

# COUNTY OF NORTHAMPTON

## RECORDER OF DEEDS

NORTHAMPTON COUNTY GOVERNMENT CENTER  
669 WASHINGTON STREET  
EASTON, PENNSYLVANIA 18042-7486  
Area Code (610) 559-3077

Ann L. Achatz - Recorder  
Andrea F. Suter - Lead Deputy  
Dorothy J. Edelman - Deputy



Book - 2011-1 Starting Page - 133656

\*Total Pages - 14

Instrument Number - 2011018156

Recorded On 6/27/2011 At 11:25:52 AM

\* Instrument Type - COVENANTS

Invoice Number - 682013

\* Grantor - BETHLEHEM COMMERCE CENTER LLC

\* Grantee - DEPARTMENT OF ENVIRONMENTAL PROTECTION

User - DLO

\* Customer - BROUGHAL & DEVITO L L P

NCGIS Registry UPI Certification

On June 27, 2011 By JG

### \* FEES

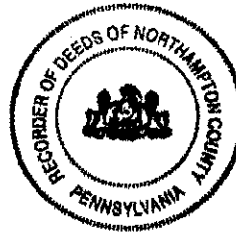
STATE WRIT TAX  
RECORDING FEES  
COUNTY RECORDS  
IMPROVEMENT FEE  
DEEDS RECORDS  
IMPROVEMENT FEE  
UPI CERTIFICATION FEE  
TOTAL PAID

\$0.50  
\$31.00  
\$2.00  
\$3.00  
\$20.00  
\$56.50

### \*RECORDED BY:

BROUGHAL & DEVITO L L P  
38 W MARKET ST  
BETHLEHEM, PA 18018-5796

I hereby CERTIFY that this document is recorded in the  
Recorder's Office Of Northampton County, Pennsylvania



*Ann L. Achatz*

Ann L. Achatz  
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

**Do Not Detach**

THIS PAGE IS NOW THE FIRST PAGE  
OF THIS LEGAL DOCUMENT

Book: 2011-1

Page: 133656

0093S0



\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

When recorded, return to:  
John Judge  
Montgomery, McCracken, Walker & Rhoads, LLP  
1235 Westlakes Drive, Suite 200  
Berwyn, PA 19312

The County Parcels Identification No. of the Property is: P7 15 3 0204  
P7 15 3 0704  
P7 15 3-2 0719

GRANTOR: BETHLEHEM COMMERCE CENTER, LLC  
PROPERTY ADDRESS: FORMER BETHLEHEM STEEL PROPERTY  
BETHLEHEM PA

**ENVIRONMENTAL COVENANT**

This Environmental Covenant is executed pursuant to the Pennsylvania Uniform Environmental Covenants Act, Act No. 68 of 2007, 27 Pa. C.S. §§ 6501 – 6517 (UECA). This Environmental Covenant subjects the Property identified in Paragraph 1 to the activity and/or use limitations in this document. As indicated later in this document, this Environmental Covenant has been approved by the Pennsylvania Department of Environmental Protection (Department).

1. **Property affected.** The property affected (Property) by this Environmental Covenant is comprised of approximately 441.52 acres located south of Applebutter Road, north of Laubach Creek and the BCC Intermodal facility, east of Laubach Creek and west of Ringhoffer Road in the East Lehigh Area of the former Bethlehem Steel Works in the City of Bethlehem PA, Northampton County. The Property is delineated on the legal description and map attached hereto and incorporated by reference as Exhibit "A", and as shown on the Site Location Map which is attached hereto and incorporated by reference as Exhibit "B" (which is Figure 1 of the Final Baseline Environmental Report dated September 11, 2007 and approved by the Department by letter dated September 26, 2007. (Baseline Environmental Report)).

There is no postal street address of the Property. The Northampton County Parcel Identification No. of the Property is: P7 15 3 0204 (Map P. 7 Block 15 Lot 3), P 7 15 3 0704 (Map P. 7 Block 15 Lot 3) and P 7 15 3-2 0719 (Map P. 7 Block 15 Lot 3-2).

The latitude and longitude of the center of the Property affected by this Environmental Covenant is: 75° 19' 10.1683" W; 40° 36' 36.9961" N.

The Property has been known by the following name(s): East Lehigh Area (ELA) of the former Bethlehem Steel Works.

2. **Property Owner / GRANTOR/ GRANTEE.** Bethlehem Commerce Center, LLC ("BCC") is the owner of the Property and the GRANTOR and GRANTEE of this Environmental Covenant.

3. The mailing address of the Owner/GRANTOR/GRANTEE is: c/o Majestic Realty Co., 6<sup>th</sup> Floor 13191 Crossroads Parkway North, City of Industry, CA 91746-3497.

