



Wayne C. Luker, President
Steven N. Kline, Vice President
Michael LeFevre, Manager
Jay W. Blumenthal, Treasurer

1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

Zoning Hearing Notice

Notice is hereby given that the Zoning Hearing Board of the Township of Abington will hold a meeting as required by the Township's Zoning Ordinance at the Abington Township Administration Building, 1176 Old York Road, Abington, Pennsylvania, on:

Thursday, August 18, 2016 at 7:00 p.m., at which time a public hearing will commence on the following application:

16-26: This is the application of **Sears Roebuck & Company**, owners of the property located at 1980 Easton Road, Willow Grove, Pa. 19090. The applicant has requested a dimensional variance from Section 1008.2.B.2.a and Section 1011.E.2 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval install one addition wall sign of 137.5 square feet on a façade of the building that does not contain a public entrance.

The property is zoned within the (PB) Planned Business District of Ward #5 of the Township of Abington. A copy of the application and site plan are on file with the Planning & Zoning Office and is available for review during normal business hours.

By Order of the Zoning Hearing Board.

Mark A. Penecale
Planning & Zoning Officer

Note: There is a 30 day 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 a Zoning Hearing Board Approval during the 30 day appeal period, do so at their own risk. If there are questions that you may have, please feel free to contact the Zoning Officer at 267-536-1014. If you are unable to attend the hearing, written comment may be entered into the record by submitting them in advance of the hearing to the Planning & Zoning Officer.



Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number:
Sears Roebuck and Co. (847)286-1764
3333 Beverly Road
Hoffman Estates, IL 60179

2. Name and address of the applicant: Phone number:
Same as owner

3. Name and address of the attorney: Phone number:
Julie Von Spreckelsen, Esquire 215-461-1239
Eastburn & Gray, P.C.
470 Norristown Road, Suite 302
Blue Bell, PA 19422

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application.
Example: equitable owner, agent, lessee, etc.

N/A

5. Description of the property:

Address/location 1980 Easton Road, Willow Grove, PA 19090

Present use Anchor store in the Willow Grove Mall

Proposed improvement One Sears Facade sign on the north elevation of the Sears building.

Zoning Hearing Board Application

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6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

See attached addendum

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

Zoning Ordinance Sections: 1008.2.B.2.b(2)(a)
1011.E.2

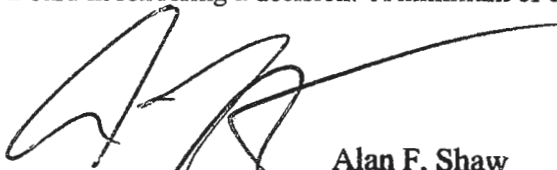
8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

See attached addendum

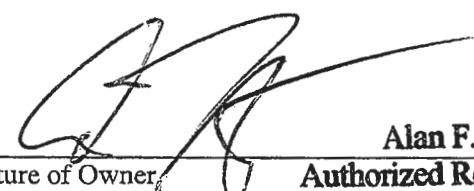
9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

- a. Application 15-11 Foreman Signs Company, ZHB Design dated 8/18/15 granting variances to permit signs on 2 parking deck facade, and to permit more than 200 sq. ft. of signage per wall. (b) Application 16-21 Primark US Corp, ZHB Decision dated 7/12/16 granting variances to permit 4 additional building facade signs,

10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.



Signature of Applicant **Alan F. Shaw**
 Authorized Representative



Signature of Owner **Alan F. Shaw**
 Authorized Representative

Internal Validation:

Date Received: 7/19/16

Fee Paid: \$1500.00 V# 847624

Case: 16-26



Signature of the Zoning Officer

(Continued)

9. b. 2 of which exceeded the height requirements of the Zoning ordinance.

**ABINGTON TOWNSHIP ZONING HEARING BOARD
ADDENDUM TO APPLICATION**

Applicant/Owner: Sears, Roebuck and Co.
3333 Beverly Road
Hoffman Estates, IL 60179

Property: Sears - Willow Grove Park Mall
1980 Easton Road
TPN: 30-00-14236-80-9

Relief Requested: Variances from section 1008.2.B.2.b(2)(a) "Planned Business District – Joint Use of Property – Individual Signs" and section 1011.E.2 "Special Sign Regulations – Treatment of Regional Malls".

To permit 1 Sears' sign on the north façade of the Sears' building which elevation does not have a public entrance. The sign complies with the area, height, and illumination requirements of the zoning ordinance.

INTRODUCTION

This application proposes 1 additional Sears building façade sign on the Willow Grove Park Mall anchor store owned by Sears but jointly occupied by Sears, Primark, and Land's End. The proposed sign complies with the area, height, and illumination regulations of the zoning ordinance.

Sears, Roebuck and Co. ("Sears") is the legal owner of the property located at 1980 Easton Road, Abington Township, Pennsylvania, Montgomery County tax parcel no. 30-00-14236-80-9 ("Sears Property"), which is a subdivided parcel of the Willow Grove Park Mall property ("Mall"). The Mall comprises over 37 acres and has over

Addendum to Zoning Application: Sears, Roebuck, and Co.

1,000,000 square feet of retail space consisting of over 130 stores, a food court, a parking garage, and additional parking, lighting and landscaping.

The Sears Property is a 6.91 acre parcel subdivided from the Mall property and improved with a 3-story building connected to the Mall, an Auto Store pad site, and associated parking. Sears occupies the first floor of its building and leases the third floor and a portion of the second floor to Primark US Corp (“Primark”) and the remainder of the second floor Sears leases to Land’s End.

