



LEGEND

- EXISTING WATER VALVE
- EXISTING INLET
- EXISTING MANHOLE
- EXISTING LIGHT
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING BOLLARD
- EXISTING SANITARY CLEAN-OUT
- EXISTING UTILITY VALVE
- EXISTING EDGE OF PAVING
- EXISTING EDGE OF ROAD
- EXISTING BOUNDARY
- EXISTING ELECTRIC LINE
- EXISTING GLIDE RAIL
- EXISTING FENCE
- EXISTING BUILDING SET BACK LINE
- EXISTING CURBLINE

CERTIFICATION FOR SURVEYS

IN CONNECTION WITH THE CLOSING OF A MORTGAGE LOAN TO REPUBLIC ALLENTOWN, L.P. BY SUN LIFE ASSURANCE COMPANY OF CANADA, THE UNDERSIGNED, UNDERSTANDING THAT LENDER WILL RELY UPON THE CERTIFICATIONS CONTAINED HEREIN IN MAKING AND DISBURSING SAID LOAN, HEREBY CERTIFIES TO LENDER, FIRST AMERICAN TITLE SERVICES AND REPUBLIC ALLENTOWN, L.P. THAT:

1. THE SURVEY TO WHICH THIS CERTIFICATE IS ATTACHED, PREPARED BY UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR OF BOUCHER & JAMES, INC., ENTITLED "ALTA/ACSM LAND TITLE SURVEY" WAS ACTUALLY MADE BY INSTRUMENT SURVEY UPON THE GROUND.
2. THE SURVEY WAS PREPARED IN ACCORDANCE WITH THE DOCUMENT ENTITLED "SUN LIFE ASSURANCE COMPANY OF CANADA REQUIREMENTS FOR SURVEYS TO BE FURNISHED IN CONNECTION WITH MORTGAGE LOANS" AND CONTAINS ALL INFORMATION REQUIRED THEREON.
3. THE SURVEY AND THE INFORMATION, COURSES, AND DISTANCES SHOWN THEREON, INCLUDING, WITHOUT LIMITATION, ALL SETBACK AND FRONT LINES, ARE CORRECT.
4. THE TITLE LINES DESCRIBED IN THE MORTGAGE/DEED OF TRUST AND SECURITY AGREEMENT, BEING EXECUTED AND DELIVERED IN CONNECTION WITH THE CLOSING OF SAID LOAN, AND SHOWN ON THE SURVEY, AND THE LINES OF ACTUAL POSSESSION ARE THE SAME.
5. THE SIZE, LOCATION AND TYPE OF BUILDINGS, STRUCTURES, AND IMPROVEMENTS ARE AS SHOWN.
6. SAID BUILDINGS, STRUCTURES, AND IMPROVEMENTS CONSTITUTE ALL OF THE IMPROVEMENTS ON SAID PREMISES AND ARE ALL WITHIN THE BOUNDARY LINES OF THE PROPERTY.
7. THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS, STRUCTURES, AND IMPROVEMENTS.
8. BASED UPON A CAREFUL INSPECTION OF THE PREMISES, THERE ARE NO EASEMENTS OR RIGHTS OF WAY OVER, ENCROACHMENTS BY IMPROVEMENTS LOCATED ON ADJACENT PROPERTY OR ON USES AFFECTING THIS PROPERTY OR EASEMENT AREAS EXISTING FOR THE BENEFIT OF LAND ADJACENT TO THIS PROPERTY, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY.
9. THERE ARE NO ENCROACHMENTS BY ANY OF THE IMPROVEMENTS LOCATED ON THE SAID PREMISES ONTO ADJACENT PROPERTY OR ONTO EASEMENT AREAS OF OTHERS, OTHER THAN AS SHOWN AND DEPICTED ON THE SURVEY.
10. ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJACENT PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH ARE LOCATED ON ADJACENT PRIVATE LAND.
11. THE PREMISES HAVE DIRECT ACCESS TO TILGHMAN STREET, A DEDICATED PUBLIC WAY.
12. THE SURVEY SHOWS THE LOCATION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE.
13. ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY.
14. THE PARCEL(S) DESCRIBED HEREON DOES NOT LIE WITHIN ANY FLOOD HAZARD AREAS IN ACCORDANCE WITH THE DOCUMENT ENTITLED "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION—SPECIAL FLOOD HAZARD AREA MAPS" AS AMENDED FROM TIME TO TIME. THIS SURVEY IS MADE IN ACCORDANCE WITH THE CURRENT EDITION OF THE "MINIMUM STANDARD SURVEY REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM.

1. BOUNDARY INFORMATION SHOWN HEREON BASED UPON A FIELD SURVEY CONDUCTED BY BOUCHER & JAMES, INC. DURING NOVEMBER, 2003 AND BY DEEDS OF RECORD.
2. EXISTING FEATURES SHOWN HEREON BASED UPON A FIELD SURVEY CONDUCTED BY BOUCHER & JAMES, INC. DURING NOVEMBER, 2003 AND BY DEEDS OF RECORD.
3. THIS PLAN IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND COVENANTS OF RECORD IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TITLE COMMITMENT NO. 476320415 EFFECTIVE DATE SEPTEMBER 30, 2003 AS FOLLOWS:
 - a. AMENDED CROSS-EASEMENT AGREEMENT SET FORTH IN MISCELLANEOUS BOOK 572, PAGE 144.
 - b. MEMORANDUM OF LEASE AS SET FORTH IN MISCELLANEOUS BOOK 488, PAGE 1008 (NOT PLOTTABLE).
 - c. TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS, AND ALLEYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREON.
 - d. RIGHTS GRANTED TO PENNSYLVANIA POWER AND LIGHT(S) CO. AS SET FORTH IN MISCELLANEOUS BOOK 257, PAGE 188 AND MISCELLANEOUS BOOK 458, PAGE 1008 (NOT PLOTTABLE).
 - e. CONDITIONS, COVENANTS, AND RESTRICTIONS AS SET FORTH IN DEED BOOK 1136, PAGE 1154 (NOT PLOTTABLE).
4. BEARING AND DISTANCES IN PARENTHESES REFER TO DEED RECORD CALLS.

