

**SITE DATA**

APPLICANT/TOWNER:  
KING OF PRUSSIA ASSOCIATES, A PENNSYLVANIA  
GENERAL PARTNERSHIP  
225 W. WASHINGTON STREET  
INDIANAPOLIS, IN 46204  
ATTN: MICHAEL HARTMAN, PLS, MBA (AS AGENT)  
TEL: 317-263-8137

DEVELOPER:  
SIMON PROPERTY GROUP  
225 W. WASHINGTON STREET  
INDIANAPOLIS, IN 46204  
ATTN: MICHAEL HARTMAN, PLS, MBA (AS AGENT)  
TEL: 317-263-8137

UPI NO.	TAX MAP:	BLOCK:	UNIT:	DEED BOOK:	PAGE:
58-00-06202-00-4	58	27B	10	4766	2444
58-00-06208-00-7	58	27B	2	4677	1103
58-00-06202-10-3	58	27B	16	4766	2444
58-00-06208-20-5	58	27B	9	4883	1234
58-00-06208-30-4	5	27B	15	4766	2444

**EXISTING GROSS LEASABLE AREA**

THE PLAZA	SQUARE FEET
SEARS	222,412
JCPENNEY	171,556
LORD & TAYLOR	120,000
NORDSTROM	225,000
NEIMAN MARCUS	139,775
SMALL SHOPS & EXISTING	909,064
OUTPARCELS	5,556
<b>TOTAL PLAZA</b>	<b>1,792,365</b>

THE COURT	SQUARE FEET
MAYO'S	252,243
BLOOMINGDALES	229,484
SMALL SHOPS	273,681
THE PAVILION, SMALL SHOPS	191,788
<b>TOTAL COURT</b>	<b>947,196</b>

TOTAL EXISTING COURT AND PLAZA 2,739,561

**GROSS LEASABLE AREA MODIFICATIONS**

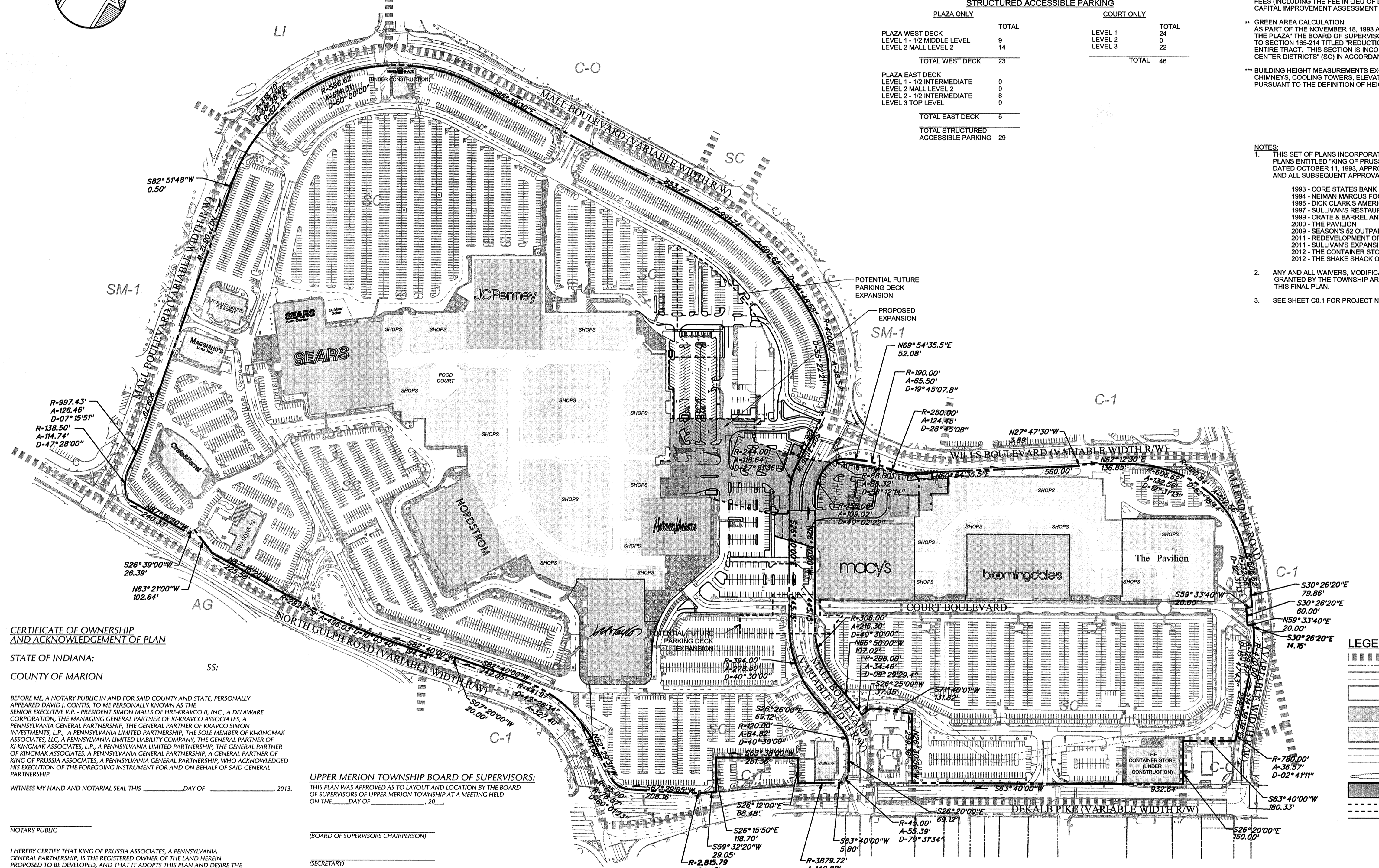
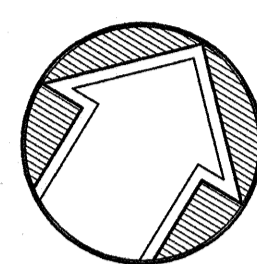
THE PLAZA	SQUARE FEET
SMALL SHOPS REDUCTION	-5,619
<b>TOTAL PLAZA</b>	<b>-5,619</b>

