

EXHIBIT A-1

JASON ENGELHARDT, PE, LEED AP

Langan Engineering & Environmental Services, Inc.

Principal / Vice President

Site / Civil Engineering & Land Development

EDUCATION

M.S., Civil Engineering, New Jersey Institute of Technology

B.S., Civil Engineering, University of Maryland

PROFESSIONAL REGISTRATION

Professional Engineer (PE) in PA, NJ, NY and AZ

LEED Accredited Professional (LEED AP)

AFFILIATIONS

American Society of Civil Engineers

Urban Land Institute (ULI) – Co-Chair Lehigh Valley

Mr. Engelhardt manages Langan's Lehigh Valley office. He has extensive experience managing a wide range of civil engineering projects which include project engineering for infrastructure and roadway projects in addition to site engineering design on multi-disciplined residential, commercial, industrial, university and school projects. Mr. Engelhardt's work includes preparation of site-engineering plans and specifications, design of hydraulic structures, field investigations, infrastructure evaluation, floodplain evaluation, stormwater management, wastewater system design, preparation of environmental assessments and permit acquisition.

Mr. Engelhardt has been involved with design and analysis of sanitary sewer systems, stormwater management structures, utility design, and stormwater conveyance systems for numerous projects in Pennsylvania, New Jersey, New York and Arizona. His hydrology experience includes stormwater management basin design, culvert capacity analysis, stream and channel capacity analysis, highway drainage design, FEMA floodplain studies, and outlet control structure design; his utility experience includes water service, fire and domestic analysis, sanitary sewer design, sanitary pump station design and general utility layout and relocation.

