

SCHEDULE B-II ITEMS

- 11 Rights granted to Verizon Pennsylvania Inc. as set forth in Record Book 3002 Page 200257.
12 AFFECTS SITE, PLOTTED Terms and conditions of lease dated 3/16/2001, a Memorandum thereof between Sargent Art, Inc.
13 AFFECTS SITE, PLOTTED Rights granted to Pennsylvania Power & Light Company as set forth in Record Book 2086 Page 1136.
14 UNABLE TO DETERMINE IMPACT, DOCUMENT NOT SPECIFIC Notes, conditions, setback lines, easements, reservations, covenants and restrictions as shown and set forth in plan, recorded in Map Plan/Book No. 203 page 72, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
15 AFFECTS SITE, PLOTTED Easement Agreement as set forth in Record Book 3003, Page 360059.
16 DOES NOT AFFECT SITE, OFFSITE Easement as set forth in Record Book 3008, Page 2111.
17 AFFECTS SITE, PLOTTED Easements, reservations, restrictions and exceptions as set forth in Deed Book 776, Page 414.
18 AFFECTS SITE, PLOTTED Agreement between the Hazleton City Authority and Sargent Realty Corporation with The School District of the City of Hazleton as set forth in Deed Book 1551, Page 27.
19 AFFECTS SITE, BLANKET IN NATURE Exceptions, conditions and reservations as set forth in Deed Book 453, Page 46; Deed Book 398, Page 30; Deed Book 380, Page 405; Deed Book 706, Page 480; Deed Book 668, Page 423; Deed Book 762, Page 398 and Deed Book 668, Page 462.
453/46 UNABLE TO DETERMINE IMPACT, DOCUMENT NOT CLEAR
398/357 UNABLE TO DETERMINE IMPACT, DOCUMENT NOT SPECIFIC
386/405 UNABLE TO DETERMINE IMPACT, DOCUMENT NOT CLEAR
765/496 DOCUMENT NOT PROVIDED
668/423 AFFECTS SITE, BLANKET IN NATURE
768/398 AFFECTS SITE, BLANKET IN NATURE
668/420 AFFECTS SITE, BLANKET IN NATURE

