

# VALLEY LAND SERVICES, LLC

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Bethlehem, PA 18020  
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COA 24GA28339300  
V220052

## Area to be conveyed from The City of Allentown to 401 North Front Street LLC

**ALL THAT CERTAIN** tract or parcel of land situate on the westerly side of Riverside Drive (60' wide) and the northerly side of Pump Place (40' wide), in the City of Allentown, County of Lehigh, and the Commonwealth of Pennsylvania, bounded and described as follows to wit:

**BEGINNING** at a point in the northerly right-of-way of Pump Place (40' wide) and the westerly right-of-way of Riverside Drive (60' wide) Thence along said northerly right-of-way of Pump Place the following three (3) courses and distances:

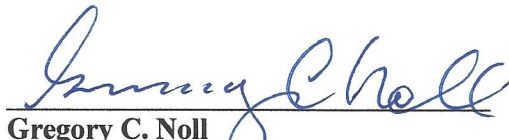
1. Along a curve to the right, having a radius of 69.05 feet, an arc length of 10.69 feet, along a delta angle of  $08^{\circ}51'58''$ , and a chord bearing and distance of North  $38^{\circ}03'39''$  West, 10.67 feet to a point;
2. North  $33^{\circ}37'40''$  West a distance of 24.01 feet to a point;
3. Along a curve to the left, having a radius of 92.45 feet, an arc length of 125.06 feet, a delta angle of  $77^{\circ}30'20''$ , and a chord bearing and distance of North  $72^{\circ}22'50''$  West, 115.74 feet to a point in line of lands of 401 North Front Street LLC (Lot B);
4. Thence along said lands of 401 North Front Street LLC (Lot B and Lot A), North  $68^{\circ}52'00''$  East a distance of 129.17 feet to a point in the westerly right-of-way of aforementioned Riverside Drive;

Thence along said westerly right-of-way of Riverside Drive the following two (2) courses and distances:

5. South  $06^{\circ}32'01''$  East a distance of 26.72 feet to a point;
6. Along a curve to the right, having a radius of 1,219.50 feet, an arc length of 83.73 feet, a delta angle of  $03^{\circ}56'03''$ , a chord bearing and distance of South  $04^{\circ}34'00''$  East, 83.72 feet to the point and place of beginning;

**CONTAINING** 4,117 square feet or 0.095 acre

**SUBJECT** to any notes, easements or covenants of record and any other pertinent facts a title search might disclose.



Gregory C. Noll  
Commonwealth of Pennsylvania Land Surveyor SU-075048

