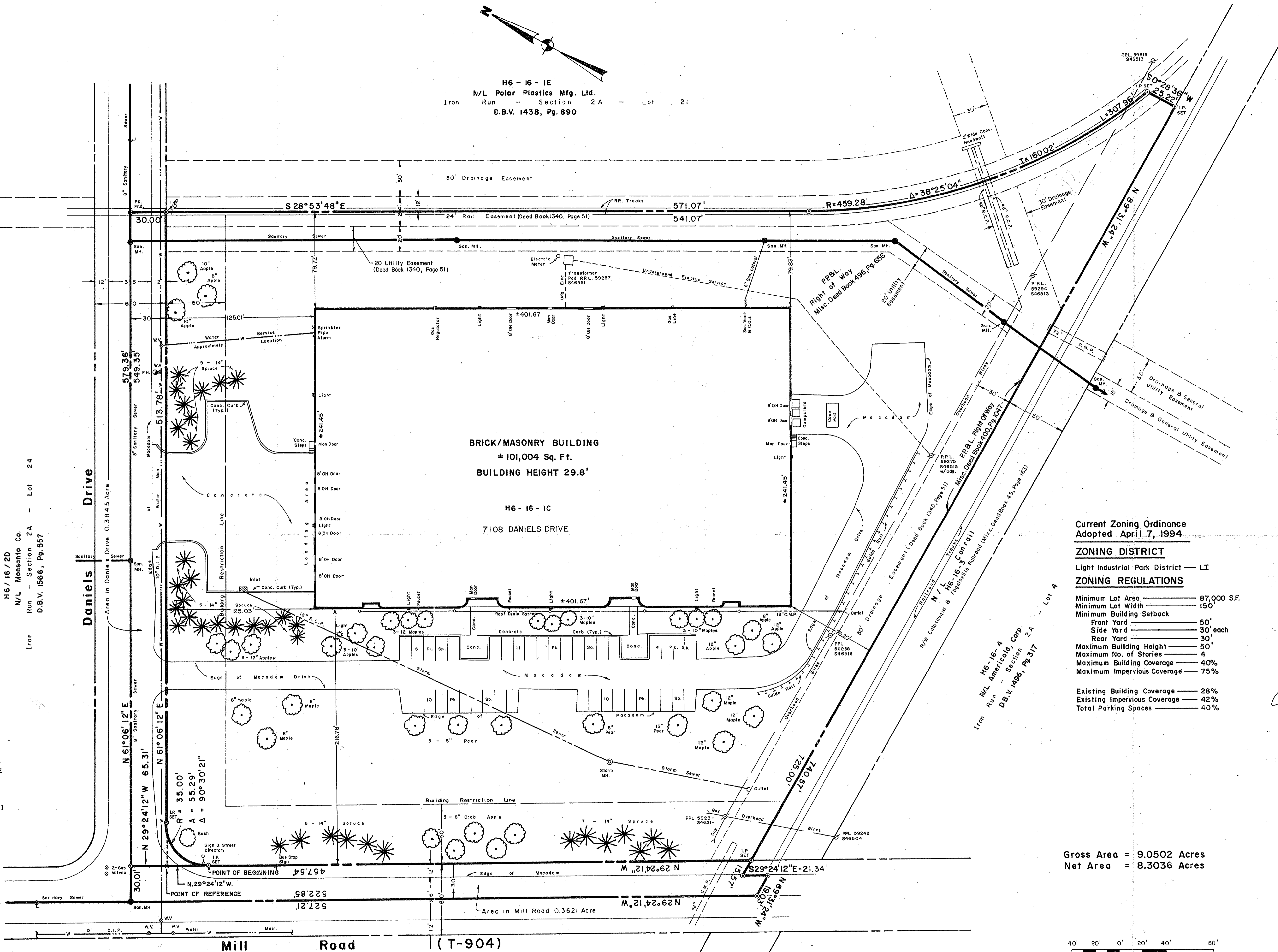


H6 - 16 - 1E  
 N/L Polar Plastics Mfg. Ltd.  
 Iron Run - Section 2A - Lot 21  
 D.B.V. 1438, Pg. 890



H6 / 16 / 2D  
 N/L Monsanto Co.  
 Run - Section 2A - Lot 24  
 D.B.V. 1566, Pg. 557

H6 - 16 - 4  
 N/L Americold Corp.  
 Run - Section 2A  
 D.B.V. 1498, Pg. 317

**ABBREVIATION LEGEND**  
 San. — SANITARY  
 M.H. — MANHOLE  
 Conc. — CONCRETE  
 C.O. — CLEAN OUT  
 O.H. — OVERHEAD  
 W.V. — WATER VALVE  
 F.H. — FIRE HYDRANT  
 Pk. Sp. — PARKING SPACE  
 Typ. — TYPICAL  
 Udg. — UNDERGROUND  
 Elec. — ELECTRIC  
 N/L — NOW OR LATE  
 I.P. — IRON PIN (PIPE)  
 RR. — RAILROAD

