

PREMISES A:

ALL THAT CERTAIN LOT AND PARCEL OF LAND SITUATE IN THE CITY OF BETHLEHEM, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA BEING LOT "A" ON THE SUBDIVISION PLAN, GVH (EASTON AVENUE) LP, PROPOSED SUBDIVISION, EASTON AVENUE AND EAST BOULEVARD, CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA, RECORD PLAN, PREPARED BY BOHLER ENGINEERING, INC., DATED 12/01/04, SAID PLAN HAVING BEEN RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, NORTHAMPTON COUNTY, ON DECEMBER 12, 2004, IN PLAN BOOK VOLUME 2004-1, PAGE 841, LOT A BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE TITLE LINE IN THE BED OF EASTON AVENUE (A.K.A. S.R. 2020, A.K.A. L.R. 159, A.K.A. WILLIAM PENN. HIGHWAY, A.K.A. EASTON BOULEVARD, 100 FOOT WIDE LEGAL RIGHT-OF-WAY), AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOT 15, BLOCK 4, LAND NOW OR FORMERLY SCHUMMER AND LOT 14, BLOCK 4, LANDS NOW OR FORMERLY BLAIR, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE TITLE LINE IN THE BED OF EASTON AVENUE, SOUTH 78 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 68.46 FEET TO A POINT, THENCE;
2. ALONG THE DIVIDING LINE BETWEEN LOT 18, BLOCK 4, LANDS NOW OR FORMERLY SCHUMMER, NORTH 00 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF 2.96 FEET TO AN IRON PIPE ON THE NORTHERLY LEGAL RIGHT-OF-WAY LINE OF EASTON AVENUE, THENCE;
3. ALONG THE NORTHERLY LEGAL RIGHT-OF-WAY LINE OF EASTON AVENUE, SOUTH 78 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 159.12 FEET TO A POINT OF CURVATURE, THENCE;
4. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, CONNECTING THE NORTHERLY LEGAL RIGHT-OF-WAY LINE OF EAST BOULEVARD (80 FOOT WIDE RIGHT-OF-WAY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 56 MINUTES 00 SECONDS, AN ARC LENGTH OF 39.24 FEET, A CHORD BEARING NORTH 56 DEGREES 09 MINUTES 30 SECONDS WEST AND A CHORD DISTANCE OF 35.53 FEET TO A POINT OF TANGENCY, THENCE;
5. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EAST BOULEVARD, NORTH 11 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 254.00 FEET TO A POINT, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN PROPOSED LOT "A" AND PROPOSED LOT "B" RUNNING THROUGH LOT 18, BLOCK 4:

6. NORTH 78 DEGREES 48 MINUTES 30 SECONDS EAST, A DISTANCE OF 192.02 FEET TO A POINT, THENCE;
7. SOUTH 78 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF 82.50 FEET TO A POINT, THENCE;
8. ALONG THE COMMON DIVIDING LINE BETWEEN LOT 18, BLOCK 4, LOT 10A, BLOCK 4, LANDS NOW OR FORMERLY MARTONFALVY AND LOT 13, BLOCK 4, LANDS NOW OR FORMERLY BELLETTI, SOUTH 11 DEGREES 44 MINUTES 30 SECONDS WEST, A DISTANCE OF 151.99 FEET TO A POINT, THENCE;
9. ALONG THE COMMON DIVIDING LINE BETWEEN LOT 17, BLOCK 4, LOT 16, BLOCK 4 AND LOT 16, BLOCK 4, NORTH 78 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 43.38 FEET TO A POINT, THENCE;
10. ALONG THE DIVIDING LINE BETWEEN LOT 15, BLOCK 4 AND LOT 14, BLOCK 4, SOUTH 11 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 110.00 FEET TO THE POINT AND PLACE OF BEGINNING.

