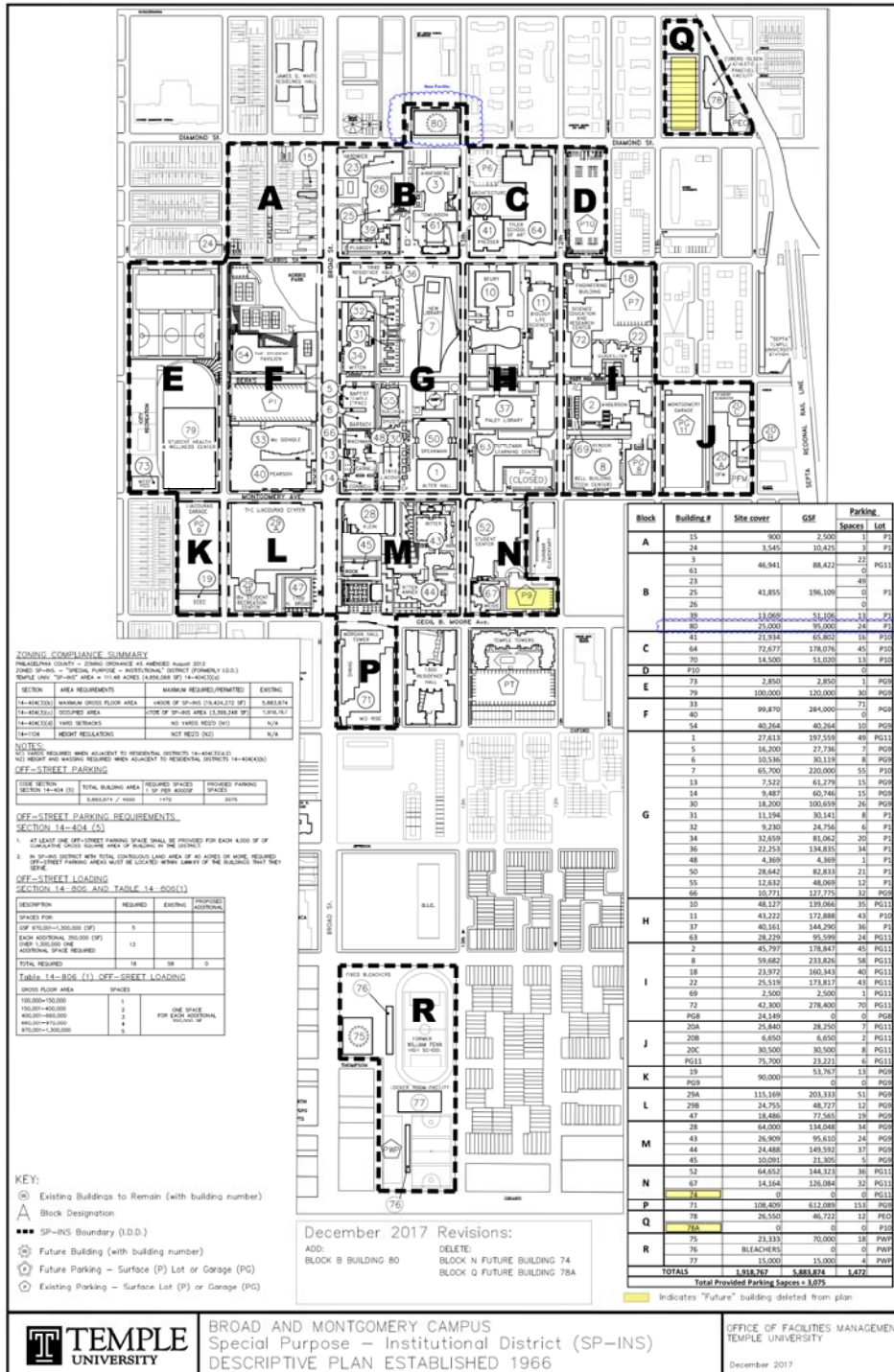


EXHIBIT A



ZONING COMPLIANCE SUMMARY

PHILADELPHIA COUNTY - ZONING ORDINANCE AS AMENDED August 2012
 (TYPED SPACE = "TYPICAL" REQUIRED = "NON-TYPICAL" DISTRICT (FORMERLY 110.5))
 TEMPLATE UNIT "SP-INS" AREA = 101.48 ACRES (4,288,936 SF) 14-404.03(2)

SECTION	AREA REQUIREMENTS	MAXIMUM REQUIRED/PERMITTED	EXISTING
14-404.03(1)	MINIMUM GROSS FLOOR AREA	FLOOR OF SPACE (75,000 SQ FT)	1,888,874
14-404.03(2)	OCCUPIED AREA	FLOOR OF SPACE (1,339,244 SF)	1,916,167
14-404.03(3)	YARD SETBACKS	NO YARDS REQ'D (N)	N/A
14-404.03(4)	HEIGHT REGULATIONS	NO HEIGHT REQ'D (N)	N/A

