

9.9 ACRE INDUSTRIAL SITE 3523 WEST COLUMBIA STREET WHITEHALL, PA



LOCATION: Just off of PA Route 145-MacArthur Road In Whitehall Township

RAW GROUND: 9.9 acres of vacant level ground zoned Open Space Limited Industrial allowing warehousing.

SALE PRICE: \$2,600,000

REMARKS: Strong commercial-industrial corridor serving Allentown-Lehigh Valley with great linkage to anywhere in the Lehigh Valley. Amenities, retail minutes away.



Stefan N. Cihylik, CCIM
Hanna Frederick Commercial
3500 Winchester Road, Suite 201,
Allentown, PA 18104 610-398-0411
Direct Dial C-610-212-6535
Fax 610-336-8377 stevenc@ptd.net



9.9 ACRE INDUSTRIAL SITE 3523 WEST COLUMBIA STREET WHITEHALL, PA



SURVEY 3523 WEST COLUMBIA STREET WHITEHALL, PA

BOUNDARY SURVEY

PREPARED FOR

verticalbridge

961 BROKEN SOUND PARKWAY, BOCA RATON, FL 33487

SITE: ABE-006
SITE#: US-PA-6007,6019,6020,6021, & 6022
ADDRESS: S. CHURCH STREET
WHITEHALL, PA 18052
LEHIGH COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEO LINE
SURVEYING, INC.

13430 NW 104th Terrace, Suite A Alachua, FL 32615
 Office (386) 418-0500 Fax (386) 462-9986
 WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN
MURPHY
 Professional Land Surveying
 10505 Leafwood Place (910) 280-8189
 Raleigh, NC 27613 FAX 919-9616
 E-Mail: jonathan@jonathanmurphy.com JMS C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
PA GRID SOUTH ZONE NAD83
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY REPRESENTS A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITH IN THE DESCRIBED AREA.

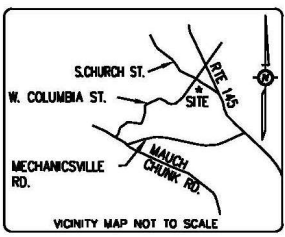
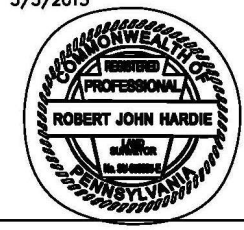
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT, AND ITS SUCCESSORS AND/OR ASSIGNS, AND OLD REPUBLIC NATIONAL TITLE INS. CO

MURPHY GEOMATICS

(Signature)