PREMISES B:

ALL THAT CERTAIN MESSAGE OR TENEMENT AND LOT OR PIECE OF GROUND, SITUATE ON THE NORTH SIDE OF EASTON AVENUE, BETWEEN RODGERS AND BOYD STREET, IN THE 14TH WARD, CITY OF BETHLEHEM, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF RODGERS STREET AND SAID EASTON AVENUE; THENCE EXTENDING WESTWARDLY IN AND ALONG THE NORTH LINE OF EASTON AVENUE, 18.84 FEET TO A POINT; THENCE EXTENDING NORTHWARDLY AT RIGHT ANGLES WITH EASTON AVENUE, IN AND THROUGH THE MIDDLE OF A PARTY WALL OF A DOUBLE BRICK DWELLING ERECTED ON LOTS NOS. 1852 AND 1853, 110 FEET TO THE SOUTHERLY BOUNDARY LINE OF LOT NO. 1476, THENCE DREADING EASTWARDLY IN AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT NO. 1476 PARALLEL WITH EASTON AVENUE 65.21 FEET TO A POINT IN THE WESTERLY LINE OF RODGERS STREET, THENCE EXTENDING IN A SOUTHWESTERLY DIRECTION IN AND ALONG SAID WESTERLY LINE OF RODGERS STREET, 122.3 FEET MORE OR LESS TO THE POINT, THE PLACE OF BEGINNING.

BOUNDED NORTH BY LOT NO. 1476, EAST BY RODGERS STREET, SOUTH BY EASTON AVENUE AND WEST BY REMAINING PORTION OF LOT NO. 1852, BEING LOT NO. 1851 AND THE GREATER PORTION OF LOT NO. 1852, AS SHOWN ON PLAN OF BETHLEHEM VIEW, PREPARED BY R.B. NOWELL, C.E., 3-31-1918 REVISED 11-1919.

AND FURTHER DESCRIBED AS:

ALL THAT CERTAIN LAND IN THE CITY OF BETHLEHEM, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE TITLE LINE IN THE BED OF EASTON AVENUE (A.K.A. S.R. 2020 A.K.A. L.R. 159, A.K.A. WILLIAM PENN. HIGHWAY, A.K.A. EASTON BOULEVARD, 100 FOOT WIDE LEGAL RIGHT OF WAY), AT THE INTERSECTION WITH THE WESTERLY LEGAL RIGHT OF WAY LINE OF RODGERS STREET (50 FOOT WIDE RIGHT OF WAY), AND FROM SAID POINT OF BEGINNING RUNNING, THENCE

- (1) ALONG THE TITLE LINE IN THE BED OF EASTON AVENUE, SOUTH 78 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 87.22 FEET TO A POINT, THENCE
- (2) ALONG THE DIVIDING LINE BETWEEN FORMER LOT 18, BLOCK 4, LANDS FORMERLY SCHUMMER AND FORMER LOT 17, BLOCK 4, LANDS FORMERLY SCHUMMER, NORTH 00 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF 2.96 FEET TO AN IRON PIPE ON THE NORTHERLY LEGAL RIGHT OF WAY LINE OF EASTON AVENUE, THENCE
- (3) ALONG THE NORTHERLY LEGAL RIGHT OF WAY OF EASTON AVENUE, SOUTH 78 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 159.13 FEET TO A POINT OF CURVATURE, THENCE
- (4) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, CONNECTING THE NORTHERLY LEGAL RIGHT OF WAY LINE OF EASTON AVENUE WITH THE EASTERLY RIGHT OF WAY LINE OF EAST BOULEVARD (80 FOOT WIDE RIGHT OF WAY), HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 56 MINUTES 00 SECONDS, AN ARC LENGTH OF 39.24 FEET, A CHORD BEARING NORTH 56 DEGREES 09 MINUTES 30 SECONDS WEST AND A CHORD DISTANCE OF 35.53 FEET TO A POINT OF TANGENCY, THENCE
- (5) ALONG THE EASTERLY RIGHT OF WAY LINE OF EAST BOULEVARD, NORTH 11 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 254.00 FEET TO A POINT, THENCE

THE FOLLOWING (2) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN LOT 18A, BLOCK 4, LANDS NOW OR FORMERLY BETHLEHEM EQUITIES GROUP, LLC AND LOT 18, BLOCK 4, LANDS NOW OR FORMERLY MMMS:

