

N/L RECREATIONAL CONCEPTS DEVELOPMENT CORP.
D.B.V. 618 - 650
L6 - 20 - 11

N/L MERIDIAN-PENN, INC.
D.B.V. 1998-1 - 128217
L6 - 20 - 7B

N/L IBS LEHIGH BUSINESS TRUST
D.B.V. 1997-1 - 064092
L6 - 20 - 7B-7

FEATURE LEGEND

- ⊗ Water Valve
- Sanitary Man Hole
- ⊕ Fire Hydrant
- ⊗ Utility Pole
- Storm Inlet

SURVEYOR'S CERTIFICATION

With respect to this survey, the undersigned, a registered land surveyor, in and for the Commonwealth of Pennsylvania, hereby certifies as follows to (a) NorthAmerican Terminals, L.P., its partners subsidiaries, and affiliates, and their respective successors and assigns, and its or their lenders; and (b) Commonwealth Land Title Insurance Company, each of whom may rely on this certification:

(1) This survey was prepared by the undersigned and actually made on the ground on February 16, 1999, and is correct according to the record description of the land, which is the same as* that described in that certain title insurance commitment from Commonwealth Land Title Insurance Company, dated February 5, 1999.

*EXCEPTIONS NOTED:
N86°49'08"W., 425.00 Ft. (deed)
424.76 Ft. (survey)
S.86°32'58"E., 424.95 Ft. (deed)
424.72 Ft. (survey)

(2) This survey correctly and accurately shows (i) the type, gross square footage dimensions and locations of all buildings structures and other improvements, the number of all loading docks; the number kind and layout of all parking spaces at the property; and the distances of any structures and buildings from the applicable property lines, (ii) all setback, and other building restriction lines disclosed by the recorded subdivision plans and the buildings, structures and other improvements lie within the boundary lines of the subject property, (iii) the location of all utilities servicing the subject property and all such utility serves required for the operation of the property enter the subject property through public streets or are on-site (iv) the location of all water courses, water bodies lot lines and monuments; (v) all storm drainage systems for the collection and disposal of surface drainage; (vi) all easements, rights of way, servitudes restrictions and covenants referenced in the title commitment have been plotted hereon or otherwise noted as to their effect on the property; and (vii) any applicable zoning districts in which the property is located and the boundaries thereof.

(3) the property is contiguous along its entire common boundaries and is enclosed within the perimeters thereof; all component parcels of the property are contiguous and there are no gaps or gores;

(4) except as shown hereon, there are no (i) easements or uses benefiting or burdening the property; (ii) rights of way across the land; (iii) any other easement or right of way of which the undersigned has been advised, (iv) no party walls (v) no encroachments upon adjoining property, streets, alleys by any of the buildings, structures, or other improvements on the property, (vi) no encroachments on the land by buildings, structures or improvements situated on adjoining property except as shown and (vii) buildings structures and improvements situated on the property that are located over or on any easements or utility lines or (viii) railroad tracks and sidings;

(5) unless specifically noted hereon, the property does not lie within any area designated under any federal, state or municipal regulations as a flood plain, wetland or aquifer district;

(6) the property is located within an area having a flood zone designation "none" by the Secretary of Housing and Urban Development (which is not a special flood hazardous area inundated by 100 year flood) on Flood Insurance Rate Map 420980-0015-B with a date of identification of 6/04/80 for Bethlehem Township, which is the current Flood Insurance Rate Map for the community in which the property is situated;

(7) all access and egress from the property is shown and the property has direct access to and from Brodhead Road, which is a duly dedicated and accepted paved public street or highway with right-of-way lines that are completely contiguous to the perimeter lines of the property along the entire right-of-way as shown;

(8) drainage of surface or other water, municipal water service, sanitary sewer, and telephone, electric and gas services are available to the property at the lot lines and in the locations indicated hereon;

(9) the boundary line dimensions, as shown hereon form a mathematically closed figure within 0.01 foot;

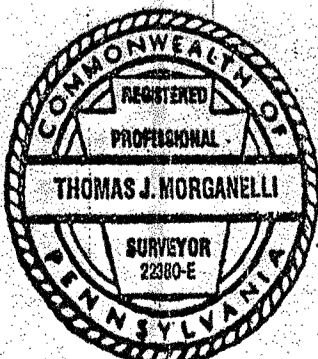
(10) the property does not constitute an illegal subdivision of land under applicable laws (record plan referred to);

(11) the property does not serve any adjoining property for drainage, utilities or egress or ingress;

(12) the street address of the subject property is: 2527 Brodhead Road;

(13) This survey was made in accordance with (i) the minimum standard detail requirements for ALTA/ACSM land title surveys established by ALTA, ASCM and NSPS in 1997 and (ii) the accuracy standards of ALTA and ASCM for an Urban Survey Area and includes items 3,4,7a+b,8,9,11 & 13 in Table A of such standards.

