Campus - Covenants, Restrictions and Easements, which includes maintenance, assessments, conditions, provisions and rights as in Deed Book 4702 page 1575 and Amended in Deed Book 4788 page 423, and re-recorded in Deed Book 4924 page 1458; and further Amended in Deed Book 4924 page 1424; and amended and assigned in Assignment of Declarant Rights and Obligations as in Deed Book 5084 page 2264; and amended in Deed Book 5100 page 1115 and Deed Book 5171 page 772 and Deed Book 5190 page 1903. (INCLUDES GENERAL OWNER ASSOCIATION AGREEMENTS, ACCESS, UTILITY EASEMENTS, ACCESS, UTILITY EASEMENTS, ETC. - NOT PLOTTABLE)
 - Easements and restrictions as in Deed Book 4795 page 513 (GRANTOR RADNOR/PLYMOUTH CORPORATION RESEVED RIGHTS FOR INGRESS, EGRESS, USE, CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS OVER LOT 5 - NOT PLOTTABLE)
 - Rights of access to The Pennsylvania Turnpike a limited access highway.
 - Conditions as disclosed by survey recorded in Plan Book A-44 page 372 and Plan Book A-47 page 45-46. (AMENDED 100 YEAR FLOODPLAIN & DRAINAGE EASEMENT - SEE PLAN)
 - DELETED

PROPERTY DESCRIPTION:

ALL THAT CERTAIN tract of land, Situated in the Township of Plymouth, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan thereto made by R. Douglas Stewart and Associates and Chambers Associates, Inc., dated 7/7/1985, last revised 10/17/1985, recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-47, page 45, as follows to wit:

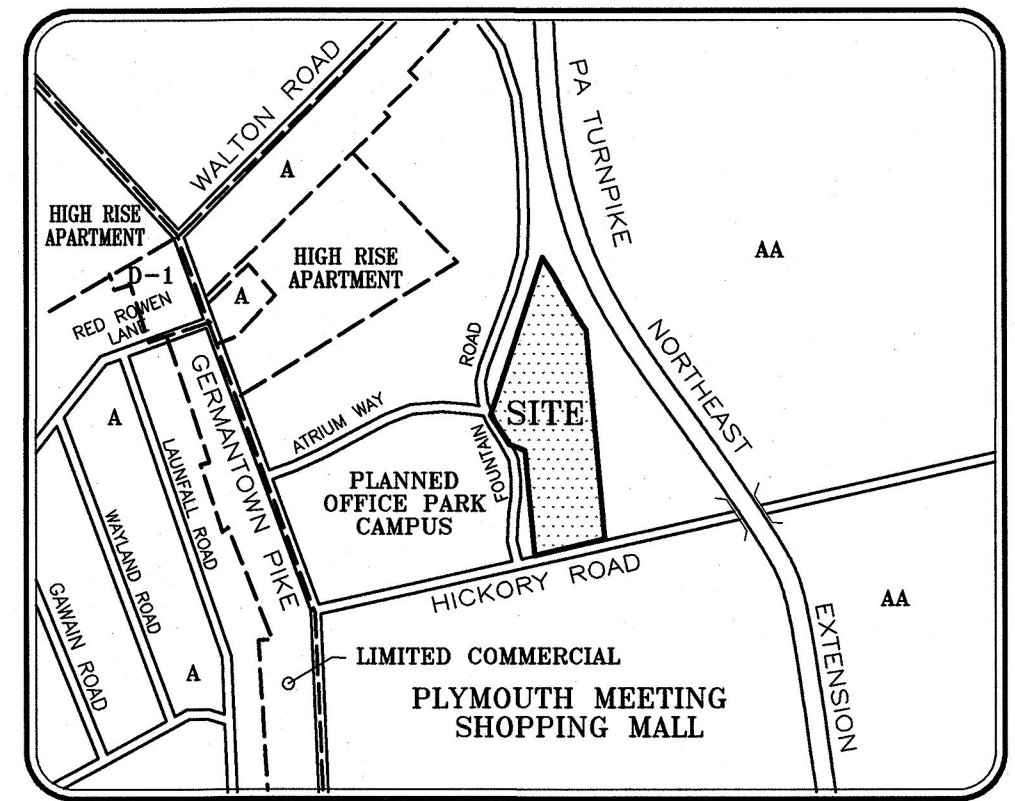
BEGINNING at a point on the Northerly right of way line of Hickory Road (60 feet wide) said point being located North 76 degrees 28 minutes 50 seconds East, 868.87 feet from the point of intersection of the Northerly right of way of Hickory Road with the point of intersection of the radius of the intersection of Germantown Pike with Hickory Road; THENCE extending from said point of beginning the following four courses and distances along Lot #6 of the Plymouth Meeting Executive Campus: (1) North 04 degrees 57 minutes 10 seconds West, 439.81 feet (2) North 68 degrees 57 minutes 10 seconds West, 71.50 feet (3) North 32 degrees 27 minutes 10 seconds West, 145.56 feet (4) North 18 degrees 18 minutes 43 seconds East, 691.39 feet to a point on the Westerly right of way line of Pennsylvania Turnpike; THENCE extending the following three courses and distances along said Westerly right of way line of the Pennsylvania Turnpike: (1) South 32 degrees 31 minutes 55 seconds East, 93.15 feet to a point of curvature (2) THENCE extending along the arc of a circle curving to the left having a central angle of 02 degrees 46 minutes 09 seconds and with a radius of 4,698.75 feet an arc distance of 227.10 feet to a point (3) South 35 degrees 03 minutes 51 seconds East, 32.30 feet; THENCE extending along lands of The Lingo Company South 04 degrees 57 minutes 10 seconds East, 874.38 feet to a point on the Northerly right of way line of Hickory Road; THENCE extending along said Northerly right of way line of Hickory Road South 76 degrees 28 minutes 50 seconds West, 300.16 feet to the first mentioned point and place of beginning.