THE COURT	SQUARE FEET
BLOOMINGDALES ADDITION	2,114
SMALL SHOPS REDUCTION	-2,505
<b>TOTAL COURT</b>	<b>-391</b>

TOTAL NET EXPANSION 188,407\*

PROPOSED TOTAL COURT AND PLAZA 2,927,968

\* THE TOWNSHIP, BY APPROVAL OF AND SIGNATURE ON THE 2011 REDEVELOPMENT OF FORMER STRAWBRIDGE IN THE PLAZA PLAN, ACKNOWLEDGES AND AGREES THAT APPROVAL OF THAT AMENDED FINAL LAND DEVELOPMENT PLAN SHALL IN NO WAY RENDER VOID OR INVALID THE DEVELOPMENT RIGHTS FOR AN ADDITIONAL 122,083 SQUARE FEET OF RETAIL SPACE APPROVED BY THIS TOWNSHIP ON THE SUBJECT PROPERTY AS DEPICTED ON A PLAN ENTITLED "PRELIMINARY/FINAL LAND DEVELOPMENT PLAN - PROPOSED RESTAURANT AND DATED 2-10-2008". AS SUCH, THE EXPANSION CONSISTS OF A NET INCREASE OF 66,324 SQUARE FEET.



**CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN**

STATE OF INDIANA:  
COUNTY OF MARION

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID J. CONTIS, TO ME PERSONALLY KNOWN AS THE SENIOR EXECUTIVE V.P. - PRESIDENT SIMON MALLS OF HRE-KRACVO II, INC., A DELAWARE CORPORATION, THE MANAGING GENERAL PARTNER OF K-KINGMAK ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP, THE GENERAL PARTNER OF KRACVO SIMON INVESTMENTS, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, THE SOLE MEMBER OF K-KINGMAK ASSOCIATES, L.P., A PENNSYLVANIA LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF K-KINGMAK ASSOCIATES, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, THE GENERAL PARTNER OF K-KINGMAK ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP, A GENERAL PARTNER OF KING OF PRUSSIA ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP, WHO ACKNOWLEDGED HIS EXECUTION OF THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF SAID GENERAL PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NOTARY PUBLIC