ROBERT HARDIE
 LAND SURVEYOR - PA
 DATE: 5/3/2015



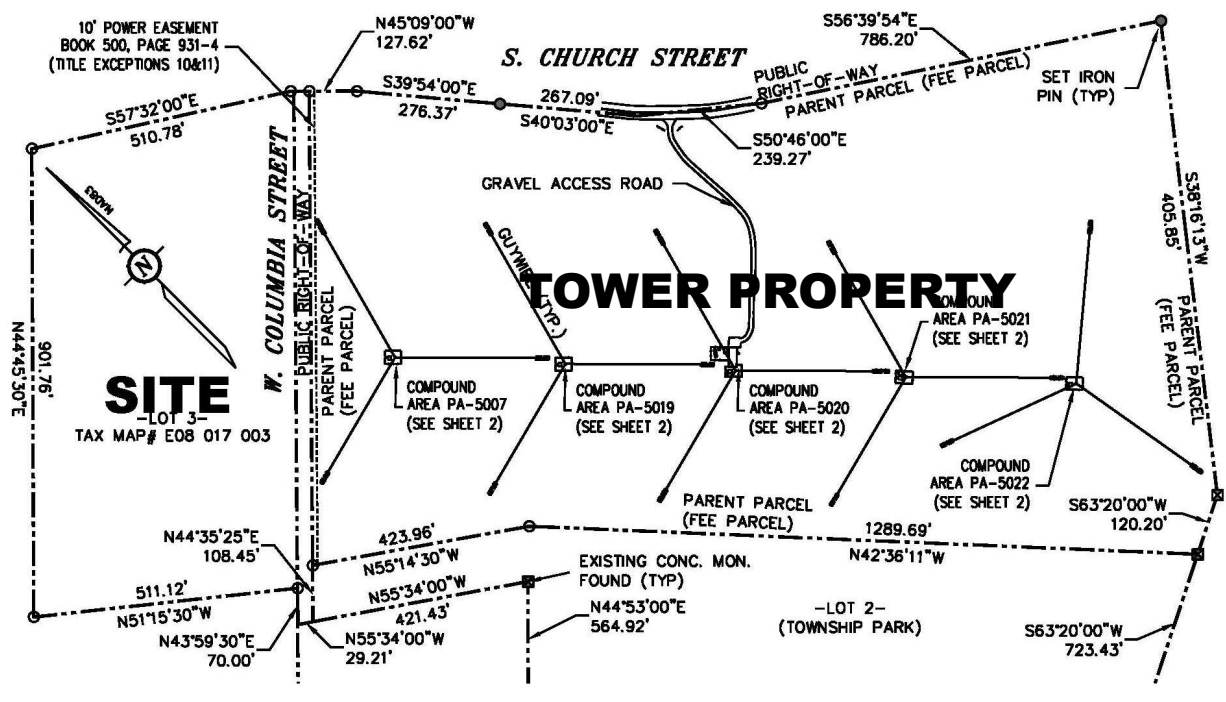
PARENT PARCEL INFO (LOT 1):
 CRB BROADCASTING OF PA., INC.
 S. CHURCH STREET,
 WHITEHALL, PA 18052
 TAX MAP# E08 020 001
 DEED BOOK 1398, PAGE 0722

SURVEYORS REVIEW OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 01-14096292-01T, EFFECTIVE 01/12/2015 AT 7:00 AM
 SCHEDULE B SECTION II
 1-6. STANDARD EXCEPTIONS.
 7. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE
 8. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE
 9. AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE OBJECTS
 10. EASEMENT IN FAVOR OF THE PENNSYLVANIA POWER AND LIGHT COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA, RECORDED 10/08/1985, AS BOOK 500, PAGE 931 OF THE LEHIGH COUNTY RECORDS.
 AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN ON SURVEY
 11. EASEMENT IN FAVOR OF THE PENNSYLVANIA POWER AND LIGHT COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA, RECORDED 10/08/1985, AS BOOK 500, PAGE 934 OF THE LEHIGH COUNTY RECORDS.
 AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN ON SURVEY
 12. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PRELIMINARY AND FINAL PLAN MAJOR SUBDIVISION OF CRB BROADCASTING OF PENNSYLVANIA, INC., AS RECORDED IN INSTRUMENT NO. 7237530 OF LEHIGH COUNTY RECORDS.

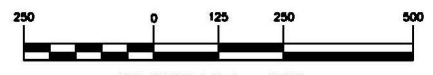
ZONING: N/A

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARDOUS AREA AS PER F.I.R.M. PANEL NUMBER: 42077C0142F
 EFFECTIVE DATE: 07/16/2004

- LEGEND**
- : SET 5/8" REBAR.
 - : FOUND 1/2" REBAR AS NOTED.
 - (---) : RECORD DESCRIPTION DATA.
 - P.O.B. : POINT OF BEGINNING.
 - P.O.C. : POINT OF COMMENCEMENT.
 - : FENCE AS NOTED.
 - OH : OVER HEAD UTILITY LINES.
 - ⊙ : WOOD UTILITY POLE.
 - ⊞ : ELECTRIC TRANSFORMER.
 - ⊞ : TELCO PEDESTAL.
 - ⊞ : WATER METER.
 - ⊞ : CABLE TELEVISION
 - N/A : NOT AVAILABLE



AREA	SQUARE FEET	ACRE
FEE PARCEL	1,447,711	33.24
COMPOUND AREA "A"	794	0.02
COMPOUND AREA "B"	799	0.02
COMPOUND AREA "C"	2,091	0.05
COMPOUND AREA "D"	786	0.02
COMPOUND AREA "E"	764	0.02



CC US-PA-5007, 19, 20, 21, & 22 OWNED.DWG



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