NOTES:

- NOT YARDS REQUIRED WHEN ADJACENT TO RESIDENTIAL DISTRICTS 14-404.03(1)
- NO HEIGHT AND HEIGHTS REQUIRED WHEN ADJACENT TO RESIDENTIAL DISTRICTS 14-404.03(3)

OFF-STREET PARKING

CODE	SECTION	TOTAL BUILDING AREA (1) 14-404.03(2)	REQUIRED SPACES	PROVIDED PARKING SPACES
		1,916,167	1470	8076

OFF-STREET PARKING REQUIREMENTS

SECTION 14-404.03 (1)

- AT LEAST ONE OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EACH 4,000 SF OF COMPARATIVE GROSS SQUARE AREA OF BUILDING IN THE DISTRICT
- SP-INS BOUNDARY WITH TOTAL PROVISIONED PARKING AREA OF SP-INS OR MORE REQUIRED. OFF-STREET PARKING AREAS MUST BE LOCATED WITHIN 100 FT OF THE BUILDINGS THAT THEY SERVE.

OFF-STREET LOADING

SECTION 14-506 AND TABLE 14-506(1)

DESCRIPTION	REQUIRED	EXISTING	PROVISIONED
SPACES FOR:			
GSF 475,000-1,300,000 (SP)	5		
EACH ADDITIONAL 300,000 (SP)			
OVER 1,300,000 GSE	13		
ADDITIONAL SPACE REQUIRED			
TOTAL REQUIRED	18	0	0

TABLE 14-506 (1) OFF-STREET LOADING

GROSS FLOOR AREA	SPACES	ONE SPACE FOR EACH ADDITIONAL
100,000-100,000	1	
100,000-400,000	2	
400,000-800,000	3	
800,000-1,300,000	4	
1,300,000-1,300,000	5	

KEY:

- Existing Buildings to Remain (with building number)
- Block Designation
- SP-INS Boundary (I.D.D.)
- Future Building (with building number)
- Future Parking - Surface (P) Lot or Garage (PG)
- Existing Parking - Surface Lot (P) or Garage (PG)

December 2017 Revisions:
 ADD: BLOCK B BUILDING 80
 DELETE: BLOCK N FUTURE BUILDING 74
 BLOCK Q FUTURE BUILDING 78A

Block	Building #	Site cover	GSF	Parking Spaces	Lot
A	35	9000	2,500	1	P2
A	24	3,545	10,470	3	P2
A	3			22	
A	63	46,941	88,422	0	PG11
A	23			49	
A	25	41,855	196,108	0	P1
A	26			0	
A	79	13,000	11,000	11	P1
A	78	23,000	51,000	24	P1
A	41	23,034	65,902	16	P10
A	64	72,677	178,076	45	P10
A	70	14,500	53,020	13	P10
A	71			0	
E	73	2,850	2,850	1	PG8
E	79	100,000	120,000	30	PG8
F	33	99,470	284,000	71	PG8
F	40			0	
F	54	40,264	40,264	10	PG8
G	1	27,613	197,559	49	PG11
G	5	16,200	27,746	7	PG8
G	6	10,530	30,119	8	PG8
G	7	65,700	220,000	55	P10
G	13	7,522	63,279	15	PG8
G	14	9,487	60,746	15	PG8
G	30	18,200	100,659	26	PG8
G	31	11,194	30,141	8	P1
G	32	9,230	24,794	6	P1
G	34	32,659	61,062	20	P1
G	36	22,253	134,835	34	P1
G	48	4,369	4,369	1	P1
G	50	28,442	42,818	21	P1
G	55	12,632	48,069	12	P1
G	66	10,771	127,775	32	PG8
G	50	48,127	199,064	35	PG11
H	11	43,222	172,888	43	P10
H	37	40,161	144,290	36	P1
H	63	28,229	95,599	24	PG11
H	2	45,799	178,847	45	PG11
H	8	59,662	233,826	58	PG11
I	18	23,972	160,343	40	PG11
I	22	25,519	173,817	43	PG11
I	69	2,500	2,500	1	PG11
I	72	42,300	278,400	70	PG11
I	PG8	24,149	0	0	PG8
J	20A	25,840	28,250	7	PG11
J	20B	6,500	6,602	2	PG11
J	20C	30,500	30,500	8	PG11
J	PG11	75,700	23,213	6	PG11
K	19	90,000	53,767	11	PG8
K	PG8	0	0	0	PG8
L	29A	115,169	203,113	51	PG8
L	29B	24,755	48,727	12	PG8
L	47	18,486	77,661	19	PG8
L	28	64,000	134,048	34	PG8
M	43	26,909	95,610	24	PG8
M	44	24,488	149,592	37	PG8
M	45	10,091	21,805	5	PG8
N	52	64,652	144,121	36	PG11
N	67	14,164	126,084	32	PG11
N	74	0	0	0	PG11
P	71	108,409	612,089	151	PG8
Q	78	26,500	46,722	12	PG8
Q	78A	0	0	0	PG8
R	75	23,133	70,000	18	PWP
R	76	BLEACHERS	0	0	PWP
R	77	15,000	15,000	4	PWP
TOTALS		1,916,267	4,883,474	1,472	



