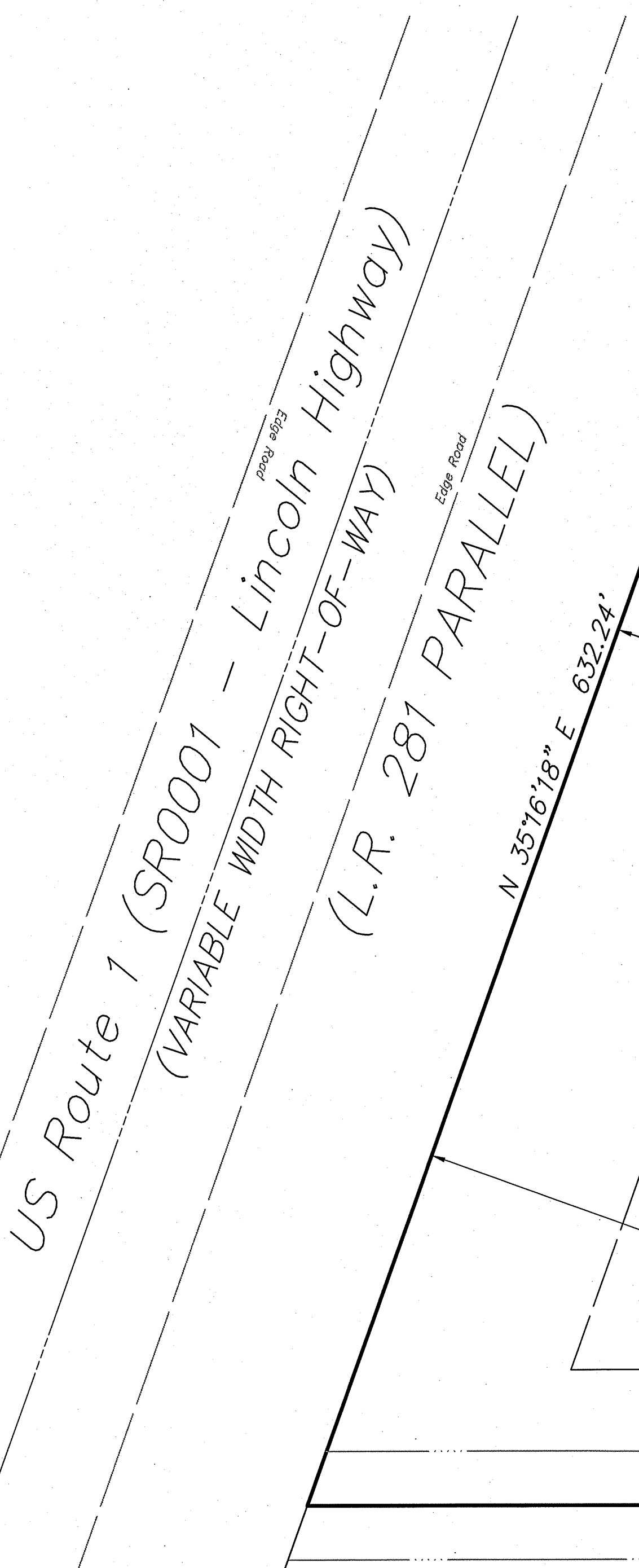


LEGEND

Adjacent Property Line	---
Existing Property Line	---
Existing Easement	---
Existing Electric	---
Existing Gas	---
Existing Right-of-Way	---
Existing Sanitary Sewer	---
Existing Storm Sewer	---
Existing Telephone	---
Existing Water	---



ZONING INFORMATION
 SOURCE: ZONING REPORT PREPARED BY NATIONWIDE ZONING SERVICES, LLC
 "ZONING AND SITE REQUIREMENTS REPORT FOR 1050 WHEELER WAY MIDDLETOWN TOWNSHIP, PA"
 (REPORT NO. 687883 DATED DECEMBER 7, 2021)
 M-1 LIGHT MANUFACTURING DISTRICT
 USE 500-1902.A(8) - WHOLESALE STORAGE, WAREHOUSING, WHOLESALE BUSINESS

	REQUIRED	EXISTING
MINIMUM LOT AREA	80,000 SF	9,453.4 AC
MINIMUM LOT WIDTH	200 FT	595.40 FT
MAXIMUM BUILDING COVERAGE	30%	33.4%
MAXIMUM IMPERVIOUS SURFACE COVERAGE	60%	48.6%
MAXIMUM BUILDING HEIGHT	35 FT	23.32 FT
FRONT YARD SETBACKS	75 FT	74.77 FT*
SIDE YARD	50 FT	15.06 FT*
REAR YARD	75 FT	152.82 FT
* EXISTING LEGAL NON-COMFORMITY		
** DIMENSIONS BASED UPON NET AREAS & RIGHT-OF-WAYS		