I HEREBY CERTIFY THAT KING OF PRUSSIA ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP, IS THE REGISTERED OWNER OF THE LAND HEREIN PROPOSED TO BE DEVELOPED, AND THAT IT ADOPTS THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

OWNER: KING OF PRUSSIA ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP  
BY: KINGMAK ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP, A GENERAL PARTNER  
BY: K-KINGMAK ASSOCIATES, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, ITS GENERAL PARTNER  
BY: K-KINGMAK ASSOCIATES, L.P., A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
BY: KRACVO SIMON INVESTMENTS, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, ITS SOLE MEMBER  
BY: K-KINGMAK ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP, ITS GENERAL PARTNER  
BY: HRE-KRACVO II, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER  
BY: \_\_\_\_\_  
NAME: DAVID J. CONTIS  
TITLE: SENIOR EXECUTIVE V.P. - PRESIDENT SIMON MALLS

**UPPER MERION TOWNSHIP BOARD OF SUPERVISORS:**

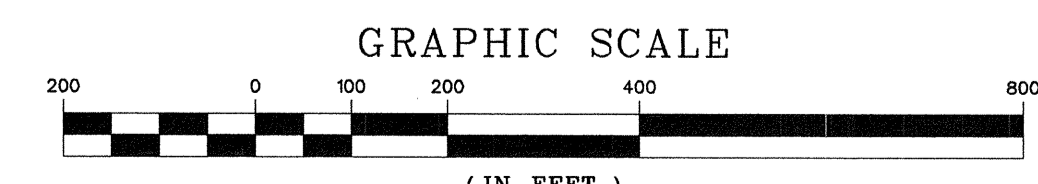
THIS PLAN WAS APPROVED AS TO LAYOUT AND LOCATION BY THE BOARD OF SUPERVISORS OF UPPER MERION TOWNSHIP AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

(BOARD OF SUPERVISORS CHAIRPERSON)  
(SECRETARY)  
(TOWNSHIP ENGINEER)

**SURVEYORS CERTIFICATION:**

I, JAMES S. CONLOW, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE UPPER MERION TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, THAT THIS PLAN CORRECTLY REPRESENTS THE METES & BOUNDS AND FOUND MONUMENTATION OF THE OVERALL TRACT BOUNDARY DEPICTED ON THESE PLANS, AS SURVEYED BY ME. I FURTHER CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS, AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS AND THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS LAND DEVELOPMENT, EXCEPT AS THE DESIGN PERTAINS TO THE GRANTED WAIVERS FROM THE TOWNSHIP'S SUBDIVISION & LAND DEVELOPMENT ORDINANCE.

(JAMES S. CONLOW, P.L.S.) (REGISTRATION NUMBER) (DATE)



**PARKING SUMMARY**

OVERALL SITE PARKING REQUIREMENTS \*  
4,255 SPACES/1,000 SF 12,444 SPACES REQUIRED

SITE AREA:	EXISTING:	PROPOSED:
THE PLAZA	8,618 SPACES	8,165 SPACES
THE COURT	4,631 SPACES	4,593 SPACES
TOTAL SPACES	13,249 SPACES	12,758 SPACES

\* THE ZONING ORDINANCE PERMITS A REDUCTION IN THE NUMBER OF PARKING SPACES PURSUANT TO THE PROVISIONS OF ZONING ORDINANCE SECTION 165-191.6.7.

**ACCESSIBLE PARKING (FOR EXPANSION)**

CRITERIA	REQUIRED	PLAZA PROVIDED	COURT PROVIDED
20 PLUS 1 FOR EACH 100 PARKING SPACES OVER 1000			
12,758 / 100 = 117.58	138 SPACES	85 SURFACE SPACES	16 SURFACE SPACES
20+(11,758/100) = 138 SPACES		29 STRUCTURED SPACES (SEE CHART)	46 STRUCTURED SPACES (SEE CHART)
		114 TOTAL SPACES	62 TOTAL SPACES
VAN SPACES: 1 OF EVERY 6 HC SPACES			
138 / 6 = 23	23 SPACES	32 SURFACE SPACES	16 SURFACE SPACES