TO: SUN LIFE FINANCIAL (HONG KONG) LIMITED; REPUBLIC ALLENTOWN, L.P.; AND FIRST AMERICAN TITLE SERVICES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WAS MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD SURVEY REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND ASPS IN 1997, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN ALTA SURVEY.

PROFESSIONAL LAND SURVEYOR

DATE

DATED 12/8/03



BOUCHER & JAMES, INC.

RONALD J. MYER

PROFESSIONAL LAND SURVEYOR

DATE

TITLE: DIRECTOR OF SURVEYING SERVICES

ZONING REQUIREMENTS

ZONE: HC-1 - HIGHWAY COMMERCIAL-1

MINIMUM LOT AREA	1.8 AC.	EXISTING 8.5 AC.
MINIMUM FRONTAGE	200 FT.	EXISTING 300 FT.
SETBACKS:		
FRONT	25 FT.	
SIDE	25 FT.	
REAR	25 FT.	
MAXIMUM BUILDING HEIGHT	35 FT.	EXISTING <35 FT.
MAXIMUM LOT COVERAGE	75%	EXISTING 72%
PARKING: RETAIL SPACE	33,000 SF @ 1/200 SF = 165	
EMPLOYEES 1 EACH @ LARGEST SHOP = 25		
TOTAL	193	PROVIDED 216

LEGAL DESCRIPTION

DESCRIPTION OF LAND
TAX PARCEL NO. 18-H08-012-001A
4750 W. TILGHMAN STREET
SOUTH WHITEHALL TOWNSHIP,
LEHIGH COUNTY, PENNSYLVANIA

ALL THAT CERTAIN tract of land situate in the Township of South Whitehall, County of Lehigh, Commonwealth of Pennsylvania, bounded and described in accordance with a plan entitled "ALTA/ACSM Land Title Survey, prepared by Boucher & James, Inc., Doylestown, Pennsylvania for Republic Allentown, L.P. dated November 25, 2003, said tract being bounded and described as follows:

BEGINNING at a point, said point being a concrete monument found on the northerly right of way line for Tilghman Street (LR 442)(SR 1002)(100.00' wide) at a corner common to the herein described parcel and the lands now or formerly Tilghman Associates (District 19, Map H08, Block 012, Lot 001), as shown on said plan;

THENCE, from said point of beginning, along the lands of Tilghman Associates, S 30°24'30" E, 1173.04' to an iron pin found in the easterly line of the Pennsylvania Turnpike (Northeast Extension—Rte. 476) N 67°31'08" W, 890.35' to a point;

THENCE, along the same, N 65°19'04" W, 40.27' to a point in the line of lands now or formerly James A. & Clare Bennett (District 18, Map H07, Block 028, Lot 023);

THENCE, along the lands of James A. & Clare Bennett, N 24°20'56" E, 274.97' to a point;

THENCE, along the same, N 23°14'17" W, 302.50' to a concrete monument found on the northerly right of way line for Tilghman Street;

THENCE, along the northerly right of way line for Tilghman Street, N 66°45'43" E, 175.07' to a concrete monument found;

THENCE, along the same, N 66°45'43" E, 3.64' to a concrete monument found at a point of curvature;

THENCE, along the same, along a curve to the left with a radius of 1960.00', an arc length of 127.31' subtended by a chord bearing, N 63°03'14" E, 127.28' to the first mentioned POINT AND PLACE OF BEGINNING.

CONTAINING: 8.500 acres, more or less.
(370,267.32 sq. ft.)

November 25, 2003

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE
FOR CONSTRUCTION PHASE
AND 10 WORKING DAYS IN
DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL
System, Inc.
1-800-242-1776



Glenview Corporate Center
3220 Tillman Drive, Suite 112
Bensalem, PA 19020-2028
Ph: (215) 245-2600, Fax: (215) 245-2670
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website: www.roddyinc.com

Revisions	Date	Description
1	12/10/03	Revised per Attorney comments.
2		
3		
4		
5		
6		
7		
8		
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10		

Project: OLLIE'S BARGAIN OUTLET, INC.
4750 TILGHMAN STREET
ALLENTOWN, PA

Owner: REPUBLIC ALLENTOWN, L.P.
610 W. GERMANTOWN PIKE
PLYMOUTH MEETING, PA

Job No.: 031073

Drawn by: [Signature]

Checked by: [Signature]

Scale: 1" = 50'

Plan Status: [Signature]

ALTA/ACSM LAND TITLE SURVEY

Boucher & James, Inc.
CONSULTING ENGINEERS
Doylestown, PA • Quakertown, PA • Stroudsburg, PA
Corporate Headquarters: P.O. Box 904 • Doylestown, PA 18041 • Ph: 215.345.9400 • Fax: 215.794.3967
www.BJEngineering.com

Project Name: OLLIE'S BARGAIN OUTLET, INC.

Sheet
1 of 1

Date:
NOVEMBER 25, 2003