- (6) NORTH 78 DEGREES 48 MINUTES 30 SECONDS EAST, A DISTANCE OF 192.02 FEET TO A POINT, THENCE
- (7) SOUTH 78 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF 82.50 FEET TO A POINT, THENCE
- (8) ALONG THE COMMON DIVIDING LINE BETWEEN LOT 18A, BLOCK 4, LOT 10A, BLOCK 4, LANDS NOW OR FORMERLY MARTONFALVY AND LOT 13, BLOCK 4, LANDS NOW OR FORMERLY DEAN, SOUTH 11 DEGREES 44 MINUTES 30 SECONDS WEST, A DISTANCE OF 151.99 FEET TO A POINT, THENCE
- (9) ALONG THE COMMON DIVIDING LINE BETWEEN LOT 18A, BLOCK 4, LOT 14, BLOCK 4 AND LOT 13, BLOCK 4, NORTH 78 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 108.53 FEET TO A POINT, THENCE

ALONG THE WESTERLY LEGAL RIGHT OF WAY LINE OF RODGERS STREET, SOUTH 11 DEGREES 44 MINUTES 30 SECONDS WEST, A DISTANCE OF 119.38 FEET TO THE POINT AND PLACE OF BEGINNING.

THIS DESCRIPTION BEING WRITTEN WITH REFERENCE TO AN ALTA/ACSM LAND TITLE SURVEY, BETHLEHEM EQUITIES GROUP, LLC, EAST BOULEVARD AND EASTON AVENUE, LOT 18A, BLOCK 4, AND LOT 14, BLOCK 4, MAP N7N4B4, CITY OF BETHLEHEM, NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA, BY CONTROL POINT ASSOCIATES, INC., DATED AUGUST 14, 2007.

BEING PARCELS N7N4B4 4 18A 0204 AND N7N4B4 4 14 0204

BEING THE SAME PREMISES WHICH GVH (EASTON AVE.), L.P., A TENNESSEE LIMITED PARTNERSHIP BY DEED DATED 07/24/2007 AND RECORDED 08/06/2007 IN NORTHAMPTON COUNTY IN RECORD BOOK 2007-1 PAGE 288292 CONVEYED UNTO BETHLEHEM EQUITIES GROUP LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, IN FEE.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20211810685

UTILITY COMPANY	PHONE NUMBER
BETHLEHEM CITY PUBLIC WORKS	610-865-7050
PENNSYLVANIA POWER & ELECTRIC	215-774-5151
PENNSYLVANIA POWER & ELECTRIC	570-769-7535
RCN CABLE/FORMERLY C-TECH	484-461-6020
SERVICE ELECTRIC CABLEVISION (SVC)	800-522-2389
SERVICE ELECTRIC CABLEVISION (SVC)	570-286-5951
UGI	610-866-9951
UGI UTILITIES	800-322-4429
VERIZON	888-508-8510

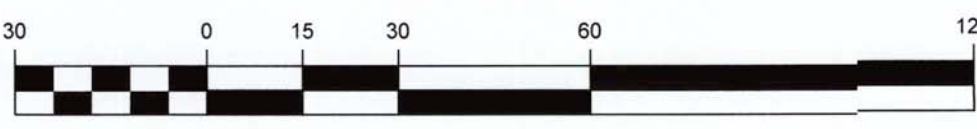
LEGEND

	CHAIN LINK FENCE		UTILITY POLE
	WOODEN FENCE		CLEANOUT
	OVERHEAD WIRES		MANHOLE
	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE		INLET
	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE		PROPERTY CORNER (EVIDENCE)
	APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE		DETECTABLE WARNING PAD
	SANITARY SEWER PIPING		TYPICAL
	STORM SEWER PIPING		DEPRESSED CURB
	BUILDING		MONUMENT
	BUILDING FOOTPRINT AREA		BUILDING FOOTPRINT AREA

EAST BOULEVARD

(80' WIDE R.O.W./PUBLIC ROADWAY)
(ASPHALT DRIVEWAY)

GRAPHIC SCALE



THIS SURVEY IS CERTIFIED TO:
PALMER TERRACE REALTY ASSOCIATES, LLC
BETHLEHEM EQUITIES GROUP, LLC
MARK K. FOLLENDER, ESQ.
EVAN GLANZ, ESQ.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
GERMANTOWN TITLE COMPANY, AS AGENT

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 18 & 19 OF SAID STANDARD DETAIL. THE FIELD WORK WAS COMPLETED ON 7-02-2021.