RECORD DESCRIPTION

ALL the following pieces, parcels or tracts of land:
PARCEL NO. 1: ALL THAT SURFACE OF ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point formerly being the intersection of the southerly line of 60 foot wide Diamond Avenue with the westerly line of 50 foot wide North Cedar Street, formerly known as Serpent Street; thence from said Beginning point and along the southerly side line of Diamond Avenue South 82 degrees 51 minutes West 585.02 feet to a point at the intersection of said Diamond Avenue side line with the southeasterly side line of 20 foot wide Fulton Court; thence from said point and along the said side line of Fulton Court South 25 degrees 15 minutes West 187.44 feet to a point in line of lands of the Hazleton City Authority; thence from said point and along the line of said lands, the same being also along the northerly face of the northerly wall of the Five Story Stair Tower on land of said Authority; South 64 degrees 45 minutes East 55.68 feet to a point in the center of the West wall of a building known as Number 3 Weave Shed; thence from said point and along the line of lands of the Hazleton City Authority by the following 9 described courses and distances: (1) By a line being in and passing through the center of the West wall of Number 3 Weave Shed, South 25 degrees 21 minutes West 116.15 feet to a point; (2) By a line being in and passing through the center of the West wall of Number 4 Weave Shed, South 7 degrees 9 minutes East 50.20 feet to a point in the southerly wall of said Number 4 Weave Shed; (3) By a line along the southerly wall of said Number 4 Weave Shed, North 82 degrees 51 minutes East 0.25 feet to a point in the westerly face of the westerly wall of the Toilet Room attached to said Number 4 Weave Shed; (4) By a line along the said westerly face of the westerly wall of said Toilet Room, South 7 degrees 9 minutes East 0.31 feet to a point; (5) By a line along the southerly face of the southerly wall of said Toilet Room, North 82 degrees 51 minutes East 15.30 feet to a point; (6) By a line along the easterly face of the easterly wall of said Toilet Room North 7 degrees 9 minutes West 1.19 feet to a point in the northerly face of the northerly wall of the Number 4 Air Conditioning Room adjoining said Toilet Room; (7) By a line along the northerly face of the northerly wall of said Air Conditioning Room, South 84 degrees 45 minutes East 10.42 feet to the corner of said wall; (8) By a line along the northeasterly side of a Two-Party Driveway South 7 degrees 9 minutes East 88.03 feet to an angle point; and (9) By a line continuing along the easterly side line of said Two-Party Driveway, South 25 degrees 15 minutes West 227.59 feet to a point in line of lands of the Hazleton City School District; thence from said point and along the line of lands of the Hazleton City School District, South 64 degrees 45 minutes East 408.77 feet to a point in line of lands of the Lehigh Valley Railroad Company; thence from said point and along the line of lands of the Lehigh Valley Railroad Company by the following 3 curved lines: (1) By a curve to the right in a northerly direction for an arc distance of 57.00 feet; said curve having a chord with a course of North 4 degrees 20-1/2 minutes East for a distance of 36.99 feet, and a radius of 400.78 feet; (2) by a curve to the right in a northerly direction for an arc distance of 193.34 feet; said curve having a chord with a course of North 17 degrees 15 minutes West for a distance of 161.58 feet, and a radius of 381.98 feet; and (3) by a curve to the right in a northerly direction for an arc distance of 228.36 feet to a point on the westerly side line of North Cedar Street; said curve having a chord with a course of North 46 degrees 7 minutes East for a distance of 228.46 feet, and a radius of 1415.13 feet; thence from said point and along the westerly side line of North Cedar Street, North 25 degrees 15 minutes East 158.86 feet to a point in the line of lands of the Lehigh Valley Railroad Company; thence from said point and along the line of lands of the Lehigh Valley Railroad Company by the following 3 described lines: (1) By a line, South 82 degrees 51 minutes West 249.31 feet to a point; (2) By a line, North 25 degrees 15 minutes West 22.2 feet to a point; and (3) By a line, North 82 degrees 51 minutes East 274.98 feet to a point on the westerly side line of North Cedar Street; thence from said point and along the westerly side line of North Cedar Street, North 7 degrees 9 minutes West 300.00 feet to the side line of Diamond Avenue, the place of BEGINNING. EXCEPTING AND RESERVING from the foregoing tract of land and the buildings thereon situate, the following lands and buildings heretofore conveyed by the Sargent Realty Corporation, and the easements and reservations therein contained, as follows: (a) Premises conveyed by Sargent Realty Corporation to Barrett, Haentjens & Co., by deed dated June 21, 1962 and recorded in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania in Deed Book Vol. 1501 at page 977; (b) Premises conveyed by Sargent Realty Corporation to the City of Hazleton by deed dated July 18, 1995 and recorded in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania in Deed Book Vol. 1281 at page 307. EXCEPTING AND RESERVING THEREFROM all those premises described in and conveyed out by deed recorded in Luzerne County Deed Book Vol. 1580 at page 1077.

VICINITY MAP NOT TO SCALE LAND AREA 478,461 SQUARE FEET 10.98 ACRES PARKING SPACES REGULAR= 17 HANDICAP= 0 TOTAL= 17

ZONING DATA TABLE with columns: ZONING ITEM, REQUIRED, PARKING REQUIREMENTS. Includes rows for Zoning District (I-1 LIGHT INDUSTRIAL), Permitted Use (INDUSTRIAL/MANUFACTURING DISTRIBUTION/WAREHOUSE), Minimum Lot Area (2 ACS), Max Impervious Coverage (75%), Max Building Height (40 FT.), Min. Lot Width (200 FT.), Building Setbacks, Front (100' /30' OUTSIDE INDUSTRIAL), Side (50' /30' OUTSIDE INDUSTRIAL), Rear (50' /30' OUTSIDE INDUSTRIAL), Street Side (100' /30' OUTSIDE INDUSTRIAL).

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV. AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE (X) ON FLOOD INSURANCE RATE MAP NUMBER (42079C0239E), WHICH BEARS AN EFFECTIVE DATE OF (11-2-2012) AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS NONE OBSERVED AT TIME OF SURVEY

LEGEND with symbols for Fire Hydrant, Catch Basin, Sanitary or Storm Manholes, Water Valve Cap, Light Pole, Utility Pole w/Guy Wire, Electric Box, Gas Valve, Gas Meter, Street Sign, Existing Buildings, P.O.C., Point of Commencement, P.O.B., Point of Beginning, Record, Measured, Handicap Parking, Property Line, Electric Line, Fence Line, Bollard, Sprinkler.