The Sears Property is located in the PB – Planned Business District. The Sears Property has an outside public entrance on the eastern elevation of the building. Sears has 2 existing building façade signs on the eastern elevation which faces the parking garage.

Sears proposes 1 additional façade sign on the northern elevation of the building that faces the Sears Auto Center and the ring road. The northern elevation does not have a public entrance. The northern elevation has 2 existing, recently approved, Primark signs of 70.1 square feet and 39.5 square feet.

Section 1008.2.B.2.b(2)(a) “Planned Business District – Joint Use of Property – Individual Signs” of the Abington Township Zoning Ordinance of 1996, as amended (“Ordinance”) permits individual uses of a shopping center to have 1 wall sign no larger than 200 square feet in area and at a height no greater than 25’. Ordinance section 1011.E.2 “Special Sign Regulations – Treatment of Regional Malls” permits major anchor stores designed as end units to have a maximum wall sign of 200 square feet per wall containing a public entrance.

ZONING RELIEF

The proposed Sears sign is 137.6 square feet in area, 20' 4" in height, and internally LED illuminated, and thus, complies with the area, height, and illumination requirements of the Ordinance. Sears requests variances from the Ordinance requirements regulating number of signs and location of signs in the Planned Business District. Sears requests 1 building façade sign, in addition to its 2 existing building façade signs, to be located on the north elevation of the Sears building which elevation does not have a public entrance.

Sears is entitled to the requested variances for the following reasons:

(1) The Sears Property is part of a large regional mall comprising over 37 acres in area and containing over 1,000,000 square feet of retail area. The Sears Property is setback over 500' from the interior ring road and is not visible from any public roadway. The additional sign on the northern elevation is necessary to provide visibility and adequately identify Sears in order to direct the public safely and efficiently to the Sears location of the Mall.

(2) The northern façade comprises 5,515.2 square feet. The square footage of the proposed Sears' sign on the northern façade is only 2% of the total façade area. Thus, the proposed sign is proportionate in size and scale to the large northern façade of the Sears building and is also proportionate in scale in relation to the size and configuration of the Mall Property.

(3) The variances if granted will not be detrimental to appropriate use of adjacent property, nor cause undue congestion or danger to pedestrian or vehicular traffic. To the contrary, the requested additional sign is directional in nature and will

Addendum to Zoning Application: Sears, Roebuck, and Co.

assist the public in safely and efficiently locating Sears within the Mall property, and will serve to advise the public that Sears continues to occupy its anchor store in addition to sharing space with Primark and Land's End.

(4) The proposed sign is consistent with other Sears' stores signs, and is comparable to the building façade signs of other stores located in the Mall.

(5) There will be no adverse impact on the community and the proposed signage will not alter the essential character of the neighborhood. The Sears Property is located in a heavy travelled commercial area where surrounding properties have similar signage.

(6) The requested variances meet the standards set forth in section 910.2(a) the Pennsylvania Municipalities Planning Code, 53 P.S. § 10910.2(a), and sections 1201.1 and 1201.3 "Standards for Review" and "Provision for Variance Consideration" of the Ordinance.

(7) The requested variances, if granted, will not alter the essential character of the neighborhood, nor will such variances substantially or permanently impair the appropriate use or development of adjacent parcels. The relief requested poses no threat to public health, safety and welfare. The proposed sign is in keeping with the character of the neighborhood and is in proportion to other wall signs in the immediate area.

(8) The variances requested represent the minimum variances that will afford relief and represent the least modifications possible of the regulations in issue.