Thomas J. Morganelli, PLS
PA Reg. No. SU 22380-E
Date 3/9/99



SITE DATA

RECORD OWNER

Valentino J. Assetto (1/2 Interest)
D.B.V. 719 PG. 492
Joan A. Assetto (1/2 Interest)
D.B.V. 759 PG. 983

TAX PARCEL AREA

M6 - 2 - 3
7,518.1 Acres (DEED 7,522.22 Acres)
327,488.77 Sq. Ft. (DEED 327,667.00 SQ. FT.)

ZONING

Max. Bldg. Coverage
Max. Impervious Cover
Min. Lot Area
Min. Lot Width
Min. Lot Depth
Max. Bldg. Height
Front Setback
Side Setback
Rear Setback

General Industrial
40%
65%
2 Acres
200 FT.
200 FT.
45 FT.
50 FT.
20 FT. (each)
30 FT.

ORIGINAL SUBDIVISION

"Site Development & Lease Line Plan"
Plan Book 88, Pg. 108
Recorded April 11, 1988
LOT "A"

WATER

SEWER

FLOOD HAZARD

"Subdivisor Plan"
Plan Book 88, Pg. 159
Recorded May 26, 1988
LOT "A"
On-Lot
On-Lot
None
FEMA-FIRM
Community Panel Number
420980-0015-B
6/04/80

ITEMS FROM TITLE COMMITMENT

Number H186315EP
Schedule B - Section 2

1. Not Related to Survey
2. Noted on Plan and Site Data
3. Not Related to Survey
4. Not Related to Survey
5. Not Related to Survey
6. Not Related to Survey
7. Approved and/or lack thereof by others
8. Shown on Plan
9. Shown on Plan
10. See Site Data
11. Not Related to Survey

M.B.V.336 PG.772
M.B.V.339 PG.323
M.B.V.341 PG.172
PLAN BOOK 88 PG.108 & 159

LEGAL DESCRIPTION

ALL THAT CERTAIN part or parcel of land situate in Bethlehem Township, Northampton County, Pennsylvania, known as Lot "A", Subdivision Plan of Property of Valentino J. Assetto, Recorded in Plan Book 88, Page 108 in the Recorder of Deeds Office in Easton, Pennsylvania and as amended by field survey February 16, 1999.

BEGINNING AT A POINT on the northerly right-of-way line of Brodhead Road as dedicated to Bethlehem Township and recorded in D.B.V. 619 Pg. 628, in line of lands now-or-late of IBS Lehigh Business Trust, thence along the same and along lands now-or-late of Meridian-Penn, Inc. N4°37'55"E 772.24 feet, passing over a concrete monument at 4.95 feet, to a 24" iron pipe, thence along lands now-or-late of Recreational Concepts Development Corporation, S86°32'58"E 424.72 feet to an iron pipe, thence along lands now-or-late of Powellico Group, Inc. LLC S4°37'55"W 770.24 feet to an iron pipe, thence along said right-of-way of Brodhead Road N86°49'08"W 424.76 feet to a point, the place of beginning.

CONTAINING 7,518.1 Acres of land.

TAX PARCEL M6 - 2 - 3
2527 BRODHEAD ROAD
Bethlehem Township, Northampton County, PA

DRAWN BY: T.J.M.
DATE: March 1, 1999
DWG. NO.:

APPROVED BY:
PROJ. NO.
DWG.:

REVISIONS:

prepared by
Thomas J. Morganelli, PLS
922 West Market Street
Bethlehem, PA 18018
610-691-2699

PROJECT
TAX PARCEL M6 - 2 - 3
2527 BRODHEAD ROAD
Bethlehem Township, Northampton County, PA

SHT. NAME
ALTA/ACSM
LAND TITLE SURVEY
SHT. NO.
1 OF 1 #613

PABR527