BEING known as 640 Fountain Road (formerly 640 Germantown Pike)

BEING the same premises which JPMCC 2007-CIB19 Germantown Lodging Limited Partnership, a Delaware limited partnership by Deed dated 7-2-2013 and recorded 7-12-2013 in Montgomery County in Deed Book 5890 Page 1427 conveyed unto AREP 1 PM Hotel Owner LP, a Delaware limited partnership, in fee.

LEGEND

EXISTING	
o LP Fnd	SURVEY MARKER
x	FENCE LINE
— —	SIGN POST
— — —	GUIDELINE
— — —	NUMBER OF PARKING SPACES
— — —	UG ELECTRIC CONDUIT
— — —	TRAFFIC SIGN
— — —	FIRE HYDRANT
— — —	PARKING LIGHT STANDARD
— — —	WATER MAIN
— — —	OVERHEAD WIRE
— — —	UG COMMUNICATIONS CABLE
— — —	ADA PARKING SPACE
— — —	UTILITY POLE
— — —	TRAFFIC LIGHT MASTARM
— — —	TITLE EXCEPTION NUMBER
— — —	SANITARY SEWER
— — —	SANITARY LATERAL
— — —	GAS MAIN
— — —	STORM SEWER



LOCATION MAP
SCALE: 1" = 800'

ZONE: 'PLANNED OFFICE PARK DISTRICT'

	REQUIRED	EXISTING
DISTRICT AREA, Min.	40 Ac.	48.262 Ac.
LOT AREA, Min.	4 Ac.	7.9387 Ac.
BUILDING SETBACKS:		
FROM DISTRICT BNDY, Min.	100 FT	>200 FT
FROM RESIDENTIAL DISTRICT, Min.	50 FT	>200 FT
FROM LIMITED ACCESS HIGHWAY, Min.	50 FT	116.0 FT
FROM STREET LINE, Min.	100 FT	541.2 FT
FROM PROPERTY LINE, Min.	50 FT	56.1 FT
DISTANCE BETWEEN BUILDINGS, Min.	75 FT	>75 FT
DISTRICT FRONTAGE/PUBLIC ROADS, Min.	1000 FT	>1000 FT
BUILDING COVERAGE, Max.	25 %	11.9 %
BUILDING HEIGHT, Max.	6-STORIES	6-STORIES
IMPERVIOUS COVERAGE, Max.	65 %	60.6 %
GREEN SPACE AREA, Min.	35 %	39.4 %
PARKING:		
PARKING SETBACKS:		
FROM RESIDENTIAL DISTRICT, Min.	50 FT	>50 FT
FROM LIMITED ACCESS HIGHWAY, Min.	10 FT	4.4 FT
PARKING SPACE SIZE, Min.	9 FT x 18 FT	9 FT x 18 FT
PARKING AISLE WIDTH, Min.	26 FT	26 FT
PARKING RATIO, Min.	1.3 SPACES/ROOM	347 SPACES
	1.3 x 250 ROOMS	
	= 325 SPACES	

ZONING REPORT:

Zoning Analysis Report for Plymouth Meeting, 640 Fountain Road, Plymouth Meeting, PA, was prepared by Draco International, LLC for Fairbanks Capital Management, Inc., dated January 24, 2022, Project #20214325-01.