WG PARK LP
1801 EASTON RD
WILLOW GROVE, PA 19090

BRAUNSTEIN, ROBERT & ROMY
1807 EASTON RD
WILLOW GROVE, PA 19090

BRAUNSTEIN, ROBERT & ROMY
1813 EASTON RD
WILLOW GROVE, PA 19090

PALO WILLIAM J & CAROL R
1817 EASTON RD
WILLOW GROVE, PA 19090

HYMAN RICHARD & NANCY
1843 EASTON RD
WILLOW GROVE, PA 19090

PAN IVY II
1865 EASTON RD
WILLOW GROVE, PA 19090

WG PARK LP
1900 EASTON RD
WILLOW GROVE, PA 19090

BLOOMINGDALES WILLOW GROVE
REAL EST
1920 EASTON RD
WILLOW GROVE, PA 19090

WG PARK L P
1940 EASTON RD
GLENSIDE, PA 19038

WG PARK-ANCHOR B LP
1960 EASTON RD
WILLOW GROVE, PA 19090

SEARS ROEBUCK & CO
1980 EASTON RD
GLENSIDE, PA 19038

PREIT SERVICES, WG PARK LP
2500 MORELAND RD
WILLOW GROVE, PA 19090

PAN IVY I, MGMT OFFICE 3RD FLR.
2524 MORELAND RD
WILLOW GROVE, PA 19090

PARK SIDE REALTY LP
2546 MORELAND RD
WILLOW GROVE, PA 19090

NBA DEVELOPMENT GROUP LP
2610 MORELAND RD
WILLOW GROVE, PA 19090

WILLOW GROVE PA RETAIL LLC
2620 MORELAND RD
WILLOW GROVE, PA 19090

LIPPS MARIE
1805 PRESTON AV
WILLOW GROVE, PA 19090

DUGAN JOHN J JR
1807 PRESTON AV
WILLOW GROVE, PA 19090

O'NEILL, KATIE
1808 PRESTON AV
WILLOW GROVE, PA 19090

HANSFORD GERALD B & CLAIRE T
1811 PRESTON AV
WILLOW GROVE, PA 19090

BOGDON DANIEL P & KRISTEN L
1815 PRESTON AV
WILLOW GROVE, PA 19090

SANTMIER MICHAEL R & LOUISE S
1818 PRESTON AV
WILLOW GROVE, PA 19090

GOETZINGER PETER & JO ANN
1819 PRESTON AV
WILLOW GROVE, PA 19090

HARMAN JACK E AND ESTHER
1822 PRESTON AV
WILLOW GROVE, PA 19090

HACK JEFFREY W & DEBRA A
1823 PRESTON AV
WILLOW GROVE, PA 19090

DECGAN, MANU & RIMJHIM
1828 PRESTON AV
WILLOW GROVE, PA 19090

HACK WM C & CAROL A
1829 PRESTON AV
WILLOW GROVE, PA 19090

LEE, ROBERT
1832 PRESTON AV
WILLOW GROVE, PA 19090

MONAHAN JAMES P & MARY E
1833 PRESTON AV
WILLOW GROVE, PA 19090

ROBERT, MARK
1836 PRESTON AV
WILLOW GROVE, PA 19090

CLIFFORD MARY D 1837 PRESTON AV WILLOW GROVE, PA 19090	MCCMAHON LINDA M 1842 PRESTON AV WILLOW GROVE, PA 19090	MAJOR CHARLES S III & CECELIA C 1843 PRESTON AV WILLOW GROVE, PA 19090
REIDENBACH, MATTHEW R & RACHEL L 1846 PRESTON AV WILLOW GROVE, PA 19090	METLIFE HOME LOANS 1847 PRESTON AV WILLOW GROVE, PA 19090	PETERS JAMES E & ELIZABETH J 1850 PRESTON AV WILLOW GROVE, PA 19090
PETRIE, CARLTON C & ALICIA 1851 PRESTON AV WILLOW GROVE, PA 19090	EICKHOFF BETTY L 1854 PRESTON AV WILLOW GROVE, PA 19090	HARTZOG EDWARD P & 1855 PRESTON AV WILLOW GROVE, PA 19090
BLUMER RICHARD R & CATHERINE P 1908 PRESTON AV WILLOW GROVE, PA 19090	PALIWODZINSKI, KENNETH R & DANA L 1909 PRESTON AV WILLOW GROVE, PA 19090	BINGAMAN, KRISTEN K 1914 PRESTON AV WILLOW GROVE, PA 19090
GILES DIANE L & GERMAN THAD 1915 PRESTON AV WILLOW GROVE, PA 19090	MARTIN, JAMES & KAREN 1918 PRESTON AV WILLOW GROVE, PA 19090	LINETTY BARBARA A 1919 PRESTON AV WILLOW GROVE, PA 19090
DONNELLY JOSEPH R & DONNA C 1922 PRESTON AV WILLOW GROVE, PA 19090	BAKER-MCARTHUR, SHALONDA 1925 PRESTON AV WILLOW GROVE, PA 19090	REID ROBERT H & ELIZABETH M 1928 PRESTON AV WILLOW GROVE, PA 19090
THOMMEN, CARL 1929 PRESTON AV WILLOW GROVE, PA 19090	RUSHWICK, JOSEPH R & DANIELLE L 1932 PRESTON AV WILLOW GROVE, PA 19090	RICHARD & ANNY TAPIA 1933 PRESTON AV WILLOW GROVE, PA 19090
BRIGGS DALE M & JOAN L 1938 PRESTON AV WILLOW GROVE, PA 19090	LEWIS CAROL A 1939 PRESTON AV WILLOW GROVE, PA 19090	JOHNSON BARBARA 1942 PRESTON AV WILLOW GROVE, PA 19090
SILVERMAN, MARK & GAGE & FRED 1943 PRESTON AV WILLOW GROVE, PA 19090	WIPPLINGER, COLLEEN 1943 PRESTON AV WILLOW GROVE, PA 19090	BANERJEE, ASHOKE K TRUSTEE 1946 PRESTON AV WILLOW GROVE, PA 19090
LUDWIG, DAWN, M 1947 PRESTON AV WILLOW GROVE, PA 19090	LUDWIG, DAVID G 1951 PRESTON AV WILLOW GROVE, PA 19090	DEUTSCHE BANK NAT'L TRUST 1955 PRESTON AV WILLOW GROVE, PA 19090

COLBORN HELEN & SCHELLHARDT
ANNE M
1956 PRESTON AV
WILLOW GROVE, PA 19090

ONETO PAUL L & PATRICIA T
1959 PRESTON AV
WILLOW GROVE, PA 19090

1354

No. 3757-DUES-4-Ann
Van & Lockers Co. Philadelphia
P 37043

This Indenture MADE THE 24th

day of July

in the year of our Lord one thousand nine

hundred and eighty-seven

Between

Exchange Associates, a

Pennsylvania limited partnership ("Grantor")

AND

Sears, Roebuck and Co., a New York corporation ("Grantee")

B
25.50
2.50

STATE TAX
AFFIDAVIT
FILED

REALTY TRANS. TAX PAID	
STATE	120,000.00
LOCAL	120,000.00
PER	JB

Witnesseth, That the said Grantor

for and in consideration of a certain piece of property located at 1495 Old York Road, Abington, Pennsylvania, being Parcel No. 30-00-49884-00-9,

unto it well and truly transferred 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 property described in Exhibit "A" hereof

DEPARTMENT OF REVENUE
REALTY TRANSFER TAX
PAID
7/24/87 R.E.S.