Ludgate Engineering Corporation logo and contact information: LINDOLN CORPORATE CENTER 10 VANGUARD DRIVE, SUITE 100 READING, PA 19606 PHONE 610/404-7330 FAX 610/404-7371

PARCEL NO. 2: ALL THAT CERTAIN plot or parcel of ground located in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit: BEGINNING at the curb of the southwesterly corner of the intersection of East Diamond Avenue and North Cedar Street and proceeding in a direction South 5 degrees 27 minutes East, for a distance of 302 feet along the westerly side of North Cedar Street to the point of Beginning; thence (1) in a direction South 84 degrees 33 minutes West for a distance of 298 feet; thence (2) South 5 degrees 27 minutes East for a distance of 90 feet; thence (3) proceeding South 28 degrees 46 minutes West for a distance of 35 feet; thence (4) in a direction North 64 degrees 33 minutes East for a distance of 243.42 feet to the curb of North Cedar Street; and thence (5) following the curvature of North Cedar Street for a distance of 159 feet to the point of BEGINNING. PARCEL NO. 3: ALL THAT SURFACE OF ALL THAT CERTAIN piece, parcel or tract of land situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows: BEGINNING at a stake in the easterly line of Fulton Court South 64 degrees 45 minutes East 20 feet from the northwest corner of Spring Street and Fulton Court being the intersection of the easterly line of Fulton Court with the northerly line of Spring Street, if extended; thence along the easterly side of Fulton Court, North 25 degrees 15 minutes East 565.42 feet to the point in the East side of Fulton Court and in line with the North side of curtain wall on the North side of the Main Stair Tower of a Two (2) story building; thence at right angle to Fulton Court and along the North side of said curtain wall, South 64 degrees 45 minutes East 20.58 feet to a point in the middle of the West wall of a building known as Number 3 Weave Shed; thence along the centerline of said wall South 25 degrees 15 minutes West 117.32 feet to a point being the intersection of said centerline with the centerline of the West wall of a building known as Number 4 Weave Shed; thence along the centerline of said West wall of the Number 4 Weave Shed and continuing along the same course South 8 degrees 57 minutes East 181.80 feet to a point in a line which is parallel with and 152.49 feet East from the East side of Fulton Court; thence along said line South 25 degrees 15 minutes West 234.24 feet to a point in the northerly line of Spring Street, if extended easterly; thence along said line, being the North side of Spring Street, if extended, and the northerly line of property of the School District of the City of Hazleton, North 64 degrees 45 minutes West 152.49 feet to the point or place of BEGINNING. PARCEL NO. 4: ALL THAT CERTAIN piece or parcel of ground situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at the Southwest corner of property of The Duplan Corporation, adjacent to property previously conveyed to Hazleton City Authority; thence along the easterly line of such property of Hazleton City Authority; thence North 25 degrees 15 minutes East 220.48 feet to a point; thence North 6 degrees 57 minutes West approximately 85 feet to the Southwest corner of the Duplan Corporation building known as Mill No. 4; thence along this building wall North 82 degrees 35 minutes East 15 feet 4 inches to a corner; thence along the outside of the 12 inch concrete block wall of the No. 4 Air Conditioning Room, South 64 degrees 45 minutes East 8 feet 10 inches to the Northeast corner of the No. 4 Air Conditioning Room; thence South 6 degrees 57 minutes East approximately 93 feet 6 inches to a point; thence South 25 degrees 15 minutes West approximately 222 feet, 27.01 feet East of and parallel to course North 25 degrees 15 minutes East to the South property line; thence North 64 degrees 45 minutes West 27.01 feet, to the place of BEGINNING. EXCEPTING AND RESERVING THEREFROM all that certain premise described in and conveyed out by deed recorded in Luzerne County Deed Book 3008 at page 2111. Being the same premises which Sargent Art, Inc., now by name change, Sargent Realty, Inc., a Pennsylvania business corporation by Deed dated 6/4/2010 and recorded 6/9/2010 in Luzerne County in Record Book 3010 Page 74304 conveyed unto DMP Associates, LLC, a Pennsylvania limited liability company, in fee.