4. **Description of Contamination & Remedy.** The Property is part of a larger tract previously operated by Bethlehem Steel Corporation for the manufacturing of steel products dating back to at least the 1880's. As a result of those activities, the Property was contaminated with substances including heavy metals and organic compounds, including but not limited to, lead, 1,2,4-trimethylbenzene, 1,3,5- trimethylbenzene, benzene, naphthalene, toluene, total xylenes, and benzo(a)pyrene, associated with the storage and disposal of steel slag, steel products, coke, sand, gravel, foundry sand, refractory materials and miscellaneous construction and demolition debris previously deposited on the Property. The Property is subject to a Special Industrial Area Consent Order and Agreement dated September 26, 2007. The complete administrative record for the Property is available in the Department's Northeast Regional Office and Land Recycling Program in Harrisburg. The Consent Order and Agreement provides for the application and attainment of Special Industrial Area standards of the Land Recycling and Remediation Standards Act (Act 2).

Concentrations of detected analytes in soil and soil vapor in excess of applicable Act 2 Medium-Specific Concentrations (MSCs) for soil and soil vapor across the Property, and the potential for vapor intrusion in areas where soil or soil vapor levels exceeded Act 2 MSCs/guidance criteria for this pathway are summarized in Table 1 of the Baseline Environmental Report. The soil boring/test pit locations that exhibited regulated substances in soils above the Act 2 MSCs are highlighted on Figures 3A, 3B and 3C of the Baseline Environmental Report. For a more detailed analysis, the Act 2 MSC soil exceedances for the Majestic Parcel are also summarized on area specific maps showing boring location, soil sample depth and highlighted results in Figures 4A/4B through 16A/16B of the Baseline Environmental Report.

The Baseline Environmental Report includes a summary of the soils and ground water investigations and data pertaining to the Property. A summary of the regulated substances exceeding Act 2 MSCs in ground water based on this information is provided as Table 2 of the Baseline Environmental Report.

The remedial measures for the Majestic Parcel will consist of engineering controls such as placement of soil, asphalt, concrete and buildings as cover material and to the extent necessary, addressing soil vapor intrusion areas above the Act 2 MSCs and institutional controls such as this Environmental Covenant to address and/or eliminate existing pathways associated with soils and residual wastes at the site, as required, and to

demonstrate compliance with Section 250.404 and 250.410 of the Act 2 regulations. The remedial measures are specified in the Baseline Environmental Report.

5. **Activity & Use Limitations.** The Property is subject to the following activity and use limitations, which the then current owner of the Property, and its tenants, agents, employees and other persons under its control, shall abide by. Specifically prohibited are the following:

- Single family or multi-family dwellings or residence or dwelling quarters for any person or persons;
- Parks or playgrounds including, without limitation, parks with swing sets, sand boxes, swimming pools or other playground equipment;
- Camping;
- Daycare centers, nurseries, pre-schools, kindergartens, elementary and secondary schools, or similar facilities;
- Hospitals, nursing homes, shelters, group homes, or similar facilities;
- Cemeteries;
- Planting and raising of plants/crops or agriculture for human or animal consumption; and
- Use of ground water from beneath the surface of the property, including the installation of wells for its extraction; however, monitoring and extraction wells may be installed on the site and operated by for the purpose of monitoring, treating and remediating ground water.

6. **Notice of Limitations in Future Conveyances.** Each instrument hereafter conveying any interest in the Property subject to this Environmental Covenant shall contain a notice of the activity and use limitations set forth in this Environmental Covenant and shall provide the recorded location of this Environmental Covenant.

7. **Compliance Reporting.** After written request by the Department or by the end of every January following the effective date of this Environmental Covenant, the then current Owner of the Property shall submit, to the Department and the Grantor, written documentation stating whether or not the activity and use limitations in this Environmental Covenant are being abided by. In addition, within 1 month after any of the following events, the then current owner of the Property shall submit, to the Department and the Grantor, written documentation of: noncompliance with the activity and use limitations in this Environmental Covenant; transfer of the Property; changes in use of the Property; or filing of applications for building permits for the Property and any proposals for any site work, if the building or proposed site work will affect the contamination on the Property subject to this Environmental Covenant.

8. **Access by the Department.** In addition to any rights already possessed by the Department, this Environmental Covenant grants to the Department a right of reasonable access of the Property in connection with implementation or enforcement of this Environmental Covenant.

9. **Recordation & Proof & Notification.** Within 30 days after the date of the Department's approval of this Environmental Covenant, the Owner shall file this Environmental Covenant with the Recorder of Deeds of Northampton County, and send a file-stamped copy of this Environmental Covenant to the Department within 60 days of recordation. Within that time period, the Owner also shall send a file-stamped copy to each of the following: County of Northampton; City of Bethlehem; Lower Saucon Township; each person holding a recorded interest in the Property; and each person in possession of the Property.

10. **Termination or Modification.** This environmental covenant may only be terminated or modified in accordance with Sections 9 and 10 of UECA, 27 Pa. C.S. §§ 6509 and 6510.