120,000.00
120,000.00
00.00

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
10-00-14214-80-9 ABINGTON DBK 4813
1783 EASTON RD PG 0121
EXCHANGE ASSOCIATES
B 117 U 0330 4230 DATE 7/27/87 JP

1987 JULY 29 6 AM 11:37

4846 107

Exhibit A

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, SITUATE in the Township of Abington, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property made for Pan American Associates on behalf of a joint venture of Pan American Associates and Federated Stores Realty, Inc., "Willow Grove Mall" dated June 28, 1979 prepared by Charles E. Shoemaker, Inc., Engineers and Surveyors; said Plan was recorded in the Office of the Recorder of Deeds, Norristown, Pennsylvania in Plan Book A-38 page 26 on November 26, 1979 as follows, to wit:

BEGINNING at a point in the Northwesterly corner of lands now or formerly of "Willow Grove Properties, Inc." a division of Developers Diversified; said point being also corner to lands now or formerly of "Willow Grove Homes"; said beginning point being located the following courses and distances from a point at the Southeastery end of a curve connecting the Southwestety line of Moraland Road (70 feet wide) with the Southeastery line of Coolidge Avenue; (1) South 51 degrees, 37 minutes, 15 seconds East 297.27 feet to a point for a corner; said point being the North-easterly corner of lands now or formerly of "Willow Grove Properties, Inc." afore-mentioned; (2) South 50 degrees 39 minutes 00 seconds West 655.73 feet to beginning point; thence (1) South 39 degrees, 21 minutes 00 seconds East along the Southwestery line of lands now or formerly of "Willow Grove Properties, Inc." aforementioned 656.93 feet to a point for a corner; said point being the Southwestery corner of lands now or formerly of "Willow Grove Properties, Inc." aforementioned; thence (2) South 46 degrees, 35 minutes 23 seconds West 50.13 feet to a point for a corner; thence (3) South 39 degrees, 21 minutes 00 seconds 73.18 feet to a point for a corner; thence (4) South 48 degrees 00 minutes 00 seconds West 191.99 feet to a point for a corner thence (5) South 01 degree 00 minutes 00 seconds West, 224.06 feet to a point for a corner; thence (6) South 46 minutes 00 minutes 00 seconds West 56.57 feet to a point for a corner; thence (7) North 89 degrees 00 minutes 00 seconds West, 210.00 feet to a point for a corner; thence (8) North 01 degrees 00 minutes 00 seconds East 76.33 feet to a point for a corner; thence (9) North 89 degrees 00 minutes 00 seconds West 50.00 feet to a point for a corner; thence (10) North 01 degrees, 00 minutes 00 seconds East 110.00 feet to a point for a corner; thence (11) North 89 degrees 00 minutes 00 seconds West 10.00 feet to a point for a corner; thence (12) North 01 degrees 00 minutes 00 seconds East 771.96 feet to a point for a corner; said point being corner to lands now or formerly of "Willow Grove Park Homes"; thence (13) North 50 degrees 39 minutes 00 seconds East 50.98 feet to the point and place of beginning.

BEING ASSESSMENT PARCEL NUMBER 10-00-14736-80-9

TOGETHER with the free and perpetual easement and right, in favor of Grantee, its business invitees, employees, licensees, successors and assigns, to use, and have access to, any and all parking areas, pedestrian walkways, driveways, vehicular entrance and exits and other related improvements and facilities, which now exist or may hereinafter be constructed, from time to time over, across under and through ALL THAT CERTAIN lot or piece of ground, containing approximately 14.969 acres of land, as more fully described in PREMISES "B", attached hereto, and made part hereof.

BEGINNING at a point on the title line in the bed of Moreland Road (70 feet wide) said point being at the distance of one hundred twenty-one and eighteen one-hundredths (121.18) measured North fifty-one (51) degrees forty-four (44) minutes forty-six (46) seconds West, from an angle point, said angle point at the distance of twenty-five and no one-hundredths (25.00) feet measured South thirty-eight (38) degrees, fifteen (15) minutes, fourteen (14) seconds West, from an angle point, said angle point being at the distance of one thousand thirty-five and seventy-seven one-hundredths (1,035.77) feet measured North fifty-one (51) degrees forty-eight (48) minutes forty-six (46) seconds West along the title line in the bed of Moreland Road from the point of intersection which the title line in the bed of Moreland Road makes with the center line of Easton Road (50 feet wide); thence extending from the place of beginning, South forty-nine (49) degrees fifteen (15) minutes, fourteen (14) seconds West, fifty-eight and no one-hundredths (58.00) feet to a point of curvature; thence, Southwardly on the arc of a circle curving to the right with a radius of three hundred sixty and no one-hundredths (360.00) feet the arc distance of one hundred sixty-six and eleven one-hundredths (166.11) feet to a point of reverse curvature; thence, Southwardly on the arc of a circle curving to the left with a radius of two hundred eighty and no one-hundredths (280.00) feet the arc distance of one hundred forty-two and twenty-two one-hundredths (142.22) feet to a point of tangency; thence South forty-six (46) degrees thirty-five (35) minutes twenty-three (23) seconds West five hundred thirty-one and five one-hundredths (531.05) feet to a point; thence North thirty-nine (39) degrees, twenty-one () minutes, zero (00) seconds West eighty and twenty one-hundredths (80.20) feet to a point; thence North forty-six (46) degrees, thirty-five (35) minutes twenty-three (23) seconds East eight hundred fifty-four and one one-hundredths (854.01) feet to the aforementioned title line in the bed of Moreland Road; thence along the same South fifty-one (51) degrees, thirty-seven (37) minutes zero (00) seconds East, nineteen and seventy-nine one-hundredths (19.79) feet to an angle point; thence, still along the title line in the bed of Moreland Road, South fifty-one (51) degrees, forty-four (44) minutes forty-six (46) seconds East, one hundred forty-five and four one-hundredths (145.04) feet to the first mentioned point and place of beginning.