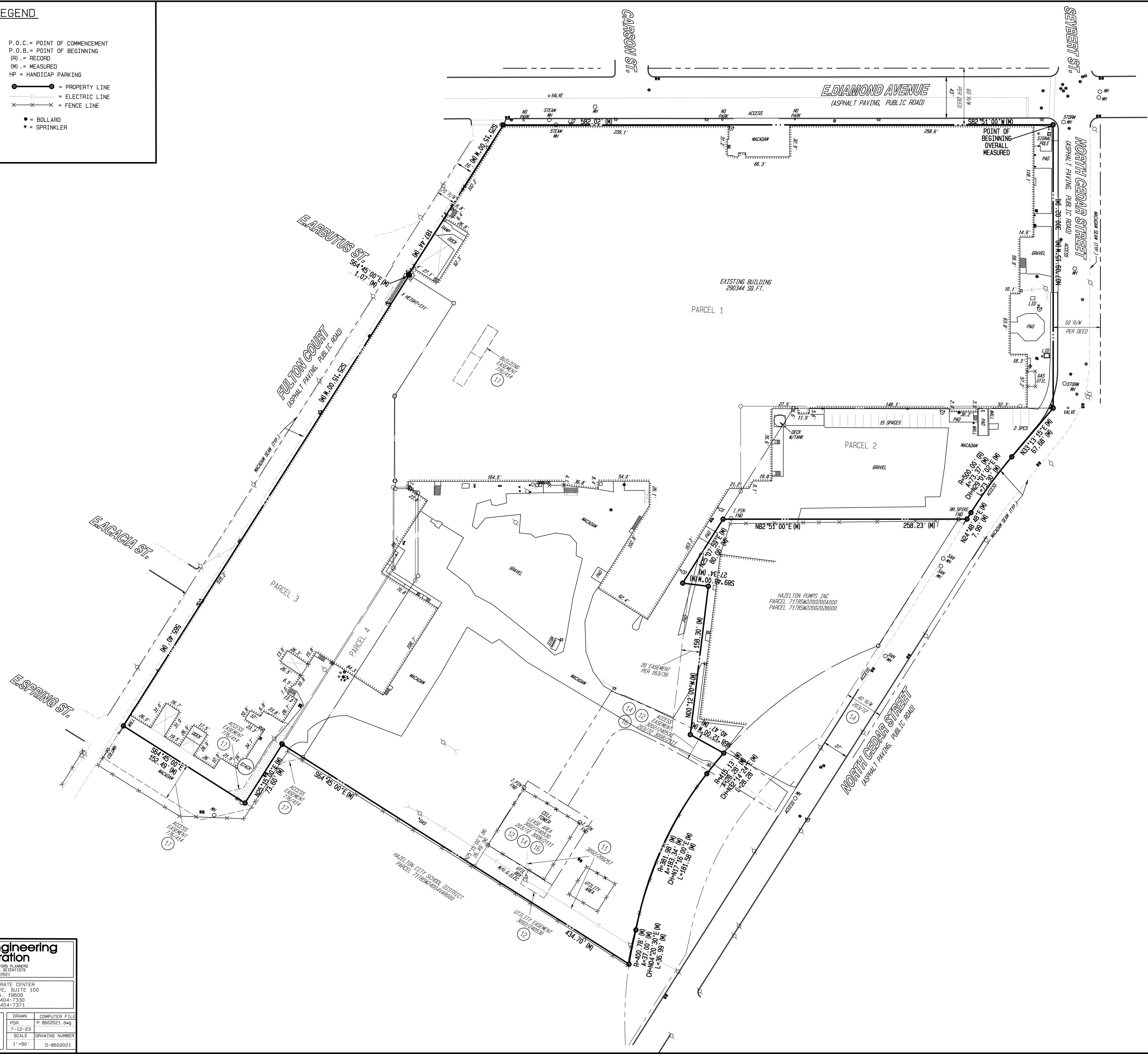
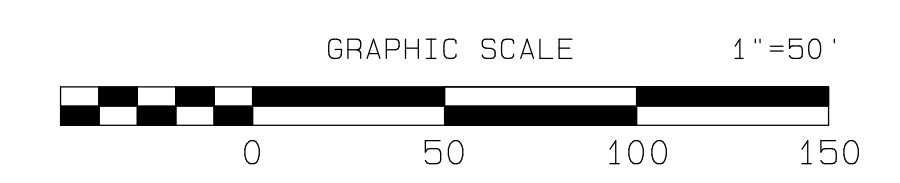
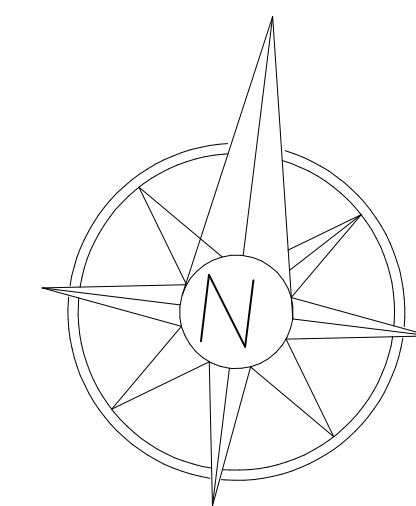
TITLE COMMITMENT INFORMATION THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: RAPA-43003, WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2021. GENERAL SURVEY NOTES 1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON. 2. THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS. 3. ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS. 4. AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESTONES. 5. THE ASSUMED BEARING: S25°15'00"W 187.44' 6. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME. 7. THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAP, GORES OR OVERLAPS. 8. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM DIAMOND AVE. & CEDAR STREET. 9. AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL HEADS OF REFUSE. 10. AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON IS UNKNOWN TO THIS SURVEYOR. 11. IN REGARDS TO TABLE "A" ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL. 12. IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREET IS THAT OF 0' +/- TO E. SPRING ST. 13. IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. 14. IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, THERE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. 15. ADDRESS IS CONFIRMED FROM RECORD DOCUMENTS PROVIDED.