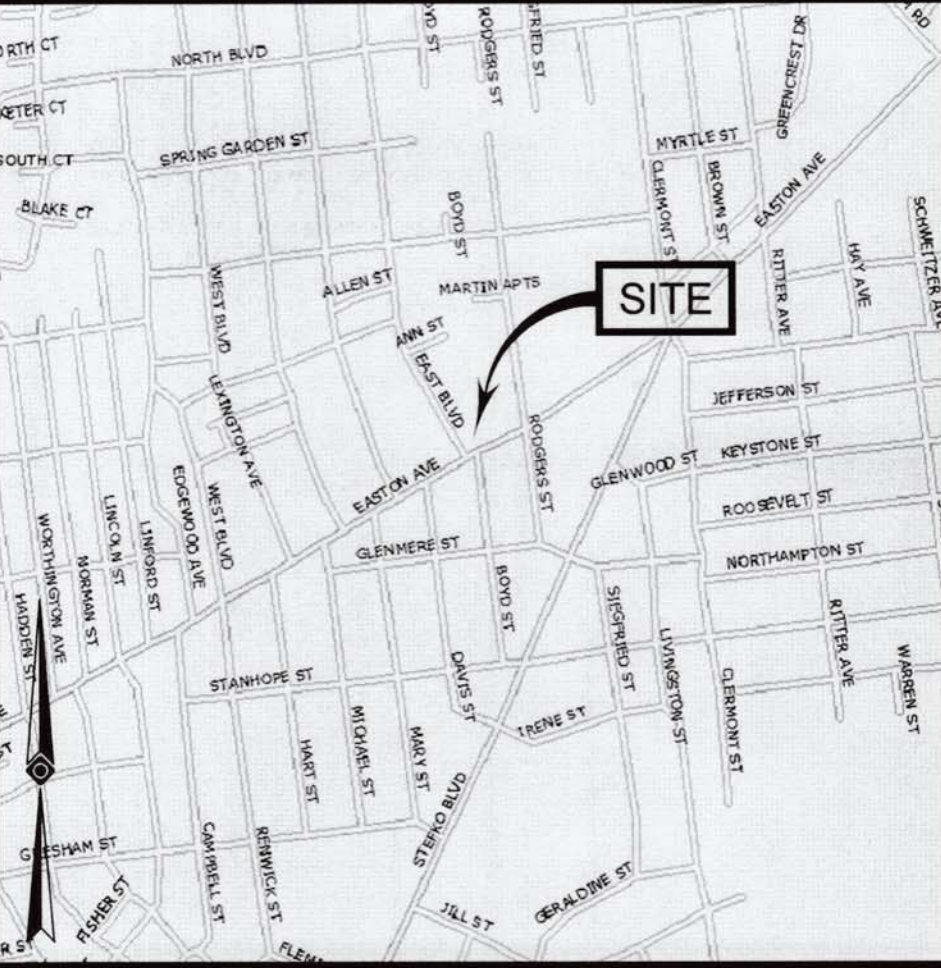
JAMES C. WEED
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #75250

7/14/2021
DATE

FIELD DATE
7-02-2021
FIELD BOOK NO.
0521-03
FIELD BOOK PG.
62
FIELD CREW
C.K.
DRAWN
T.J.R.
REVIEWED
B.P.R.
APPROVED
J.A.A./D.P.S.
DATE
7/14/2021
SCALE
1"=30'
FILE NO.
02-030153-01
DWG NO.
1 OF 1

ALTA/NSPS LAND TITLE SURVEY
PALMER TERRACE REALTY ASSOCIATES, LLC
2525 EASTON AVENUE
UPI #S N7N4B4 4 18A 0204 & N7N4B4 4 14 0204
CITY OF BETHLEHEM, NORTHAMPTON COUNTY
COMMONWEALTH OF PENNSYLVANIA