CONTAINING 85,020 square feet or 1.952 acres.

BEING THE SAME PREMISES WHICH KMO Disposition Corp., a New York Corporation by Deed dated 9/2/1986 and recorded 9/16/1986 in the County of Montgomery in Deed Book 4813 page 191 conveyed unto Exchange Associates, a Pennsylvania Limited Partnership, in fee.

SUB-PARCEL "B"

ALL THAT CERTAIN tract of land with buildings and improvements thereon erected, SITUATE in the Township of Abington, County of Montgomery, and Commonwealth of Pennsylvania bounded and described according to a Plan of Property made for Pan American Associates on behalf of a joint venture of Pan American Associates and Federated Stores Realty, Inc., "Willow Grove Mall", dated June 28, 1979 prepared by Charles E. Shoemaker, Inc., Engineers and Surveyors, said plan was recorded in the Office of the Recorder of Deeds, Norristown, Pennsylvania, in Plan Book A-38 page 24 on November 26, 1979 as follows, to wit:

BEGINNING at a point located in the Southerly PennDot legal right-of-way line of Moreland Road (70 feet wide); said point being located the following courses and distances from the intersection of the center line of Moreland Road and Easton Road (50 feet wide); (1) North 51 degrees, 48 minutes 46 seconds West, along the center line of Moreland Road and along the division line between Upper Moreland Township and Abington Township, 513.44 feet to a point for a corner; (2) South 37 degrees 23 minutes 38 seconds West 40 feet to the point of beginning; thence (1) South 37 degrees 23 minutes 38 seconds West, along lands now or formerly of Hankin, et als, 611.91 feet to a point for a corner; thence (2) North 89 degrees 00 minutes 00 seconds West, still along same, 489.69 feet to a point for a corner; thence (3) North 38 degrees, 13 minutes 25 seconds West, still along same, 479.56 feet to a point for a corner; thence (4) North 46 degrees 35 minutes 23 seconds East still along same 478.88 feet to a point of tangency; thence (5) Northeastwardly along the arc of a circle curving to the right with a radius of 280 feet, the arc distance of 142.22 feet to a point of reverse curve; thence (6) Northeastwardly along the arc of a circle curving to the left with a radius of 360.00 feet, the arc distance of 166.11 feet to a point of tangency; thence (7) North 49 degrees, 15 minutes 14 seconds East, 42.58 feet to a point for a corner; said point being the Southwestwardly line of Moreland Road; thence (8) South 51 degrees 48 minutes 46 seconds East, along same 647.05 feet to the point and place of beginning.

AND TOGETHER with the free and perpetual easement and right-of-way in favor of Grantee, its business invitees, employees, licensees, successors and assigns, in common with Grantor, its business invitees, employees, licensees, successors and assigns, for ingress, egress and regress for vehicular and pedestrian traffic, over, across, and through the paved portions of a certain access roadway, intended to be constructed by or on behalf of Grantor on THAT CERTAIN lot or piece of ground, containing approximately 1.952 acres of land, and more fully described in PREMISES "C", attached hereto and made part hereof;

SUB-PARCEL "C":

ALL THAT CERTAIN lot or tract of land, SITUATE in the Township of Abington, Montgomery County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PP: 4846: 110

Together with all and singular the buildings, improvements, Streets, Alleys, Passages, Ways, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever thereunto belonging or in anywise 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,

its successors and assigns-----

in law, equity, or otherwise howsoever, of, in and to the same and every part thereof,

To have and to hold the said land, buildings, improvements

----- Hereditaments and
Premises hereby granted, or mentioned and intended so to be, with the Appurtenances
thereon----- 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 for ever.

And the said Grantor,-----

----- Does by these presents covenant, grant and agree to and with the said
Grantee, its successors----- and Assigns,
that it the said Grantor,-----

----- all and singular the Hereditaments and Premises hereinbefore described and
granted, or mentioned and intoned so to be, with the appurtenances, unto the said
Grantee, its successors----- and Assigns,
against it the said Grantor, its successors or assigns


-----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 said Grantor----- them,
or any of them, under and subject as aforesaid, ----- shall and will
----- WARRANT and forever DEFEND.