ALTA/NSPS LAND TITLE SURVEY RAPA-43003 / Hazleton PA Cedar Street, Fulton Court, Diamond Avenue LUZERNE COUNTY HAZELTON, PA 18201 SURVEYOR'S CERTIFICATE TO: Chicago Title Insurance Company AND GRS GROUP: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS 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, 6a, 6b, 7(a), 7(b) (1), 7(c), 8, 9, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6-17-2021. DATE OF PLAT OR MAP: 7-12-2021 REGISTERED SURVEYOR: THOMAS BRYAN LUDGATE DATE PROFESSIONAL LAND SURVEYOR NO.: SU-053115 STATE OF PENNSYLVANIA SURVEYED BY: LUDGATE ENGINEERING CORPORATION 10 VANGUARD DRIVE, SUITE 90 READING, PA 19606 PHONE: 610-404-7330 DATED 2021 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY THE GRS GROUP, LLC.

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LEGEND

- ⊕ = FIRE HYDRANT
- ⊠ = CATCH BASIN (C.B.)
- = SANITARY OR STORM MANHOLES (AS INDICATED)
- = WATER VALVE CAP
- ⊙ = LIGHT POLE
- ⊕ = UTILITY POLE W/GUY WIRE
- ⊕ = ELECTRIC BOX
- ⊕ = GAS VALVE
- ⊕ = GAS METER
- ⊕ = STREET SIGN (AS NOTED)
- ▭ = EXISTING BUILDINGS
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- (R) = RECORD
- (M) = MEASURED
- HP = HANDICAP PARKING
- = PROPERTY LINE
- = ELECTRIC LINE
- = FENCE LINE
- = BOLLARD
- = SPRINKLER



DATE	REVISION HISTORY	GRS PROJECT NO. / JOB NO. 231833.1
		SCALE: 1" = 50'
		DRAWN BY: PSR
		APPROVED BY: XXX

Ludgate Engineering Corporation
 ENGINEERS, SURVEYORS, PLANNERS
 ENVIRONMENTAL SCIENTISTS
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	1"=50'	D-8602021

SURVEY COORDINATED BY:

GRS GROUP

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