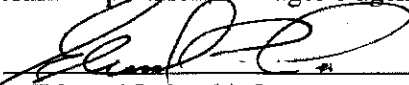
11. **Department's address.** Communications with the Department regarding this Environmental Covenant shall be sent to: Pennsylvania Department of Environmental Protection, Northeast Region, Regional Environmental Cleanup Manager, 2 Public Square, Wilkes Barre, PA 18711-0790; and, Pennsylvania Department of Environmental Protection, Director, Land Recycling Program, Rachel Carson State Office Building, 400 Market Street, Harrisburg, PA 17105.

ACKNOWLEDGMENTS by Owner:

Bethlehem Commerce Center, LLC, "Grantor / Grantee"  
a Delaware limited liability company

Date: 5/26/11

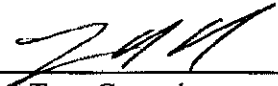
By: Majestic Realty Co., a  
California corporation, manager's agent

By:   
Name: Edward P. Roski, Jr.  
Title: CEO

APPROVED, by Commonwealth of Pennsylvania,

Department of Environmental Protection

Date: 6/9/11

By:   
Name: Troy Conrad  
Title: Director, Land Recycling Program

STATE OF CALIFORNIA )  
 )  
COUNTY OF \_\_\_\_\_ ) SS:

On this 9<sup>th</sup> day of JUNE, 2011, before me, the undersigned officer, personally appeared \_\_\_\_\_ [Owner/ Grantor] who acknowledged himself/herself to be the person whose name is subscribed to this Environmental Covenant, and acknowledged that s/he executed same for the purposes therein contained.

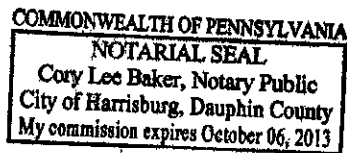
In witness whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA )  
 )  
COUNTY OF Dauphin ) SS:

On this 9<sup>th</sup> day of JUNE, 2011, before me, the undersigned officer, personally appeared Troy Conrad, who acknowledged himself to be the Director of the Commonwealth of Pennsylvania, Department of Environmental Protection, Land Recycling Program, whose name is subscribed to this Environmental Covenant, and acknowledged that he executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



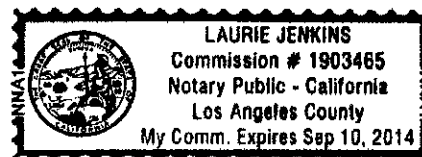
Cory Lee Baker  
Notary Public

State of California  
County of Los Angeles

On May 26, 2011, before me, Laurie Jenkins, Notary Public, personally appeared Edward P. Roski, Jr., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Laurie Jenkins (Seal)

**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR BETHLEHEM COMMERCE CENTER LLC PROPERTY  
AND MAP OF PROPERTY.**



**Legal Description for Bethlehem Commerce Center LLC Property, previously known as  
"Lot 1" and "Lot 6" of the Subdivision of the Lands of Tecumseh Redevelopment Inc., City  
of Bethlehem, and Lower Saucon Township.**

