

General Notes

- GN1 BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE NORTHERLY RIGHT OF WAY OF EAST HIGHLAND STREET SAID BEARING IS NORTH 89°40'00" WEST.
- GN2 ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- GN3 AT THE TIME OF THIS ALTA/ACSM LAND TITLE SURVEY THERE WAS NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- GN4 AT THE TIME OF THIS ALTA/ACSM LAND TITLE SURVEY THERE WERE NO CHANGES IN RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED BY ANY CONTROLLING JURISDICTION.
- GN5 AT THE TIME OF THIS ALTA/ACSM LAND TITLE SURVEY THERE WAS NO EVIDENCE THAT THE SUBJECT PROPERTY WAS BEING USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.
- GN6 AT THE TIME OF THIS ALTA/ACSM LAND TITLE SURVEY THERE WAS NO EVIDENCE OF ANY CEMETERIES ON THE SUBJECT PROPERTY.
- GN7 AT THE TIME OF THIS ALTA/ACSM LAND TITLE SURVEY THERE WAS NO EVIDENCE OF ANY ADDRESS POSTED ON THE SUBJECT PROPERTY.

Statement of Encroachments

- A THE SUBJECT PROPERTY'S PAVING ENDOACHES ONTO THE ADJOINER'S PROPERTY BY 2.50'±.

Notes Corresponding to Schedule B

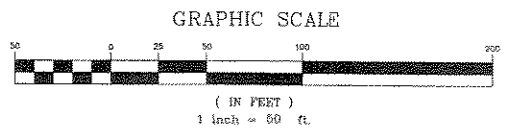
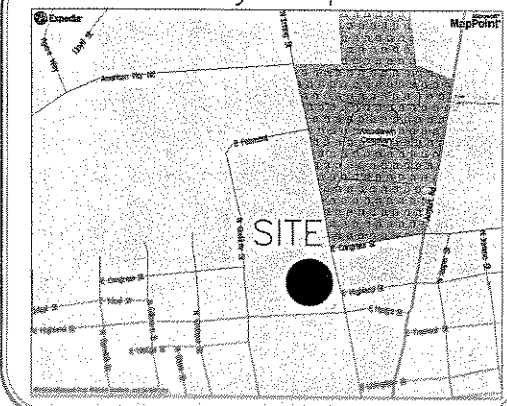
- B 9. UNDER AND SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE BED OF ALL ADJUTING STREETS, ROADS AND ALLEYS. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED.
- 10. UNDER AND SUBJECT TO EASEMENT AGREEMENT AS CITED IN MSC. BOOK VOLUME 965 PAGE 801. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE TO RECORD PURPART No.2.
- 11. UNDER AND SUBJECT TO ANY AND ALL RIGHTS ACQUIRED BY THE CITY OF ALLENTOWN BY VIRTUE OF A NOTICE OF FILING OF DECLARATION OF TAKING AS TO No. 310 SEPTEMBER TERM 1989, RECORD IN MSC. BOOK VOLUME 344 PAGE 1032. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED.

Utility Notes

- UN1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- UN2 FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, STORM SEWER, SANITARY SEWER AND WATERLINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC ROAD RIGHT OF WAYS OF NORTH IRVING STREET AND EAST HIGHLAND STREET.
- UN3 BEFORE DIGGING IN THIS AREA, CALL "PENNSYLVANIA ONE CALL" 1-800-242-1776 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

PARKING DATA	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	29
HANDICAP	NONE
TRUCK	61
TOTAL	100

Vicinity Map



Drawn By: J.E.W.	Surveyed By: R.A. D.J.
Checked By: B.R.M.	Date: 6/14/2004
Approved By: J.P.Y.	Site No.: 1
Job No.: 420040787	Sheet: 1 OF 1

No.	Date	Revisions	By
1	6/17/2004	Network Comments	T.S.