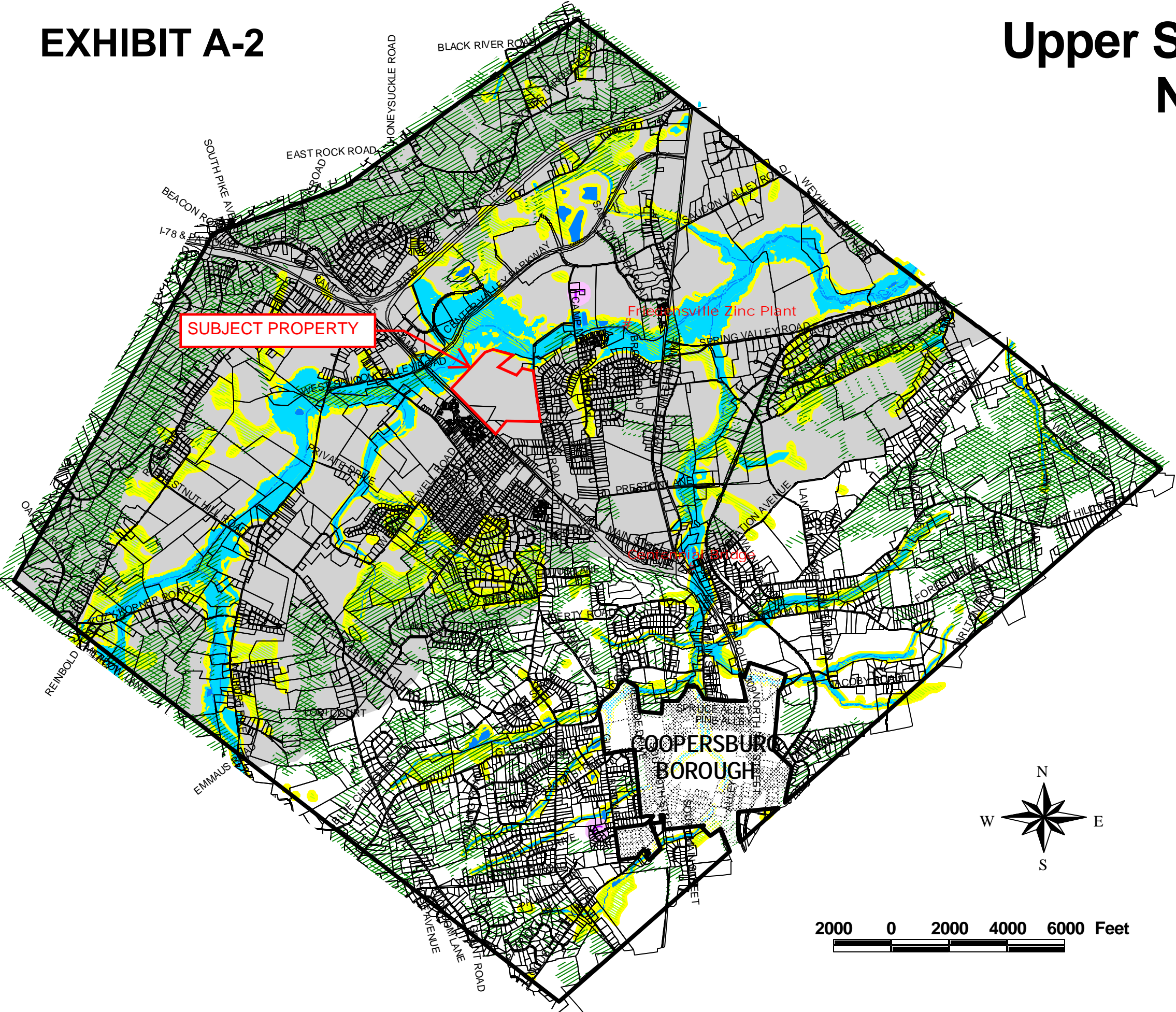
SELECTED PROJECTS

- Lehigh University New Police Station, Bethlehem, PA
- Lehigh University Bridge West Residence Hall, Bethlehem, PA
- Lehigh University Chandler –Ullman Hall Renovation & Addition, Bethlehem, PA
- Lehigh University Zoellner Arts Center Feasibility Study, Bethlehem, PA
- Lehigh University Mountain Top Campus Surveying & Engineering Services, Bethlehem, PA
- Lehigh University Rauch Business Center Expansion, Bethlehem, PA
- Lehigh University Sculpture Installation

- Lehigh University Complex Feasibility Studies for
 - Benzak House
 - The former WLVT Station Site
 - Transportation Services Site
- Lafayette College Marquis Street Parking Study, Easton, PA
- Lafayette College Travelways Improvement Plan, Easton, PA
- Lafayette College Integrated Sciences Center, Easton, PA
- Lafayette College Crew Facility Relocation, Easton, PA
- Lafayette College Bushkill Commons Facilities Complex, Easton, PA
- Moravian College, Bethlehem, PA
- Parker School, Trenton, NJ
- Northampton Community College, Bethlehem, PA
- Jackson Street Park Redevelopment, Allentown, PA
- Guardian Insurance Regional Headquarters, Hanover, PA
- Chrin Lot 30 – 400K SF Warehouse, Palmer, PA
- Porsche Distribution and Training Center, Palmer Township, PA
- LVIP Lot 61 – 675K SF Warehouse, Bethlehem, PA
- Target Distribution Center – 1,000K SF Center, Chambersburg, PA
- Ambler Boiler House Redevelopment (LEED Platinum), Ambler, PA
- Shoprite Supermarket & Retail Stores, Sussex & Morris Counties, NJ
- Saint Luke's Hospital, Northampton & Bucks County, PA
- Camelback Ski Resort, Pocono, PA (Water Resources/Permitting)
- Oakcrest Residential Development, Valley Township, PA
- Highgate Residential Development, Upper Macungie, PA
- Whispering Woods Residential Development, Chester County, PA
- Hanover Pointe, Northampton County, PA
- Locust Grove Townhouses, Gloucester County, NJ
- Clifton Waterfront Redevelopment, Passaic County, NJ
- Heritage Hunt Subdivision, Montgomery County, PA
- Ambler Boiler House Redevelopment (LEED Platinum), Ambler, PA
- Food Lion (Bottom Dollar Food) - multiple locations in Bucks, Northampton & Lehigh Counties, PA