**STRUCTURED ACCESSIBLE PARKING**

PLAZA ONLY	TOTAL	COURT ONLY	TOTAL
PLAZA WEST DECK		LEVEL 1	24
LEVEL 1 - 1/2 MIDDLE LEVEL	9	LEVEL 2	0
LEVEL 2 MALL LEVEL 2	14	LEVEL 3	22
<b>TOTAL WEST DECK</b>	<b>23</b>	<b>TOTAL</b>	<b>46</b>
PLAZA EAST DECK			
LEVEL 1 - 1/2 INTERMEDIATE	0		
LEVEL 2 MALL LEVEL 2	0		
LEVEL 2 - 1/2 INTERMEDIATE	6		
LEVEL 3 TOP LEVEL	0		
<b>TOTAL EAST DECK</b>	<b>6</b>		
<b>TOTAL STRUCTURED ACCESSIBLE PARKING</b>	<b>29</b>		

**ZONING DATA**

ZONING DISTRICT SC SHOPPING CENTER DISTRICT

SITE	AREA	EXISTING	PROPOSED
THE PLAZA	92,888 AC	33,861 AC	59,027 AC
THE COURT	128,549 AC	25,586 AC	102,963 AC
TOTAL		59,447 AC	161,990 AC
BUILDING COVERAGE*		35,925 AC / 126.459 AC	36.66 AC / 126.459 AC
		-28.4%	-29.0%
GREEN AREA**		10,026 AC	10,338 AC
THE PLAZA		3,621 AC	3,504 AC
THE COURT		13,647 AC / 126.459 AC	13,642 AC / 126.459 AC
TOTAL		4 = 10.79%	-10.85%
BUILDING HEIGHT***	65' MAX		< 65'
SETBACKS	0'		0'

IN ACCORDANCE WITH THE THIRD ASTERISK NOTE ON SHEET 2 OF THE APPROVED AND RECORDED AMENDMENT TO FINAL LAND DEVELOPMENT PLAN DATED JULY 20, 2010, LAST REVISED DECEMBER 9, 2010 AND RECORDED ON FEBRUARY 8, 2011 IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE SAID "ADDITIONAL 122,083 SQUARE FEET OF RETAIL SPACE" SHALL BE UTILIZED AS PART OF THIS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN/AMENDED FINAL PLAN DATED JUNE 17, 2013 AND SHALL BE TREATED AS A CREDIT FOR ANY APPLICABLE CALCULATIONS AND TOWNSHIP IMPACT FEES (INCLUDING THE FEE IN LIEU OF DEDICATION OF OPEN SPACE AND THE HIGHWAY/TRAFFIC CAPITAL IMPROVEMENT ASSESSMENT FEE).

GREEN AREA CALCULATION: AS PART OF THE NOVEMBER 18, 1993 APPROVAL OF THE REDEVELOPMENT OF THE COURT AND THE PLAZA, THE BOARD OF SUPERVISORS REDUCED THE GREEN AREA REQUIREMENT, PURSUANT TO SECTION 165-214 TITLED "REDUCTION OF GREEN AREAS" TO NOT LESS THAN 10% OF THE ENTIRE TRACT. THIS SECTION IS INCORPORATED BY REFERENCE IN ARTICLE XXII "SHOPPING CENTER DISTRICTS" (SC) IN ACCORDANCE WITH SECTION 165-194(D,5).

BUILDING HEIGHT MEASUREMENTS EXCLUDE: CHIMNEYS, COOLING TOWERS, ELEVATOR HOUSINGS, TANKS AND SIMILAR PROJECTIONS, PURSUANT TO THE DEFINITION OF HEIGHT OF BUILDING AS SET FORTH IN SECTION 165-5.