**Ward 16, City of Bethlehem and Lower Saucon Township  
Northampton County Pennsylvania**

**LOT 1**

BEGINNING at an iron pin found at the intersection of the southerly right-of-way line of Applebutter Road (S.R. 2012, 60-foot right-of-way) and the westerly property line of the lands of Conectiv Bethlehem, Inc., said iron pin also being the northwesterly corner of said lands of Conectiv Bethlehem, Inc.; thence along said lands of Conectiv Bethlehem, Inc., as shown on the aforesaid Subdivision Plan of a portion of the lands of the Grantor, the following four (4) courses and distances: (1) South 01 degree 33 minutes 31 seconds East, 297.89 feet; (2) North 88 degrees 34 minutes 37 seconds East; 135.00 feet; (3) South 03 degrees 48 minutes 00 Seconds East, 608.57 feet to a rebar found; (4) North 75 degrees 22 minutes 19 seconds East, 634.08 feet; thence along lands of Lot 4 of the aforesaid Subdivision Plan of a portion of the lands of the Grantor, the following five (5) courses and distances: (1) South 03 degrees 07 minutes 55 seconds East, 790.37 feet; (2) North 86 degrees 52 minutes 05 seconds East, 700.00 feet; (3) Norm 03 degrees 07 minutes 55 seconds West, 150.00 feet; (4) North 86 degrees 52 minutes 05 seconds East, 300.00 feet; (5) North 03 degrees 07 minutes 55 seconds West, 137.07 feet; thence along lands of Lot 6 of the aforesaid Subdivision Plan of a portion of the lands of the Grantor, the following five (5) courses and distances: (1) North 87 degrees 43 minutes 49 seconds East, 520.29 feet; (2) South 02 degrees 50 minutes 41 seconds East; 196.35 feet; (3) North 72 degrees 45 minutes 19 seconds East 66.00 feet; (4) South 14 degrees 20 minutes 41 seconds East, 323.27 feet; (5) North 76 degrees 26 minutes 49 seconds East, 484.57 feet; thence along lands of Lot 5 of the aforesaid Subdivision Plan of a portion of the lands of the Grantor, the following five (5) courses and distances: (1) South 00 degrees 37 minutes 02 seconds West, 47.51 feet; (2) South 27 degrees 47 minutes 16 seconds East, 235.35 feet; (3) Along a circular curve to the right; having a radius of 250.00 feet and a central angle of 51 degrees 03 minutes 49 seconds, the arc length of 222.81 feet (chord bearing of South 02 degrees 15 minutes 22 seconds East, 215.51 feet); (4) South 23 degrees 16 minutes 33 seconds West, 524.94 feet; (5) Along a circular curve to the left, having a radius of 1,500.00 feet and a central angle of 08 degrees 45 minutes 23 seconds, the arc length of 229.24 feet (chord bearing of South 18 degrees 53 minutes 52 seconds West, 229.02 feet); thence along the lands of Lot 3 as shown on the aforesaid Subdivision Plan of a portion of the lands of the Grantor, the following fourteen (14) courses and distances: (1) North 88 degrees 35 minutes 10 seconds West, 374.81 feet; (2) North 45 degrees 30 minutes 05 seconds West; 238.61 feet; (3) North 53 degrees 27 minutes 25 seconds West, 180.50 feet; (4) South 31 degrees 50 minutes 55 seconds West, 219.16 feet; (5) South 33 degrees 05 minutes 00 seconds West, 582.26 feet; (6) South 33 degrees 44 minutes 12 seconds West, 411.25 feet; (7) South 33 degrees 36 minutes 22 seconds West, 171.76 feet; (8) Along a circular curve to the right, having a radius of 360.00 feet and a central angle of 25 degrees 36 minutes 03 seconds, the arc length of 160.85 feet (chord bearing of South 46 degrees 24 minutes 24 seconds West, 159,52 feet); (9) South 59 degrees 12 minutes 25 seconds West, 119,24 feet; (10) Along a circular curve to the right, having a radius of 375.00 feet and a central angle of 32 degrees 51

minutes 41 seconds, the arc length of 215.08 feet (chord, bearing of South 75 degrees 38 minutes 16 seconds West, 212.14 feet); (11) North 87 degrees 55 minutes 54 seconds West, 547.59 feet; (12) Along a circular curve to the left, having a radius of 1,600.00 feet and a central angle of 09 degrees 05 minutes 36 seconds, the arc length of 253.93 feet (chord bearing of South 87 degrees 31 minutes 18 seconds West, 253.67 feet); (13) South 82 degrees 58 minutes 30 seconds West, 883.27 feet; (14) South 00 degrees 24 minutes 46 seconds East, 216.80 feet; thence along the lands of Lot 2 as shown on the aforesaid Subdivision Plan of a portion of the lands of the Grantor, the following six (6) courses and distances: (1) North 84 degrees 49 minutes 06 seconds West, 975.59 feet; (2) North 85 degrees 00 minutes 55 seconds West, 550.36 feet; (3) Along a circular curve to the right, having a radius of 608.50 feet and a central angle of 14 degrees 52 minutes 37 seconds, the arc length of 158.00 feet (chord bearing of North 77 degrees 34 minutes 36 seconds West, 157.56 feet); (4); North 70 degrees 08 minutes 17 seconds West, 197.30 feet;. (5) Along a circular curve to the left, having a radius of 793.85 feet and a central angle of 15 degrees 57 minutes 05 seconds, the arc length of 221.01 feet (chord bearing of North 78 degrees 06 minutes 50 seconds West, 220.30 feet); (6) North 86 degrees 05 minutes 23 seconds West, 272.29 feet; thence along lands of the aforesaid Lot 5, lands of the Grantor, and in and along the East Branch of the Saucon Creek, the following eighteen (18) courses and distances: (1) North 20 degrees 43 minutes 36 seconds West, 344.32 feet; (2) North 14 degrees 37 minutes 21 seconds West, 200.00 feet; (3) North 08 degrees 35 minutes 15 seconds West, 400.00 feet; (4) North 02 degrees 50 minutes 01 second East, 250.00 feet; (5) North 15 degrees 13 minutes 20 seconds West, 160.00 feet; (6) North 05 degrees 38 minutes 00 seconds East, 185.00 feet; (7) North 08 degrees 53 minutes 13 seconds East, 105.14 feet; (8) North 00 degrees 39 minutes 11 seconds East, 100.00 feet; (9) North 08 degrees 15 minutes 55 seconds West, 129.00 feet; (10) North 17 degrees 15 minutes 40 seconds West, 105.00 feet; (11) North 02 degrees 15 minutes 32 seconds East, 105.00 feet; (12) North 18 degrees 11 minutes 42 seconds East, 100.00 feet; (13) North 05 degrees 25 minutes 06 seconds West, 100.00 feet; (14) North 05 degrees 51 minutes 57 seconds East, 218.00 feet; (15) North 10 degrees 40 minutes 45 seconds East, 125.00 feet; (16) North 02 degrees 21 minutes 12 seconds West, 190.00 feet; (17) North 09 degrees 16 minutes 00 seconds East, 113.00 feet; (18) North 25 degrees 56 minutes 41 seconds West, 100.00 feet; thence continuing through said lands of the Grantor, along a circular curve to the left, having a radius of 1,845.08 feet and a central angle of 02 degrees 50 minutes 24 seconds, the arc length of 91.46 feet (chord bearing of North 83 degrees 34 minutes 19 seconds East, 91.45 feet) to a concrete monument; thence crossing the southerly portion of Applebutter Road, North 07. degrees 50 minutes 49 seconds West, 9.60 feet; thence in and along the ultimate southerly right-of-way line of Applebutter Road, the following ten (10) courses and distances: (1) Along a circular curve to the left, having a radius of 155.00 feet and a central angle of 29 degrees 11 minutes 14 seconds, the arc length of 78.97 feet (chord bearing of South 87 degrees 33 minutes 19 seconds East, 78.11 feet); (2) North 77 degrees 51 minutes 00 seconds East, 443.57 feet; (3) Along a circular curve to the left, having a radius of 746.78 feet and a central angle of 23 degrees 58 minutes 53 seconds, the arc length of 312.57 feet (chord bearing of North 65 degrees 51 minutes 34 seconds East, 310.29 feet); (4) North 53 degrees 52 minutes 07 seconds East, 788.39 feet; (5) Along a circular curve to the right, having a radius of 320.00 feet and a central angle of 35 degrees 56 minutes 00 seconds, the arc length of 200.69 feet (chord bearing of North 71 degrees 50 minutes 07 seconds East, 197.42 feet); (6) North 89 degrees 48 minutes 07 seconds East, 41.26 feet; (7) Along a circular curve to the left, having a radius of 1,695.00 feet and a central angle of 09 degrees 12 minutes 01 second, the arc length of 272.17 feet (chord bearing of