**DESCRIPTION OF LOT #22**  
 SECTION II A OF IRON RUN  
 UPPER MACUNGIE, LEHIGH COUNTY, PENNSYLVANIA

ALL THAT CERTAIN lot or parcel of ground along with the building erected thereon known as Lot #22 of Section II A of Iron Run, located at the southeasterly corner of Mill Road (T-904) and Daniels Drive situated in Upper Macungie Township, Lehigh County and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner, said corner located South 29° 24' 12" East, 35.31 feet from the intersection of the easterly property line of Mill Road (T-904) (60 feet wide) with the southerly property line of Daniels Drive (60 feet wide);

THENCE, along the southerly property line of Daniels Drive, the two following courses and distances:

1. Along a curve to the right having a radius of 55.00 feet for an arc distance of 55.29 feet with a chord bearing North 15° 51' 00" East, 49.72 feet to a corner;
2. North 61° 06' 12" East, 513.78 feet to a corner;

THENCE, along Lot #21 of Section II A of Iron Run, the three following courses and distances:

1. South 28° 53' 48" East, 541.07 feet to a corner;
2. Along a curve to the left having a radius of 459.28 feet for an arc distance of 307.96 feet with a chord bearing South 48° 06' 18" East, 302.22 feet to a corner;
3. South 0° 28' 36" West, 25.22 feet to a corner;

THENCE, along the northerly side of a 50-foot wide Conrail right-of-way, North 89° 31' 24" West, 725.00 feet to a corner;

THENCE, along the easterly property line of Mill Road (T-904) North 29° 24' 12" West, 457.54 feet to the place of BEGINNING.

Containing: 8.3036 Acres of land (Net Area)  
 9.0502 Acres of land includes right-of-way areas of Mill Road and Daniels Drive.

Current Zoning Ordinance  
 Adopted April 7, 1994

**ZONING DISTRICT**  
 Light Industrial Park District — LI

**ZONING REGULATIONS**

- Minimum Lot Area — 87,000 S.F.
- Minimum Lot Width — 150'
- Minimum Building Setback — 50'
- Front Yard — 50'
- Side Yard — 30' each
- Rear Yard — 30'
- Maximum Building Height — 50'
- Maximum No. of Stories — 4
- Maximum Building Coverage — 40%
- Maximum Impervious Coverage — 75%

- Existing Building Coverage — 28%
- Existing Impervious Coverage — 42%
- Total Parking Spaces — 40%

**Survey Certification**  
 TO J. G. PETRUCCI CO., INC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

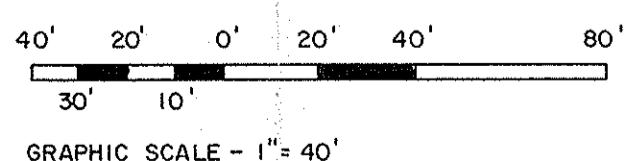
DATE: 3/10/03  
 [Signature]  
 REGISTRATION NO. 11814-E



This property may be subject to the following exceptions of Schedule B - Section II of Fidelity National Title Insurance Company Title Report No. 03-PHI-0165GD.

6. Rights to the public and others in the bounds of Mill Road (T-904) and Daniels Drive.
7. Easements, conditions, restrictions and rights of way, etc. on plan of "Iron Run" in Map Book 4, Page 180.
8. Protective covenants in Miscellaneous Deed Books 375, Page 58; 377, Page 334; 389, Page 1061 and 392, Page 414.
9. Rights to Pennsylvania Power & Light Company in Miscellaneous Deed Book 187, Page 71; 159, Page 154; 143, Page 142; 138 Page 285 and 113, Page 360. (Unable to determine exact locations - Blanket Easements)
10. Rights to Catasauqua Fogelsville Railroad in Miscellaneous Volume 49, Page 163. (Shown on Plan)
11. Rights to Pennsylvania Power & Light Company in Miscellaneous Deed Book 400, Page 1047 and Miscellaneous Deed Book 496, Page 656. (Shown on plan)
12. Reservation of easements in Deed Book 1340, Page 51. (Shown on plan)

Gross Area = 9.0502 Acres  
 Net Area = 8.3036 Acres



PROPERTY ADDRESS - 7108 DANIELS DRIVE

ALTA SURVEY OF  
**LOT 22**  
 IRON RUN — SECTION II A  
 Upper Macungie Township, Lehigh County, Pennsylvania

<b>MARTIN, BRADBURY &amp; GRIFFITH, INC.</b>				
CONSULTING ENGINEERS LAND SURVEYORS PLANNERS				
1201 Washington Street Allentown, Pa. 18102				
Date	Scale	Drawn By	Plan Number	Sheet Number
2/13/03	1" = 40'	SeB	2618-000	1