In Witness Whereof,

Sealed and Delivered
IN THE PRESENCE OF US


EXCHANGE ASSOCIATES, a Pennsylvania
limited partnership, by its
authorized general partners:

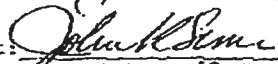
PAN AMERICAN ASSOCIATES, a
Pennsylvania limited partnership.
By: RICHARD I. RUBIN & CO.,
general partner

By: 
Ronald Rubin, partner

and

FEDERATED STORES REALTY, INC.,
a Delaware corporation, general partner

By: , VICE President


Attest: 
Assistant Secretary (Corporate Seal)

Received the day of the date of the above Indenture of the above named

STATE OF *Pennsylvania* }
COUNTY OF *Philadelphia* } SS.

On this, the *27th* day of *July* 1987, before me, a *Notary Public*
the undersigned officer,
personally appeared *Ronald Rubin*
~~known to me~~ (or satisfactory proven) to be the person whose name subscribed to the within
instrument, and acknowledged that he executed the same for the purposes therein contained

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


EDWARD O. SNEYKOVY, Notary Public
My Commission Expires June 1, 1988

Received the day of the date of the above Indenture of the above named

STATE OF OHIO
COUNTY OF HAMILTON

} ss.

On this, the 24th day of July 1967, before me, a notary public -
State of Ohio, the undersigned officer,
personally appeared Michael J. McCormick
who acknowledged himself to be the Vice President of Federated Stores Realty, 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 as Vice President.

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

James H. Ken
Notary Public - State of Ohio
Title of Office

JOSEPH E. KERR
Notary Public, State of Ohio
My Commission Expires June 23, 1969

AG-1908
4
Deed

KINDLY RECORD & RETURN TO:
CONGRESS ABSTRACT CORPORATION
7538 Castor Avenue
Philadelphia, Pennsylvania 19152
P. H.



EXCHANGE ASSOCIATES
c/o Pan American Associates
Wynnewood House
Suite 301B
300 E. Lancaster Avenue
Wynnewood, PA ("Grantor")
to
Sears, Roebuck and Co.
Sears Tower
Chicago, IL 60684
("Grantee")

Premises: 6.912 Acres more or less
Willow Grove Park
Abington Township,
Pennsylvania

Montgomery County, Pa.
Recorded in this office for Record of Deeds etc.
in No. 44477-79 is
by
Witness by me 20th of July 1957
day of
James A. Fince
1957

REGISTERED
MONTGOMERY COUNTY, PA
2/27/57
MONTGOMERY COUNTY, PA

No. 878-608 PDS
Printed by Yoe & Lukens Co., Philadelphia

PARCELS
RETURN TO:
Lennard B. Steinberg, Esquire
Montgomery, McCracken, Walker
& Rhoads
3 Parkway
Philadelphia, PA 19102

Grantee address:
Sears, Roebuck & Co.
Sears Tower Dept 768 FS
Chicago, Ill. 60684
Cranberry

REF 48463 115

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INHERITANCE TAXES
POST OFFICE BOX 8910
HARRISBURG, PA 17103-0910

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
Stamp Tax Paid	6,300,000 - 10
Book Number	4846
Page Number	107
Date Recorded	7-29-87

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility instrument. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Pan American Associates			Telephone Number	
Street Address	City	State	Area Code ()	Zip Code	
Wynnewood House, Suite 301 B 300 E. Lancaster Avenue Wynnewood, Pennsylvania					

B TRANSFER DATA

Grantor(s)	Exchange Associates c/o Pan American Associates			Date of Acceptance of Document	
Grantee(s)	Sears Roebuck and Company				
Street Address	City	State	Area Code ()	Zip Code	
Wynnewood House, Suite 301 B 300 E. Lancaster Avenue Wynnewood, PA Chicago IL 60684					
Special Address			Attn: Kenneth Hampson, Dept 768 PS		

C PROPERTY LOCATION

Street Address	City, Township, Borough	
1980 Easton Road	Abington Township	
County	School District	Tax Parcel Number
Montgomery County	Abington	30-00-14236-80-9

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$12,000,000	-0-	\$12,000,000
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
	X	