PARKING REQUIREMENTS:
 OFFICES: 1 SPACE/200 SF OF FLOOR AREA (6,000 SF)
 WAREHOUSE: 1 SPACE/3 EMPLOYEES (180 EMPLOYEES)

REQUIRED PARKING: 30 + 60 = 90 TOTAL PARKING SPACES
EXISTING PARKING: 145 TOTAL PARKING SPACES

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE CALL SYSTEM, INC. - PHONE: 1-800-242-1776 THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACTS 287 & 121.
 DESIGN SERIAL NUMBER: 2021313184

N/L TICES Bristol Assoc II LLC
 "900 Wheeler Way"
 T.M.P. #22-021-066

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, SITUATE IN THE TOWNSHIP OF MIDDLETOWN, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, BOUND AND DESCRIBED IN ACCORDANCE WITH AND AS SHOWN ON A CERTAIN DRAWING NO. 49001-86, ENTITLED "CONVEYANCE PLAN FOR PARCEL A - LOT NO. 1A, 10,000 ACRES", DATED 1/29/1974 AND LAST REVISED 4/23/1974 AND PREPARED BY PENNINO ASSOCIATES, INC., CONSULTING ENGINEERS FOR CABOT 95 TRUST, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT LOCATED THE FOLLOWING FOUR COURSES AND DISTANCES FROM THE POINT OF INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF RELOCATED OLD LINCOLN HIGHWAY (LR 281 SPUR - VARIABLE WIDTH) WITH THE WESTERN RIGHT OF WAY LINE NOW OR FORMERLY OF THE READING COMPANY (NORTH PENNSYLVANIA RAILROAD), DELAWARE RIVER BRANCH: (1) FROM SAID POINT OF INTERSECTION, ALONG SAID RAILROAD RIGHT OF WAY LINE, SOUTH 15 DEGREES 37 MINUTES 31 SECONDS WEST, A DISTANCE OF 274.96 FEET TO A POINT; THENCE (2) FROM SAID POINT, NORTH 76 DEGREES 14 MINUTES 04 SECONDS WEST, A DISTANCE OF 180.48 FEET TO A POINT; THENCE (3) FROM SAID POINT, NORTH 73 DEGREES 30 MINUTES 08 SECONDS WEST, A DISTANCE OF 912.95 FEET TO A POINT ON THE CENTER LINE PROJECTED OF (PROPOSED) BOULEVARD (80.00 FEET WIDE), SAID POINT BEING LOCATED IN THE SOUTHERN BED OF SAID RELOCATED OLD LINCOLN HIGHWAY; THENCE (4) ALONG SAID PROJECTED CENTER LINE, CROSSING THE NORTHERN RIGHT OF WAY LINE OF SAID OLD LINCOLN HIGHWAY AND THENCE ALONG THE CENTER LINE OF THE AFORESAID (PROPOSED) BOULEVARD, NORTH 15 DEGREES 37 MINUTES 31 SECONDS EAST, A DISTANCE OF 1,633.89 FEET TO THE POINT OF BEGINNING OF THE SUBJECT PARCEL; THENCE FROM SAID POINT OF BEGINNING, THE FOLLOWING FOUR COURSES AND DISTANCES: (1) LEAVING SAID CENTER LINE AND CROSSING THE WESTERN RIGHT OF WAY LINE OF SAID (PROPOSED) BOULEVARD, ALONG THE CENTER LINE OF A PROPOSED 40.00 FEET WIDE SPUR TRACK EASEMENT, NORTH 74 DEGREES 22 MINUTES 29 SECONDS WEST, A DISTANCE OF 625.28 FEET TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT OF WAY LINE OF LR 281 PARALLEL (VARIABLE WIDTH); THENCE (2) ALONG SAID EASTERN RIGHT OF WAY LINE OF SAID LR 281 PARALLEL, NORTH 35 DEGREES 16 MINUTES 18 SECONDS EAST, A DISTANCE OF 632.24 FEET TO A POINT OF INTERSECTION WITH THE CENTER LINE OF A PROPOSED 20 FEET WIDE ACCESS AND GENERAL UTILITY EASEMENT; THENCE (3) ALONG SAID CENTER LINE OF SAID ACCESS AND GENERAL UTILITY EASEMENTS AND CROSSING THE WESTERN RIGHT OF WAY LINE OF SAID (PROPOSED) BOULEVARD, SOUTH 74 DEGREES 22 MINUTES 29 SECONDS EAST, A DISTANCE OF 625.28 FEET TO A POINT OF INTERSECTION WITH THE CENTER LINE OF SAID (PROPOSED) BOULEVARD; THENCE (4) ALONG SAID CENTER LINE OF SAID (PROPOSED) BOULEVARD, SOUTH 15 DEGREES 37 MINUTES 31 SECONDS WEST, A DISTANCE OF 995.40 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH BUCKS COUNTY ECONOMIC DEVELOPMENT CORPORATION, A PENNSYLVANIA NON-PROFIT CORPORATION AND PARIS REAL ESTATE LP, A PENNSYLVANIA LIMITED PARTNERSHIP BY DEED DATED 8/10/2018 AND RECORDED 9/26/2018 IN BUCKS COUNTY IN INSTRUMENT # 2018053194 CONVEYED UNTO PARIS REAL ESTATE LP, A PENNSYLVANIA LIMITED PARTNERSHIP, IN FEE.