SITE DATA:

RECORD OWNER	CRVI DTS PLYMOUTH SUB HOLDCO, LLC 10100 Santa Monica Blvd. STE 1000 Los Angeles, CA 90067
SITE ADDRESS	640 FOUNTAIN ROAD PLYMOUTH MEETING, PA 19462
COUNTY PARCEL No.	49-00-04927-00-1
BLOCK/UNIT No.:	029D-004
DEED BOOK/PAGE No.	6212-02427
AREA TO ULTIMATE RIGHT-OF-WAY LINE	345,811 S.F. or 7.9387 Ac.
PARKING	337 STD. PARKING SPACES 10 ADA PARKING SPACES 347 TOTAL PARKING SPACES
ZONING DISTRICT	PLANNED OFFICE PARK DISTRICT

REFERENCE PLANS:

- Subdivision Plan of Plymouth Meeting Executive Campus prepared by R. Douglas Stewart & Associates and Chambers Associates, Inc. dated July 7, 1985, and last revised October 17, 1985, Recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-47, Page 45.
- Office Park Plan / Land Development Plan of Plymouth Meeting Executive Campus prepared by R. Douglas Stewart & Associates and Chambers Associates, Inc. dated July 7, 1985, and last revised November 1985, Recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-47, Page 46.
- ALTA/NSPS Land Title Survey of Doubletree Inn prepared for Arden Group by Charles E. Shoemaker, Inc. dated April 19, 2016, Drawing No. PLY-157.
- Plan of Survey for Plymouth Meeting Executive Campus, Lot 5: Guest Quarters Hotels by Coventry Associates, dated June 28, 1994 and last revised September 1, 1994, Dwg. No. 94110-1.
- Record Plan of Embassy Suites Hotel at Plymouth Meeting, PA prepared for The Beacon Companies by Chambers Associates, Inc. dated December 19, 1985, and last revised February 25, 1986, Recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-47, Page 153.

SURVEY CERTIFICATION

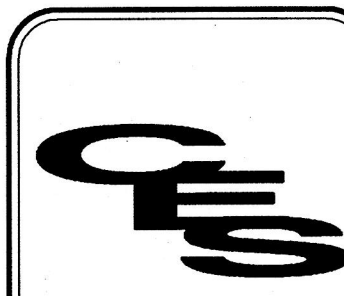
TO: KH PLY MTG LLC, a Nevada limited liability company, Commonwealth Land Title Insurance Company, and State Bank of Texas, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by ALTA and NSPS effective February 23, 2021, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10, 11(a), and 18 of Table A thereof.

The fieldwork was completed on December 17, 2021.

Date of Plat or Map: April 22, 2022

GARY A. TILFORD, PLS
Registration/License No.: SU-033144-E



COUNTY PARCEL NO.
49-00-04927-00-1

BLOCK - UNIT
029D/004

SITE ADDRESS
640 FOUNTAIN ROAD
PLYMOUTH MEETING, PA
19462-1000

DEED BOOK/PAGE
6212-02427

RECORD OWNER
CRVI DTS PLYMOUTH SUB HOLDCO, LLC
10100 Santa Monica Blvd.
STE 1000
Los Angeles, CA 90067

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: cshoemaker@cs-engineers.com

SCALE 1" = 50'

0' 25' 50' 100' 150'

DATE	NO	REVISION	BY
4/22/2022	2	TITLE COMMENT PH213274	GAT
2/07/2022	1	Per Zoning Analysis Report 07/24/2021	GAT

DOUBLETREE INN

ALTA / NSPS LAND TITLE SURVEY
OF
640 FOUNTAIN ROAD
PREPARED FOR
KH PLY MTG LLC
PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE
DECEMBER 22, 2021

DWG NO.
PLY-436

JOB NO.
24235G

SHEET NO.
1 OF 1