North 85 degrees 12 minutes 06.5 seconds East, 271.88 feet); (8) North 80 degrees 36 minutes 06 seconds East, 222.09 feet; (9) Along a circular curve to the right, having a radius of 3,000.00 feet and a central angle of 08 degrees 59 minutes 22 seconds, the arc length of 470.69 feet (chord bearing of North 85 degrees 05 minutes 47 seconds East, 470.20 feet); (10) North 89 degrees 35 minutes 28 seconds East, 585.00 feet; (11) Along if circular curve to the left, having a radius of 1,030,00 feet and a central angle of 01 degree 53 minutes 57 seconds, the arc length of 34.14 feet (chord bearing of North 88 degrees. 3 8 minutes 30 seconds East, 34.14 feet); to the POINT OF BEGINNING.

### LOT 6

BEGINNING at an iron pin found at the intersection of the southerly right-of-way line of Applebutter Road (S.R. 2012, 60-foot right-of-way) and the westerly property line of the lands of Conectiv Bethlehem, Inc., said iron pin also being the northwesterly comer of said lands of Conectiv Bethlehem, Inc.; thence along said lands of Conectiv Bethlehem, Inc., as shown on the aforesaid Subdivision Plan of a portion of the lands of the Grantor, the following nine (9) courses and distances: (1) South 01 degree 33 minutes 31 second East, 297.89 feet; (2) North 88 degrees 34 minutes 37 seconds East, 135.00 feet; (3) South 03 degrees 48 minutes 00 seconds East, 608.57 feet to a rebar found; (4) North 75 degrees 22 minutes 19 seconds East, 749.75 feet; (5) North 13 degrees 22 minutes 06 seconds East, 305.09 feet to a fence post found; (6) North 71 degrees 51 minutes 32 seconds East, 128.34 feet to a rebar found; (7) North 82 degrees 55 minutes 37 seconds East, 368.11 feet to a rebar found; (8) North 59 degrees 26 minutes 15 seconds East; 226 77 feet to a rebar found; (9) North 74 degrees 01 minute 44 seconds East, 182.03 feet to the POINT OF BEGINNING of the lands to be described; thence continuing along the aforesaid lands of Conectiv Bethlehem, Inc., the following four (4) courses and distances: (1) North 74 degrees 01 minute 44 seconds East; 62.63 feet to a rebar found; (2) South 75 degrees 33 minutes 23 seconds East, 313.79 feet to a rebar found; (3) South 79 degrees 10 minutes 23 seconds East, 330.98 feet to a rebar found; (4) North 79 degrees 46 minutes 11 seconds East, 335.64 feet to an iron pin found; thence along lands of Lot 5 of the aforesaid Subdivision Plan of a portion of the lands of the Grantor, the following three (3) courses and distances: (1) South 18 degrees 49 minutes 17 seconds West, 439.30 feet; (2) South 21 degrees 31 minutes 57 seconds East, 694.32 feet; (3) South 00 degrees 37 minutes 02 seconds West, 254.94 feet; thence along lands of Lot 1 of the aforesaid Subdivision Plan of a portion of the lands of the Grantor, the following five (5) courses and distances: (1) South 76 degrees 26 minutes 49 seconds West, 484.57 feet; (2) North 14 degrees 20 minutes 41 seconds West, 323.27 feet; (3) South 72 degrees 45 minutes 19 seconds West, 66.00 feet; (4) North 02 degrees 50 minutes 41 seconds West, 196.35 feet; (5) South 87 degrees 43 minutes 49 seconds West, 520.29 feet; thence along lands of Lot 4 of the aforesaid Subdivision Plan of a portion of the lands of the Grantor, the following three (3) courses and distances: (1) North 03 degrees 07 minutes 55 seconds West 349.66 feet; (2) North 85 degrees 58 minutes 22 seconds East, 161.14 feet; (3) North 10 degrees 52 minutes 43 seconds West, 676.33 feet to the POINT OF BEGINNING.