CONTROL POINT ASSOCIATES, INC.
NEW BRITAIN CORPORATE CENTER
1000 MANOR DRIVE, SUITE 210
CHALFONTE, PA 19944
215-122-0800 / 215-122-0805 FAX
WWW.CPA-PA.COM
WARREN, NJ 07059-0001
MT. LAUREL, NJ 08054-0001
LONG ISLAND, NY 11759-0001
ALBANY, NY 12212-0001
ROCHESTER, NY 14620-0001



VICINITY MAP
NOT TO SCALE

NOTES:

1. PROPERTY KNOWN AS UPI #S N7N4B4 4 18A 0204 & N7N4B4 4 14 0204 AS IDENTIFIED ON THE TAX MAPS OF CITY OF BETHLEHEM, NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. AREA = 72,413 S.F. OR 1.662 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBLUT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT, AND A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT PREPARED BY GERMANTOWN TITLE COMPANY AS ISSUING AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. GSA-42391-HS, WITH A COMMITMENT DATE OF 6/15/2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, PART I:
 - (6) DEVELOPER'S AGREEMENT AS SET FORTH IN RECORD BOOK 2006-1 PAGE 460169 - NOT SURVEY RELATED.
 - (7) NOTES, CONDITIONS, SETBACK LINES, EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS AS SHOWN AND SET FORTH IN:
 - a. MAP BOOK 2017-5 PAGE 299 - REQUIRED TRAFFIC SIGNAL EASEMENT, SHOWN ON SURVEY.
 - b. MAP BOOK 2006-5 PAGE 404 - BUILDING SETBACK LINES, SHOWN ON SURVEY.
 - c. MAP BOOK 2004-5 PAGE 841 - BUILDING SETBACK LINES, SHOWN ON SURVEY.
 - d. MAP BOOK 7 PAGE 31 - DOCUMENT NOT LEGIBLE.
 - e. MAP BOOK 7 PAGE 19 - NOT LOCATED ON SURVEYED PROPERTY.
 - (8) RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE PREMISES WITHIN THE BOUNDS OF EASTON AVENUE (A/K/A S.R. 2020 A/K/A L.R. 159 A/K/A WILLIAM PENN. HIGHWAY A/K/A EASTON BOULEVARD).
 - (9) RIGHT OF WAY AGREEMENT TO PPL ELECTRIC UTILITIES CORPORATION AS SET FORTH IN RECORD BOOK 2007-1 PAGE 424844 - LOCATED ON THE SURVEYED PROPERTY, EASEMENT IS NOT PLOTTABLE.
 - (10) SEWER RIGHT OF WAY TO THE CITY OF BETHLEHEM AS SET FORTH IN MISCELLANEOUS BOOK 111 PAGE 23 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.
 - (11) AGREEMENT BETWEEN HENRIETTA M. REILLY, JOHN G. O'DONNELL AND MARION R. O'DONNELL, HIS WIFE AND CITY OF BETHLEHEM AS SET FORTH IN MISCELLANEOUS BOOK 143 PAGE 382 - NOT SURVEY RELATED
 - (12) EASEMENT TO THE UNITED GAS IMPROVEMENT COMPANY AS SET FORTH IN MISCELLANEOUS BOOK 146 PAGE 510 - NOT LOCATED ON THE SURVEYED PROPERTY.
 - (13) NOTICE OF CONDEMNATION - EMINENT DOMAIN PROCEEDING IN REM RECORDED 08/14/2018 IN RECORD BOOK 2018-1 PAGE 172995 - REQUIRED TRAFFIC SIGNAL EASEMENT, SHOWN ON SURVEY.
6. EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
10. THERE ARE (60) PAINTED PARKING SPACES ON THE SURVEYED PROPERTY INCLUDING (3) H.C. ACCESSIBLE SPACES.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF CITY OF BETHLEHEM, NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF BETHLEHEM, NORTHAMPTON COUNTY, MAP NUMBER 42095C0263, MAP REVISED: 7/16/2014.
3. MAP ENTITLED "PRELIMINARY/FINAL LAND DEVELOPMENT PLANS, UTILITY PLAN, WAWA, INC., PROPOSED FOOD MARKET" PREPARED BY BOHLER ENGINEERING, INC., PROJECT NO. P04-W006, SHEET 5 OF 13, DATED 12/13/04, LAST REVISED 12/4/07.