Zoning Notes

ZONING CLASSIFICATION: I-2 LIMITED INDUSTRIAL DISTRICT

FRONT YARD SETBACK: 20
 REAR YARD SETBACK: 30
 SIDE YARD SETBACK: 20
 MAX. BUILDING HEIGHT: 50
 MAX. LOT COVERAGE: 60%

PARKING SPACES: PARKING SPACE FOR ALL VEHICLES USED DIRECTLY IN THE CONDUCT OF THE BUSINESS, PLUS TWO SPACES FOR EACH EMPLOYEE.

SURVEYOR: SARAH M. ELIAS
 207 SP ALLENTOWN
 430 HANOVER STREET
 ALLENTOWN, PA 18101-1699
 610-427-1631

© COPYRIGHT 2004
 Bock & Clark Corporation
 All rights reserved. The use of this survey and permission of Bock & Clark Corporation.

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 42077; 0184 D WHICH BEARS AN EFFECTIVE DATE OF 11/07/01 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA BY TELEPHONE CALL DATED 06/14/04 TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Legend of Symbols & Abbreviations

- Bollard
- Cable Box
- Catch Basin Round
- Catch Basin Square
- Clean Out
- Electric Box
- Electric Manhole
- Electric Meter
- Unknown MH
- Fire Hydrant
- Gas Box
- Gas Meter
- Gas Valve
- Handicapped
- Light Pole
- Monitoring Well
- Gas Manhole
- Gas Manhole
- Gas Marker
- Transformer
- Power Pole
- Sanitary Manhole
- Satellite Dish
- Sign
- Storm Manhole
- Telephone Manhole
- Water Box
- Water Manhole
- Traffic Pole
- Storm Pipe
- Well
- Water Meter
- Water Meter Pit
- Water Valve
- Vault
- Monumentation
- Iron Pin To Be Set
- Easement Line
- Fence Line
- Overhead Wires
- Gas Line
- Water Line
- Undergound Utility
- Sanitary Line
- Storm Line
- Property Line
- Building Line
- Centerline
- Right of Way Line

Record Legal Description

ALL THAT CERTAIN freight terminal building and purparts or lots of ground upon which the same is erected, situated in the City of Allentown, Lehigh County, Pennsylvania, said purparts being more particularly described as follows:

PURPART No.1:
 ALL THAT CERTAIN tract or piece of land situate in the City of Allentown, formerly Hanover Township, Lehigh County, Pennsylvania, bounded and described as follows, to wit:
 BEGINNING at a stone in the Public Road leading to Rittersville at a corner of land now or formerly of Harvey DeWalt; thence along land now or late of said Harvey DeWalt N 6 degrees 30 minutes West 884.4 feet to a stone; thence along land now or formerly of Mrs. James Fuller South 81 degrees West 288.2 feet to a stake; thence along other lands now or formerly of Robert B. Klatz South 6 degrees 30 minutes East 636.0 feet to a stake in the road heretofore mentioned; thence in said road South 89 degrees 40 minutes East 300.00 feet to the place of BEGINNING. CONTAINING 4.514 ACRES

PURPART No.2:
 ALL THAT CERTAIN lot, piece and parcel of land situate in the City of Allentown, County of Lehigh and State of Pennsylvania, bounded and described as follows, to wit:
 BEGINNING at an iron pin placed for a corner along the western property line of North Irving Street located 523.01 feet north of the intersection of the said western property line of North Irving Street with the northern property line of East Highland Street; thence along lands now or formerly of Aquilla DeWalt South 78 degrees 19 minutes West 115.34 feet to an iron pin; thence along lands now or late of James Motor Co. now Wire Inc. North 11 degrees 37 minutes West 50.00 feet to an iron pin; thence along land now or formerly of Aquilla DeWalt North 78 degrees 19 minutes East 115.29 feet to an iron pin; thence along the aforementioned western property line of North Irving Street South 11 degrees 41 minutes east 50.00 feet to the place of BEGINNING.