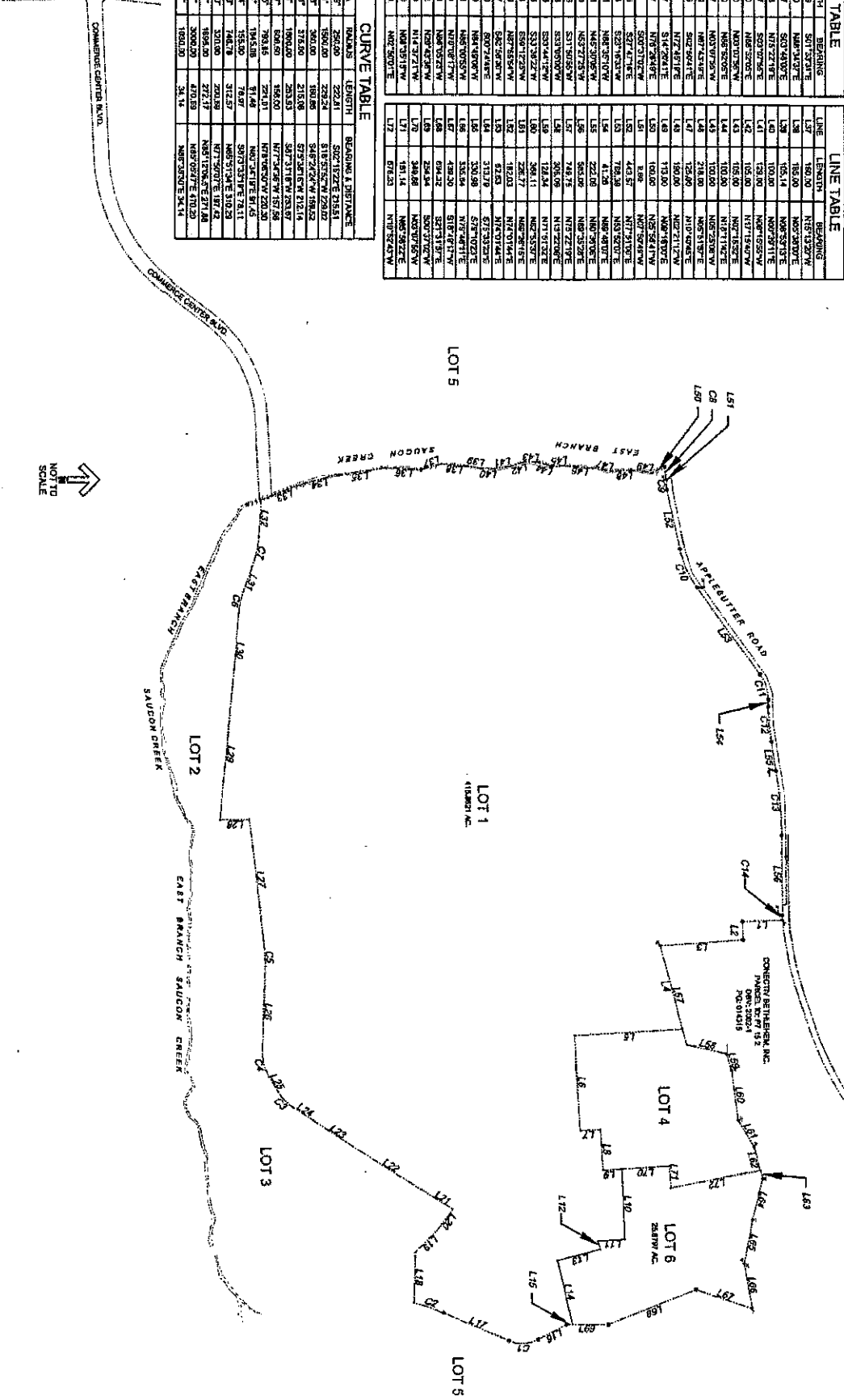
Containing approximately 441.56 acres.