NOTES:  
1. THIS SET OF PLANS INCORPORATES THE PREVIOUSLY APPROVED FINAL LAND DEVELOPMENT PLANS ENTITLED "KING OF PRUSSIA PLAZA", PREPARED BY ROBERT F. HARSCH ASSOCIATES, DATED OCTOBER 11, 1993, APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 18, 1993, AND ALL SUBSEQUENT APPROVALS AS FOLLOWS:  
1993 - CORE STATES BANK OUTPARCEL  
1994 - NEIMAN MARCUS FOOTPRINT MODIFICATION  
1996 - DICK CLARK'S AMERICAN BANDSTAND OUTPARCEL (PRESENTLY FOX & HOUND)  
1997 - SULLIVAN'S RESTAURANT OUTPARCEL  
1999 - CRATE & BARREL AND MAGGIO'S OUTPARCELS  
2000 - THE PAVILION  
2009 - SEASONS 52 OUTPARCEL  
2011 - REDEVELOPMENT OF FORMER STRAWBRIDGE IN THE PLAZA  
2011 - SULLIVAN'S EXPANSION  
2012 - THE CONTAINER STORE OUTPARCEL  
2012 - THE SHAKE SHACK OUTPARCEL

2. ANY AND ALL WAIVERS, MODIFICATIONS, VARIANCES AND OTHER RELIEF PREVIOUSLY GRANTED BY THE TOWNSHIP ARE STILL VALID AND APPLICABLE TO THE PROPERTY AND THIS FINAL PLAN.  
3. SEE SHEET C0.1 FOR PROJECT NOTES.

**ZONING TABLE**

SC	SHOPPING CENTER DISTRICT
C-O	COMMERCIAL OFFICE
C-1	COMMERCIAL
SM-1	SUBURBAN METROPOLITAN
AG	AGRICULTURAL

**LEGEND**

- ZONING DISTRICT LINE
- LEGAL RIGHT-OF-WAY LINE
- PROPERTY LINE
- EXISTING CURB
- EXISTING BUILDING
- EXISTING ANCHOR BUILDING
- EXISTING SHOPS OR PAD SITE BUILDINGS
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING GUIDERAIL
- EXISTING TREES
- EXISTING VEGETATION
- PROPOSED BUILDING
- PROPOSED BUILDING (ELEVATED)
- PROPOSED CANOPY
- PROPOSED CURB

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

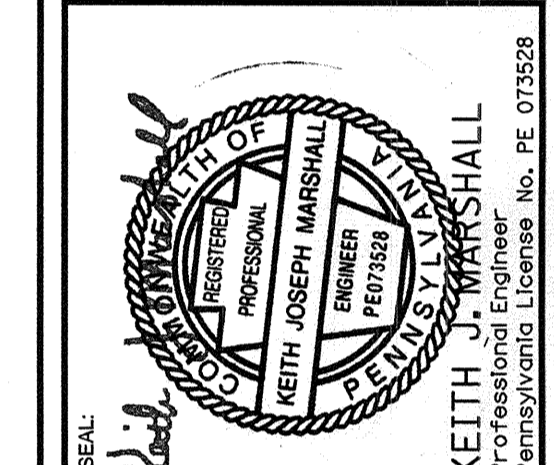
**MONTGOMERY COUNTY PLANNING COMMISSION CERTIFICATION**

MCPC FILE NO. \_\_\_\_\_  
PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.  
Certified this date \_\_\_\_\_  
For the Director  
Montgomery County Planning Commission

MCPC NO. \_\_\_\_\_



date	no.	description	checked by	DATE	BY
02/27/13	1	REVISED PER TOWNSHIP AND CLIENT COMMENTS	NPR/DWN		
11/01/13	2	REVISED PER TWP. ENG. LETTER OF 10/7/13	KJM/DWN		



COMPOSITE SITE PLAN  
**THE EXPANSION**  
**KING OF PRUSSIA MALL**  
LOCATION: UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
DRAWING NAME: \_\_\_\_\_  
PROJECT NO. 2012-009.02  
DATE: 6/17/13  
SCALE: 1"=200'  
SHEET NO. \_\_\_\_\_  
DRAWN BY: DWN  
CHECKED BY: NPR  
APPROVED BY: KJM  
Copyright © 2013 by Nave Newell, Inc., King of Prussia, PA 19406, phone number 610-260-5323. All rights reserved. The plans, elevations, drawings, illustrations and other material contained within this set are the property of Nave Newell, Inc. and may not be reproduced either in part or wholly, nor are they to be assigned to any third party, without the expressed written permission of Nave Newell, Inc. Written dimensions on the drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown on these drawings. All shop details must be submitted to this office for approval before proceeding with fabrication.

**C2.0**