Being known as Lehigh County File# 640789089550 1 Title Number 476004A

BEING THE SAME PREMISES which bore, inc. by Deed dated 5/15/2002, and recorded 5/16/2002, in Lehigh County Document ID. No.: 7004458, granted and conveyed unto Splendor Industries, Grantor herein

THIS DESCRIPTION DESCRIBES ALL THAT PROPERTY DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS TICOR TITLE INSURANCE COMPANY COMMITMENT No. 304746 BEARING AN EFFECTIVE DATE OF APRIL 29, 2004.

Survey Legal Description

ALL THAT CERTAIN tract or piece of land situate in the City of Allentown, formerly Hanover Township, Lehigh County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:
 Beginning at a point of the intersection of the north right of way of East Highland Street (50' R/W) and the southwest corner of land now or formerly Mathew Casar, said point being 116.12 feet northwesterly from the intersection of the westerly right of way of North Irving Street (60' R/W);
 Thence along the north right of way of East Highland Street, North 89°40'00" West a distance of 300.05 feet to the southwest corner of land now or formerly Gipe Decka;
 Thence along the line of said Decka and others N 06°30'00" West a distance of 636.00 feet to northeast corner of land now or formerly Douglas Egge; Thence North 81°00'00" East a distance of 296.20 feet to a corner of land now or formerly George Kistler; Thence along the line of said Kistler and the City of Allentown, South 06°30'00" East a distance of 125.38 feet to the southwest corner of land now or formerly the City of Allentown; Thence along the south line of said City of Allentown N 83°34'00" East a distance of 115.97 feet to a joint on the west right of way of North Irving Street; thence along the west right of way of North Irving Street, South 06°26'00" East a distance of 50.00 feet to a corner of land now or formerly Oceanview Realty Ltd; Thence along the north line of said Oceanview Realty Ltd, South 83°34'00" West a distance of 115.92 feet to a point; Thence along the west line of Oceanview Ltd, South 06°30'00" East a distance of 509.33 feet to the point of beginning.

Containing 202,527.537 Sq.ft. or 4.649 Acres

THIS DESCRIPTION DESCRIBES ALL THAT PROPERTY DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS TICOR TITLE INSURANCE COMPANY COMMITMENT No. 304746 BEARING AN EFFECTIVE DATE OF APRIL 29, 2004.

ALTA/ACSM Land Title Survey

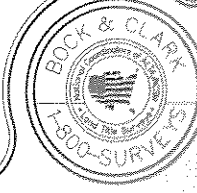
For
NAT-Allentown
 B&C Site No. 20040469-1
 767-811 East Highland Street
 Allentown, Lehigh County,
 Pennsylvania 18109

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plot and the Survey on which it is based were made on the date shown below of the premises specifically described in Your Title Insurance Company Commitment No. 304746 dated April 29, 2004 and was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999; (ii) in accordance with the "AGREEMENT and Survey Requirements for NAT-Allentown Surveys dated 5/21/2004," and includes Items 1, 2, 3, 4, 6, 7(c), 7(d), 7(e), 7(f), 7(g), 8, 9, 10, 11(a), 13, 14, 15, and 16 of Table A specifically defined therein, and (iii) Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Joseph P. Yakelis (seal)
 Joseph P. Yakelis
 Registration No. SU-051276-E
 Within the Commonwealth of PA
 Date of Survey: 6/10/2004
 Date of Last Revision:
 Date Printed:
 Network Project No. 20040469-1



Bock & Clark's National Surveyors Network
 National Coordinators of ALTA/ACSM Land Title Surveys
 537 North Cleveland - Massillon Road, Akron, Ohio 44333
 Phone: (800) SURVEYS, (800) 787-8397, Fax: (330)-666-3608, www.1800surveys.com



SURVEYED BY:
 BOCK & CLARK CORPORATION
 11676 PERRY HWY., SUITE 1108
 WEXFORD, PA 15090
 1-800-787-8394