EXHIBIT A-2

Upper Saucon Township
Natural & Cultural
Features Map



- Floodplain Zone
- Riparian Buffers
- Wetlands & Buffers
- Steep Slopes
- PNDI-See note 3 below
- Carbonate Geology
- Woodlands
- Wellhead Protection Zone
- Historic Site

Note 1 - The information presented on this map is preliminary. Under Section 502 of the Upper Saucon Township Zoning Ordinance, applicants are required to conduct comprehensive studies to determine the extent and location of designated natural and cultural features that may modify those depicted upon this Map.

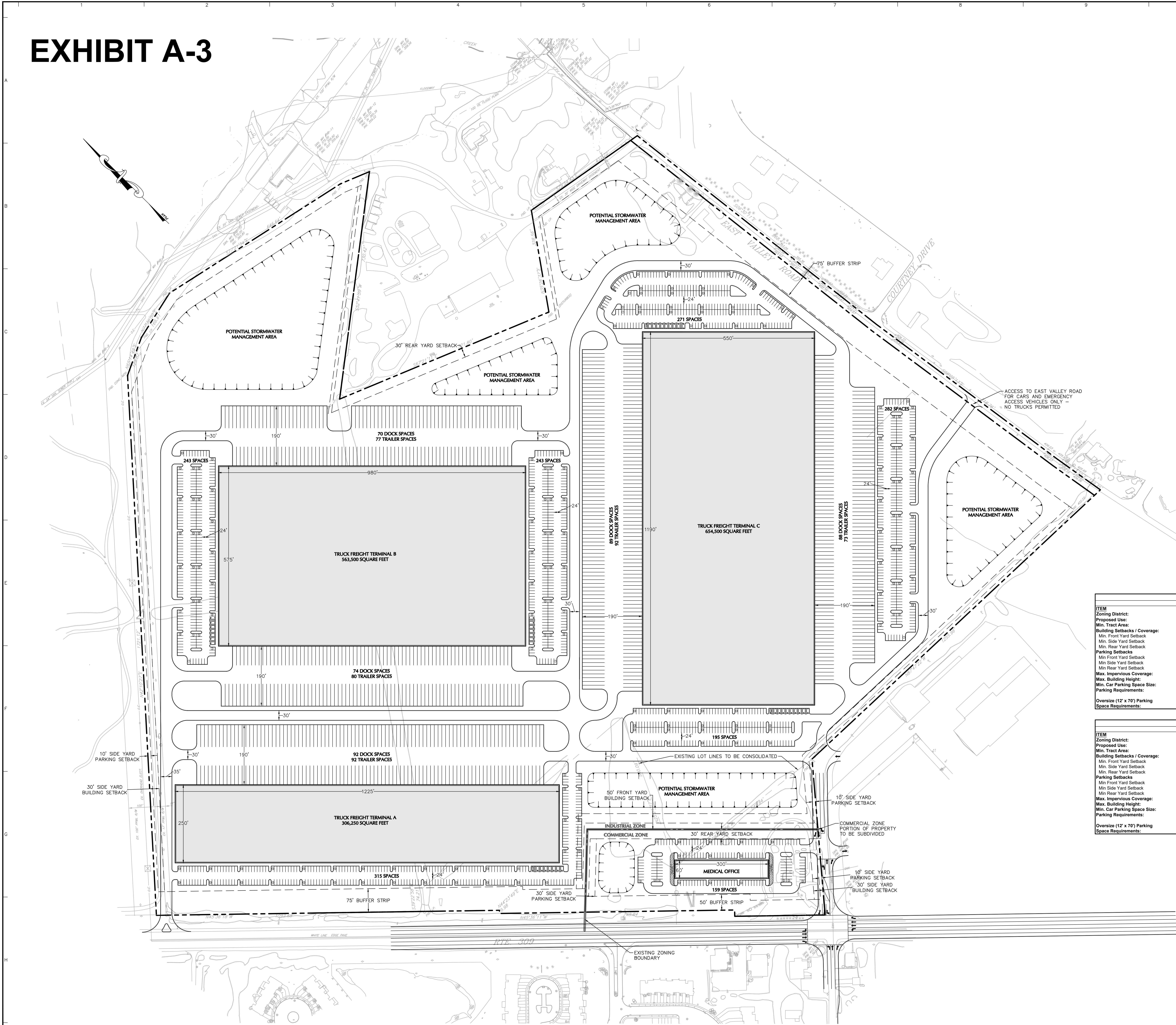
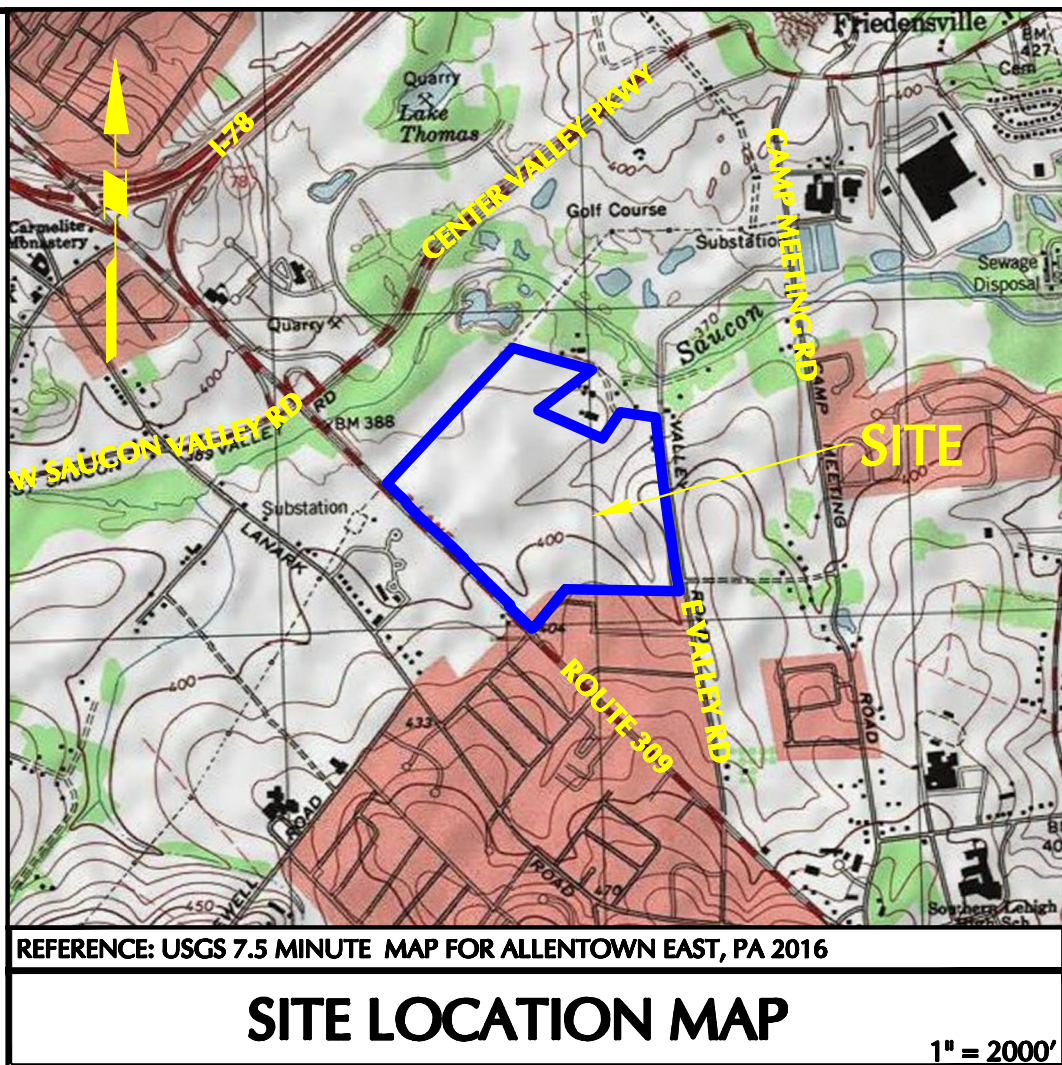
Note 2 - The information depicted on this map was obtained from the Lehigh Valley Planning Commission.