E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed

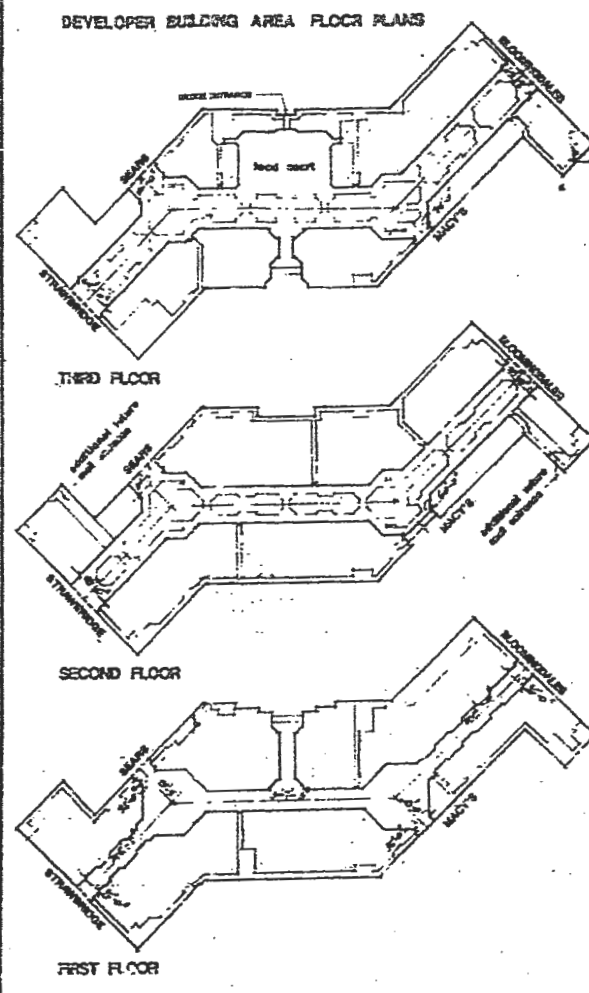
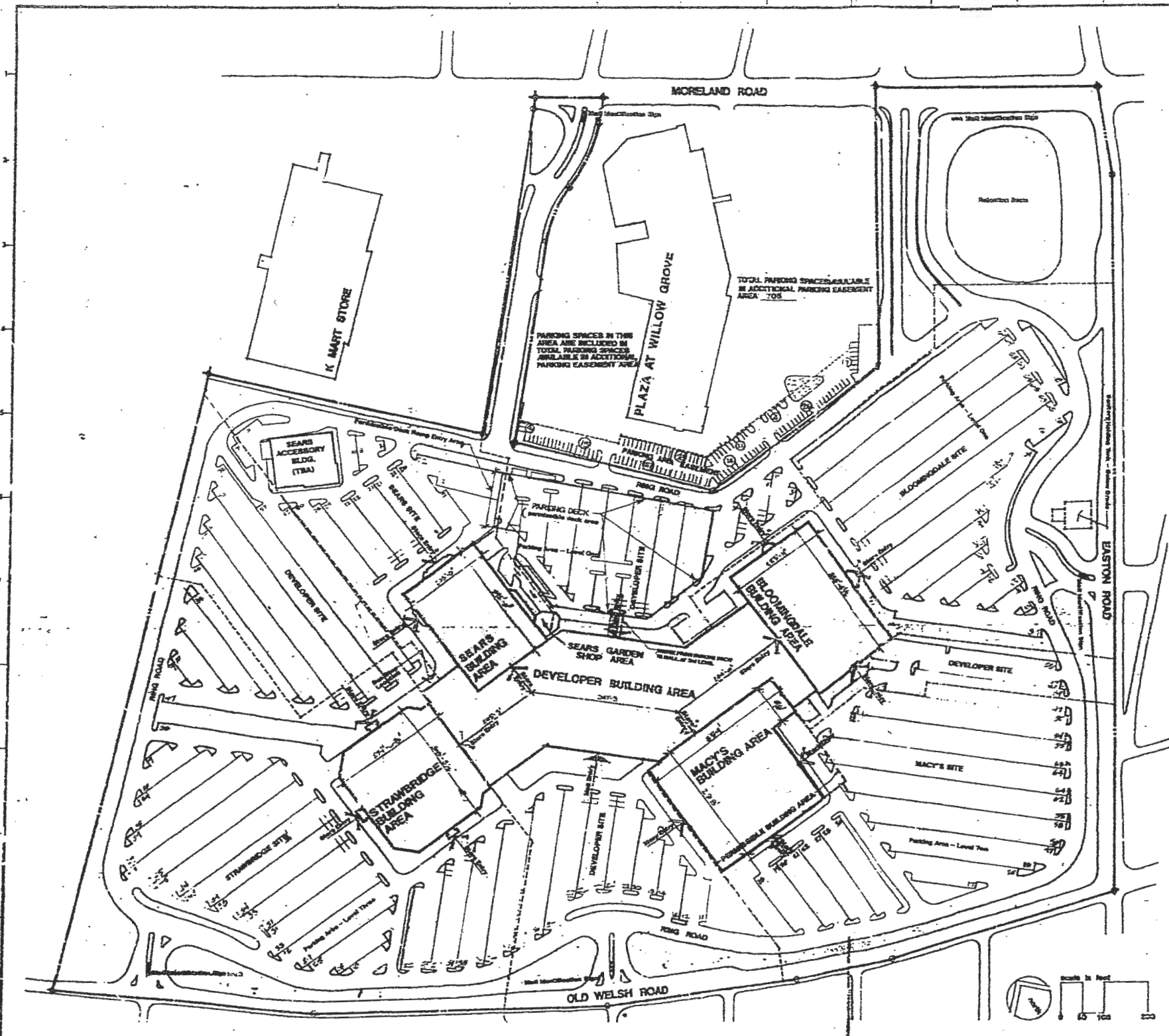
2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession (Name of Decedent) _____ (Name of Heir) _____
- Transfer to Industrial Development Agency.
- Transfer to Agent or Straw Party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____ Page Number _____
- Corrective deed (Attach copy of the prior deed).
- Statutory Corporate Consolidation, Merger or Division. (Attach copy of articles).
- Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