Date: May \_\_\_\_, 2010.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	207.08	S01°35'17"W	L37	180.00	N15°13'27"W
L2	150.00	S02°34'07"E	L38	180.00	N02°30'07"E
L3	850.07	S03°54'07"E	L39	105.14	N06°55'13"E
L4	780.27	N10°27'42"E	L40	129.80	N06°45'31"E
L5	700.00	N05°30'05"E	L41	105.00	N13°15'47"W
L6	150.00	N03°07'57"W	L42	105.00	N07°18'27"E
L7	300.00	N05°20'05"E	L43	100.00	N05°25'00"W
L8	137.07	N03°07'57"W	L44	100.00	N05°11'42"E
L9	520.25	N07°45'47"E	L45	214.00	N10°40'45"E
L10	198.35	S02°30'41"E	L46	150.00	N02°21'27"W
L11	80.00	N12°46'17"E	L47	193.00	N05°18'00"E
L12	321.27	S14°20'41"E	L48	100.00	N02°54'17"W
L13	484.87	N15°28'49"E	L49	100.00	N07°50'47"W
L14	41.28	S02°01'12"W	L50	4.88	N07°50'47"W
L15	524.88	S22°16'33"E	L51	4.88	N11°21'07"E
L16	374.81	N07°35'07"W	L52	783.51	N11°21'07"E
L17	206.61	N05°30'05"W	L53	41.28	N05°48'07"E
L18	180.00	N05°27'25"W	L54	222.08	N05°30'05"E
L19	562.28	S03°50'50"W	L55	564.06	N05°35'29"E
L20	210.16	S03°50'50"W	L56	748.75	N12°22'19"E
L21	562.28	S03°50'50"W	L57	305.09	N13°22'00"E
L22	41.28	S03°44'12"W	L58	306.09	N13°22'00"E
L23	41.28	S03°44'12"W	L59	124.34	N11°51'02"E
L24	119.24	S03°39'22"W	L60	306.11	N02°55'07"E
L25	119.24	S03°12'25"W	L61	226.77	N05°28'16"E
L26	547.99	N07°55'51"W	L62	189.03	N14°01'44"E
L27	503.27	S02°57'50"W	L63	124.85	N14°01'44"E
L28	503.27	S02°57'50"W	L64	312.79	N14°01'44"E
L29	515.89	N04°50'07"E	L65	312.79	N14°01'44"E
L30	515.89	N04°50'07"E	L66	312.79	N14°01'44"E
L31	191.20	N04°50'07"E	L67	428.20	S15°48'17"W
L32	273.23	N04°55'32"W	L68	694.32	S21°51'57"E
L33	344.32	N04°55'32"W	L69	234.34	S00°47'02"W
L34	200.00	N14°27'17"W	L70	348.85	N02°07'55"W
L35	400.00	N04°35'15"W	L71	181.14	N05°58'22"E
L36	250.00	N02°50'07"E	L72	874.23	N10°52'45"W
L37			L73		

CURVE	DELTA	RADIUS	LENGTH	BEARING AT DISTANCE
C1	51°00'45"	2550.00	222.81	S02°15'22"E 215.51
C2	81°45'27"	1500.00	228.24	S16°55'57"W 229.82
C3	35°38'00"	300.00	180.00	S46°27'24"W 158.82
C4	52°59'14"	3192.50	215.00	S75°34'16"W 212.14
C5	4°02'25"	1000.00	253.35	S07°31'16"W 251.67
C6	14°24'27"	836.50	148.00	N17°42'38"W 151.58
C7	15°39'06"	783.85	229.01	N07°08'50"W 220.20
C8	2°32'32"	1945.00	71.04	N02°34'19"E 67.45
C9	2°32'32"	1945.00	71.04	S02°34'19"E 67.45
C10	35°45'45"	248.43	315.72	S09°53'19"E 311.61
C11	35°45'45"	248.43	315.72	N10°06'40"E 317.42
C12	81°28'01"	1854.00	272.17	N05°17'05"E 271.48
C13	81°28'01"	1854.00	272.17	N05°02'47"E 271.20
C14	1°39'37"	1800.00	34.14	N02°50'07"E 34.14

HELESTERIA ROAD (S.R. 43)