N/L United States Postal Service
 "980 Wheeler Way"
 T.M.P. #22-021-066-001

PLAN REFERENCES

- THE OFFICIAL TAX ASSESSOR'S MAP OF LANGHORNE TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BOROUGH OF LANGHORNE MANOR, PANEL 442 OF 532", COMMUNITY-PANEL NUMBER 422336 MAP REVISED: MARCH 16, 2015.
- PLAN ENTITLED IN PART "ALTA/ACSM LAND TITLE SURVEY, 1050 WHEELER WAY, EASTERN WAREHOUSE DISTRIBUTORS, INC.", PREPARED BY TRACY LAND SERVICES, DATED JULY 27, 2011.
- PLAN ENTITLED IN PART "FINAL PLAN PARCEL 'A', CABOT 95 TRUST, PREPARED BY PENNINO ASSOCIATES, INC., DATED JULY 24, 1973, LAST REVISED MAY 15, 1974, RECORDED IN PLAN BOOK 124 PAGE 1.
- PLAN ENTITLED IN PART "FINAL PLAN PARCEL 'A', CABOT 95 TRUST, PREPARED BY PENNINO ASSOCIATES, INC., DATED JUNE 6, 1974, RECORDED IN PLAN BOOK 125 PAGE 38.
- PLAN ENTITLED IN PART "AMENDED FINAL PLAN, PARCEL 'A', LOTS 3, 4, 5, CABOT 95 TRUST, PREPARED BY EZRA GOLUB ASSOCIATES, DATED MARCH 18, 1976, LAST REVISED AUGUST 10, 1978, RECORDED IN PLAN BOOK 173 PAGE 18.
- PLAN ENTITLED IN PART "PLAN OF MINOR SUBDIVISION, LOT 1-1 PARCEL 'A', CABOT 95 TRUST, PREPARED BY EZRA GOLUB ASSOCIATES, DATED JUNE 12, 1978, RECORDED IN PLAN BOOK 179 PAGE 43.

CERTIFICATION

TO: NBP/II 1050 WHEELER WAY, LLC
 CHICAGO TITLE INSURANCE COMPANY
 BOSTON PRIVATE BANK AND TRUST CO.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 18, 2021.

DATE: 5/11/2022

JASON N. BERTIZOS, PLS
 PENNSYLVANIA REG. # SU-075425

US Route 1 (SR0001 - Lincoln Highway) (L.R. 281 PARALLEL) (VARIABLE WIDTH RIGHT-OF-WAY)