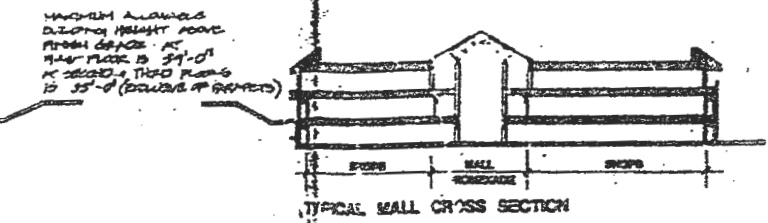
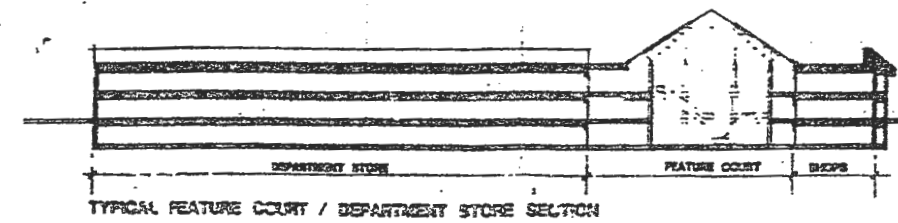
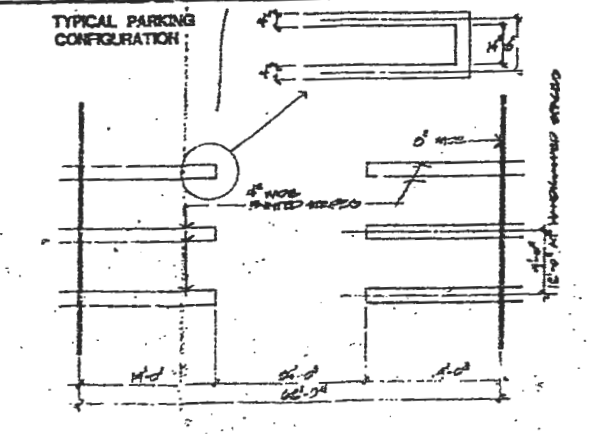
Signature of Correspondent or Responsible Party	Date
 for Richard I. Rubin and Co., general partner of Pan American Associates	7/28/87

(SEE REVERSE)



SITE PROGRAM		BUILDING PROGRAM	
TOTAL SITE AREA	61.45 ACRES	DEVELOPER BUILDING	237,637 S.F.
PARKING AREA	1,501 ACRES	STRAWBRIDGE	228,740 S.F.
PROPOSED		SEARS	177,403 S.F.
TOTAL	62.95 ACRES	DEVELOPER BUILDING	339,338 S.F.
SITE PARKING PROGRAM		TOTAL DEVELOPER BUILDING	
LEVEL ONE	1,852 SPACES	LEVEL ONE	228,740 S.F.
LEVEL TWO	1,044 SPACES	LEVEL TWO	177,403 S.F.
LEVEL THREE	1,355 SPACES	LEVEL THREE	177,403 S.F.
PARKING AREA	151 SPACES	DEVELOPER BUILDING	339,338 S.F.
BASEMENT	243 SPACES	TOTAL DEVELOPER BUILDING	1,204,019 S.F.
ADDITIONAL PARKING	665 SPACES	MACY'S	235,000 S.F.
PARKING DECK	5720 SPACES	TOTAL DEVELOPER BUILDING	1,204,019 S.F.
TOTAL	5720 SPACES	PARKING RATIO	4.75 SPACES 1000 S.F. OF FLOOR AREA

GENERAL NOTES:
 1. EXISTING DRIVEWAYS, LOTS AND PARKING AREAS SUBJECT TO VERIFICATION BY DEPARTMENT OF TRANSPORTATION, MICHIGAN DEPARTMENT OF HIGHWAY AND MICHIGAN COUNTY DEPARTMENT OF TRANSPORTATION. REQUIRED ROAD DOCUMENTS AND ROAD PLAN ATTACHED AS SHEET S OF S.



WILLOW GROVE PARK

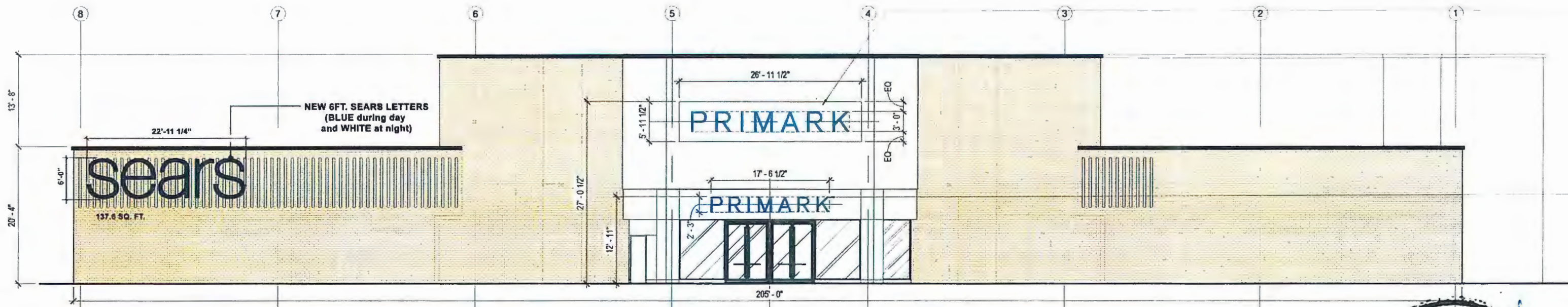
FOR ACTUAL FIELD CONDITIONS SEE AS-BUILT DRAWING OR AS PREPARED BY LANSING ENGINEERING ASSOC., INC. NOTES 10-15-45 CHECKED

RTKL

EXPERT A
 TO SECOND AMENDMENT
 FILE

SITE PLAN

Sheet 1 of 2



2 WILLOW GROVE- ELEVATION - ZONING - NORTH FACADE

SCALE: 1/8" = 1'-0"