Total Provided Parking Spaces = 1,472

Indicates "Future" building deleted from plan

Map A Existing Zoning

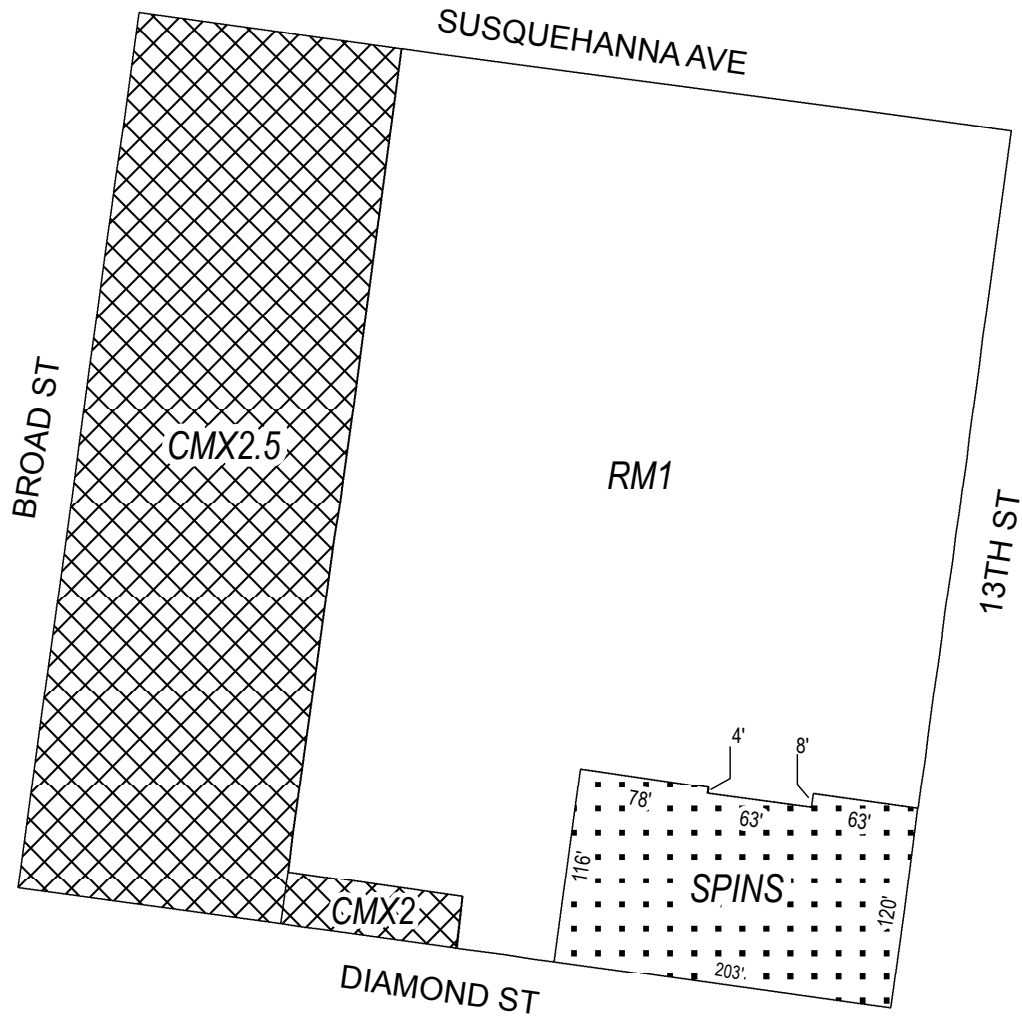


Zoning Districts




-  CMX-2, CMX-2.5, Neighborhood Commercial Mixed Use
-  RM-1, Residential Multi-Family



Map B Proposed Zoning



Zoning Districts

-  CMX-2, CMX-2.5, Neighborhood Commercial Mixed Use
-  RM-1, Residential Multi-Family
-  SP-INS, Institutional (Special Purpose)