Proposed 20 Foot Wide Spur Track Easement

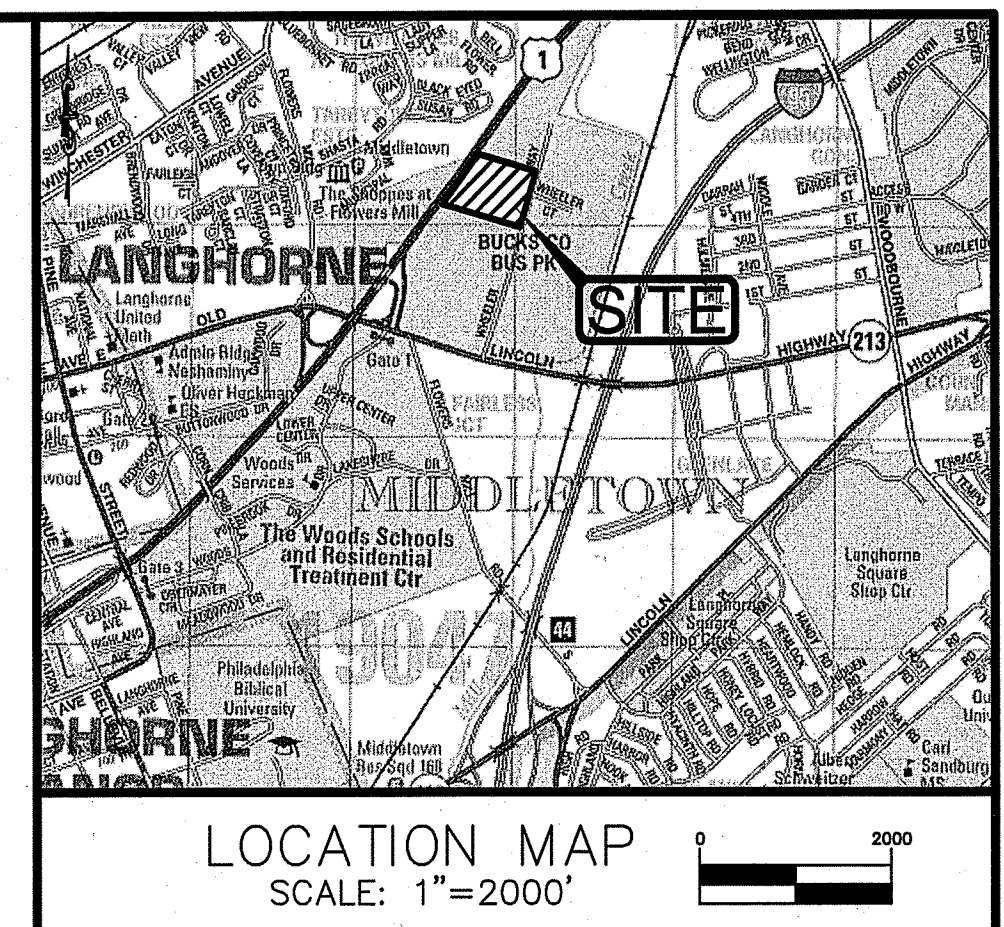
Existing Steel/Masonry Warehouse/Office Building

Wheeler Way (80' Wide Legal Right of Way)

N/L NBP/II Wheeler LLC
 "1100 Wheeler Way"
 T.M.P. #22-021-066-012

OWNER OF RECORD
 PARIS REAL ESTATE LP,
 996 CREAMERY ROAD
 NEWTOWN, PENNSYLVANIA 18940

PARCEL INFORMATION
 1050 WHEELER WAY
 LANGHORNE, PENNSYLVANIA 19047-1708
 TMP # 22-021-066-002
 INSTRUMENT # 2018053194
 TRACT AREA: 10.0000 ACRES