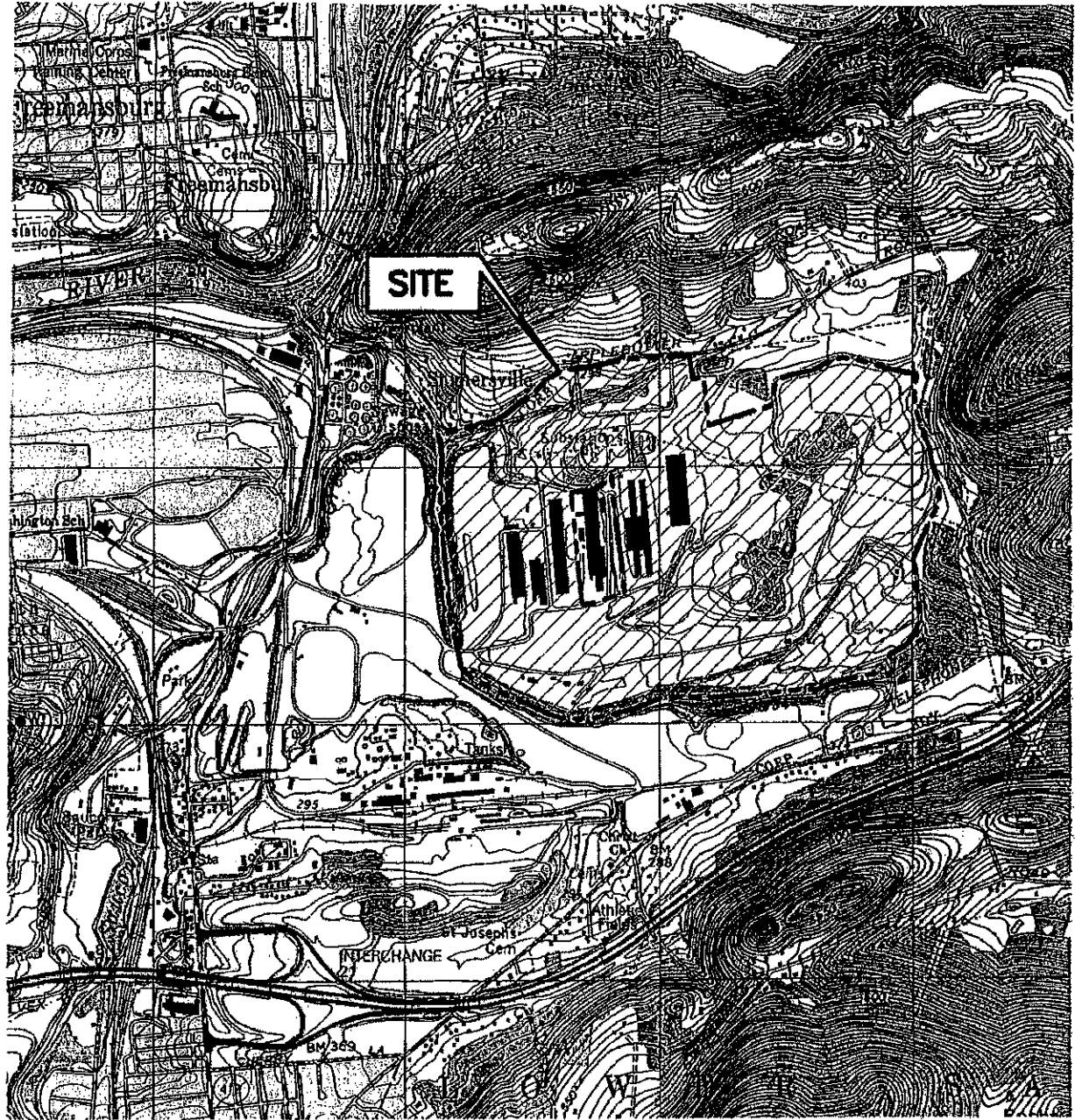
**EXHIBIT "B"**

**SITE LOCATION MAP (FIGURE 1 OF FINAL BASELINE ENVIRONMENTAL REPORT) FOR BETHLEHEM COMMERCE CENTER LLC PROPERTY.**

Jul 20, 2007 - 3:12pm

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FIGURE 1



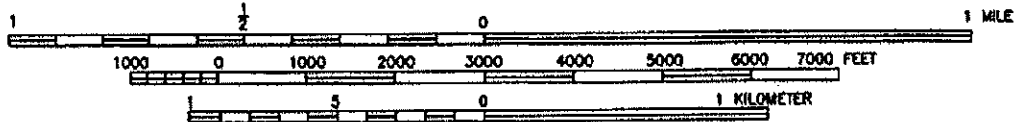
ADAPTED FROM: HELLERTOWN, PA. U.S.G.S. 7.5 MIN. QUAD

BETHLEHEM COMMERCE CENTER—  
MAJESTIC PARCEL  
BETHLEHEM, PENNSYLVANIA

SITE LOCATION MAP



QUADRANGLE LOCATION



FILE NO. 39083.001-07  
JULY 2007

SCALE: 1:24000



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