- GENERAL NOTES**
- PROPERTY KNOWN AS 1050 WHEELER WAY, DEED BOOK 5330, PAGE 470; TMP 22-021-066-002 AS IDENTIFIED ON THE TAX REGISTRY OF LANGHORNE, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.
 - AREA = 435,602 SQUARE FEET OR 10.0000
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT ARE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGAIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. SCHLOSSER & CLAUS CONSULTING ENGINEERS, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - ALL SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM SCHLOSSER & CLAUS CONSULTING ENGINEERS, INC.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY SCHLOSSER & CLAUS CONSULTING ENGINEERS, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. PH213363, WITH A COMMITMENT DATE OF 8/04/2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, PART II:
 - DECLARATION OF COVENANTS AS SET FORTH IN DEED BOOK 2128 PAGE 541. EXPIRED - DECEMBER 31, 2020 AS PER PAGE 843, PARAGRAPH 2.
 - RELEASE AS SET FORTH IN DEED BOOK 2010 PAGE 207. - DOES NOT AFFECT SUBJECT PROPERTY
 - EASEMENTS, RESERVATIONS AND CONDITIONS AS SET FORTH IN DEED BOOK 2128 PAGE 556 - SHOWN - THE (PROPOSED) BOULEVARD, 20 FOOT WIDE ACCESS & GENERAL UTILITY EASEMENT, 40 FOOT WIDE SPUR TRACK EASEMENT & 20 FOOT WIDE SANITARY SEWER AND GENERAL UTILITY EASEMENT, EXCEPTING THE RIGHT TO DEDICATE ALL OR ANY PORTION OF THE (PROPOSED) BOULEVARD. NOT SHOWN - A 21 FOOT WIDE SPUR TRACK EASEMENT (POSSIBLY LOCATED OFF PREMISES, PLAN DOCUMENT NOT PROVIDED).
 - DEED OF DEDICATION AS SET FORTH IN DEED BOOK 2187 PAGE 845 AND ASSIGNMENT AS SET FORTH IN LAND RECORD BOOK 2670 PAGE 1414. - SHOWN
 - RIGHTS GRANTED TO BELL ATLANTIC-PENNSYLVANIA, INC. AS SET FORTH IN LAND RECORD BOOK 1530 PAGE 57. - NOT SHOWN (LOCATION NOT PLOTTABLE FROM RECORDED DOCUMENT)
 - COAL RESERVATION AS SET FORTH IN LAND RECORD BOOK 5330 PAGE 470. - NOT SHOWN (LOCATION NOT PLOTTABLE FROM RECORDED DOCUMENT)
 - NOTES, CONDITIONS, SETBACK LINES, EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS AS SHOWN AND SET FORTH IN PLAN, RECORDED IN MAP PLAN/BOOK NO. 124 PAGE 1, 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 INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. - SHOWN
 - PUBLIC AND PRIVATE RIGHTS IN AND TO THAT PORTION OF PREMISES LYING IN THE BED OF WHEELER WAY. - SHOWN
 - PREMISES ABUTS L.R. 281, A LIMITED ACCESS HIGHWAY; RIGHTS OF ACCESS TO SAME ARE EXCEPTED HEREFROM. - US 1 (SR0001 - LINCOLN HIGHWAY) IS A LIMITED ACCESS HIGHWAY. THERE IS NO ACCESS TO THE SITE AT THIS LOCATION. INFORMATION REGARDING RIGHT-OF-WAY REQUESTED BUT HAS NOT BEEN PROVIDED AS OF THIS PLOTTING.
 - PROPOSED 20 FOOT WIDE ACCESS AND GENERAL UTILITY EASEMENT (ALONG THE NORTHERLY SIDE OF PREMISES) AS SHOWN ON SURVEY MADE BY PENNINO ASSOCIATES, INC., FOR ABOT 95 TRUST, DATED 1/29/1974. NOT PLOTTABLE (PLAN NOT PROVIDED)
 - PROPOSED 40 FEET WIDE SPUR TRACK EASEMENT (20 FEET ON PREMISES TO BE INSURED) ALONG THE SOUTHERLY SIDE OF PREMISES AS SET FORTH IN THE LEGAL DESCRIPTION HEREIN. - SHOWN
 - ALL MATTERS AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY DATED 8/5/2011 PREPARED BY TRACY LAND SERVICES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: (a) 20 FOOT WIDE SANITARY SEWER AND GENERAL UTILITY EASEMENT (b) PROPOSED 40 FOOT WIDE SPUR TRACK EASEMENT (c) BUILDING SETBACK LINES (d) 20 FOOT WIDE ACCESS AND GENERAL UTILITY EASEMENT (e) LEGAL RIGHT OF WAY LINE OF WHEELER WAY. - SHOWN
 - BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER REFERENCE PLAN 2, INSURANCE RATE MAP OF BUCKS COUNTY, PENNSYLVANIA, PANEL 442 OF 532, MAP NUMBER 4201704424, EFFECTIVE DATE MARCH 16, 2015.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, OR PERMANENT ADDITION, ETC.
 - THERE ARE 126 REGULAR PARKING SPACES, 5 HANDICAP PARKING SPACES AND 16 LOADING SPACES.
 - THE SURVEYED PROPERTY HAS DIRECT ACCESS TO WHEELER WAY (PUBLIC ROADWAY) AND INDIRECT ACCESS TO US ROUTE 1 OVER AN ACCESS EASEMENT AND SPUR TRACK EASEMENT.

ALTA/NSPS LAND TITLE SURVEYS

LANGHORNE AUTOPARTS WAREHOUSE MIDDLETOWN TOWNSHIP
 BUCKS COUNTY PENNSYLVANIA

SITUA-
 LANGHORNE AUTOPARTS WAREHOUSE MIDDLETOWN TOWNSHIP
 BUCKS COUNTY PENNSYLVANIA

SCHLOSSER & CLAUS
 CONSULTING ENGINEERS, INC.
 21 EAST LINCOLN AVE., SUITE 200
 HATFIELD, PA 19440-2540
 PHONE: 215-855-3000 FAX: 215-855-3300
 www.schlosserandclaus.com

A RED INKED PROFESSIONAL SEAL MUST BE CLEARLY VISIBLE ON THIS PLAN FOR IT TO BE CONSIDERED OFFICIAL FOR RECORDING OR CONSTRUCTION.

SCALE: 1" = 40'

DRAWN BY: CRK DATE: 12/22/2021
 CHECKED BY: JNB DWG NO: 21028
 JOB NO: 21028 SHEET 1 OF 1