Note 3 - PNDI reources can be found at:
www.naturalheritage.state.pa.us/

Map Dated: 4/09



EXHIBIT A-3



UPPER SAUCON TOWNSHIP ZONING DATA TABLE		
ZONING DISTRICT: INDUSTRIAL DISTRICT (I)		
ITEM	REQUIRED	PROPOSED
Zoning District:	INDUSTRIAL	INDUSTRIAL
Proposed Use:	TRUCK OR MOTOR FREIGHT TERMINALS	TRUCK OR MOTOR FREIGHT TERMINALS
Min. Tract Area:	1.00 AC	114.70 AC (Portion of Site in Industrial Zone)
Building Setbacks / Coverage:		
Min. Front Yard Setback	50 FT	50 FT
Min. Side Yard Setback	30 FT	30 FT
Min. Rear Yard Setback	30 FT	30 FT
Parking Setbacks		
Min. Front Yard Setback	20 FT	20 FT
Min. Side Yard Setback	10 FT	10 FT
Min. Rear Yard Setback	30 FT	30 FT
Max. Impervious Coverage:	70%	65.1%
Max. Building Height:	60 FT	450 FT
Min. Car Parking Space Size:	9 FT x 18 FT	9 FT x 18 FT
Parking Requirements:	1 Space per 1,000 SF of GFA (1,552 Spaces)	1549
OverSize (12' x 70') Parking Space Requirements:	1 Space per 10,000 SF of GFA (153 Spaces)	413 Dock Spaces 414 Trailer Spaces

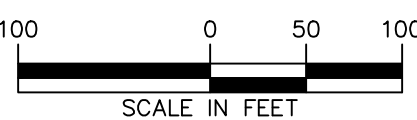
UPPER SAUCON TOWNSHIP ZONING DATA TABLE		
ZONING DISTRICT: COMMERCIAL DISTRICT (C)		
ITEM	REQUIRED	PROPOSED
Zoning District:	COMMERCIAL	COMMERCIAL
Proposed Use:	MEDICAL OFFICE BUILDING	MEDICAL OFFICE BUILDING
Min. Tract Area:	1.00 AC	4.57 AC (Portion of Site in Commercial Zone)
Building Setbacks / Coverage:		
Min. Front Yard Setback	50 FT	50 FT
Min. Side Yard Setback	30 FT	30 FT
Min. Rear Yard Setback	30 FT	30 FT
Parking Setbacks		
Min. Front Yard Setback	20 FT	20 FT
Min. Side Yard Setback	10 FT	10 FT
Min. Rear Yard Setback	30 FT	30 FT
Max. Impervious Coverage:	70%	44.2%
Max. Building Height:	60 FT	450 FT
Min. Car Parking Space Size:	9 FT x 18 FT	9 FT x 18 FT
Parking Requirements:	8 Spaces per Practitioner Plus 1 per Employee (150 Spaces Based on 15 Practitioners and 30 Employees)	159
OverSize (12' x 70') Parking Space Requirements:	1 Space per 10,000 SF of GFA (2 Spaces)	2 Loading Spaces (12' x 70')

TRUCK FREIGHT TERMINALS AS DEFINED BY THE UPPER SAUCON TOWNSHIP ZONING ORDINANCE:

A. PRINCIPAL USE CONTAINED ON A SINGLE PROPERTY:

A. TO WHICH MATERIALS AND PRODUCTS ARE IMPORTED FOR THEIR REDISTRIBUTION AND EXPORT BY COMMERCIAL TRUCK OR OTHER MODES OF TRANSPORT; OR,

B. WHEREBY A FLEET OF COMMERCIAL VEHICLES IS MAINTAINED FOR THEIR DISPATCH ON AN AS NEEDED OR CONTRACTUAL BASIS.



Date	Description	No.	SIGNATURE	DATE SIGNED
REVISIONS				

LANGAN
One West Broad Street, Suite 200, Berwyn, PA 19018
T: 610.384.8000 F: 610.384.8001 www.langan.com
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C., S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan CE, Inc.
Langan International LLC
Collectively known as Langan

Project
ROUTE 309 AND HUCKLEBERRY DRIVE
UPPER SAUCON TOWNSHIP
LEHIGH COUNTY PENNSYLVANIA

Drawing Title
SITE PLAN

Project No.
240045401
Date
04/23/2019
Scale
1"=100'
Drawn By
WLS
Submission Date
JSE
Project No.
240045401
Date
04/23/2019
Scale
1"=100'
Drawn By
WLS
Submission Date
JSE
Drawing No.
CS-101
Sheet
of

12345

A

Ordinance No. 141 The Upper Saucon Township Zoning Ordinance Section 113

(Specific Words and Phrases)

B

Truck of Motor Freight Terminal: A principle use contained on a single property:

- C
- A. to which materials and products are imported for their redistribution and export by commercial truck or other modes of transport; or,
 - B. whereby a fleet of commercial vehicles is maintained for their dispatch on an as needed or contractual basis.

D

Warehouse and Wholesale Trade Establishments: A principle use where the goods, products, and/or materials of a single company or organization are stored awaiting further processing, delivery, and/or distribution. This definition shall not include satellite lots where vehicles are parked, stored, and/or loaded/unloaded away from the actual property where the warehouse resides.

Reference
Ordinance No. 141 The Upper Saucon Township Zoning Ordinance of 2009 prepared by The Upper Saucon Township dated June, 2009

LANGAN
Langan Engineering and
Environmental Services, Inc.
One West Broad Street, Suite 200
Bethlehem, PA 18018
T: 610.984.8500 F: 610.984.8501 www.langan.com

Project
**ROUTE 309
COMMERCE CENTER**
Upper Saucon Township Pennsylvania

Drawing Title
**TRUCK TERMINAL
AND WAREHOUSE
DEFINITIONS**

Project No.
240045401
Date
08/12/2019
Drawn By
KJW
Checked By

Drawing No.
**EXHIBIT
A-4**

12345

Ordinance No. 141 The Upper Saucon Township Zoning Ordinance

A

Sections 484 E and 488 G

Section 484: Truck or Freight Terminal

B

484. E. The subject property shall be located no closer than 500 feet from any (OSR, R-1, R-2, R-3, and AQC) Zone and/or property containing a school, day-care facility, park, playground, library, hospital, nursing, rest or retirement home, or medical residential campus.

Section 488: Warehousing and Wholesale Trade Establishments

C

488. G. The subject property shall be located no closer than 500 feet from any (OSR, R-1, R-2, R-3, and AQC) Zone and/or property containing a school, day-care facility, park, playground, library, hospital, nursing, rest, or retirement home, or medical residential campus.

D

Reference

Ordinance No. 141 The Upper Saucon Township Zoning Ordinance of 2009 prepared by The Upper Saucon Township dated June, 2009

LANGAN

Langan Engineering and
Environmental Services, Inc.
One West Broad Street, Suite 200
Bethlehem, PA 18018

T: 610.984.8500 F: 610.984.8501 www.langan.com

Project

**ROUTE 309
COMMERCE CENTER**

Upper Saucon Township Pennsylvania

Drawing Title

484 E AND 488 G

Project No.

240045401

Date

08/12/2019

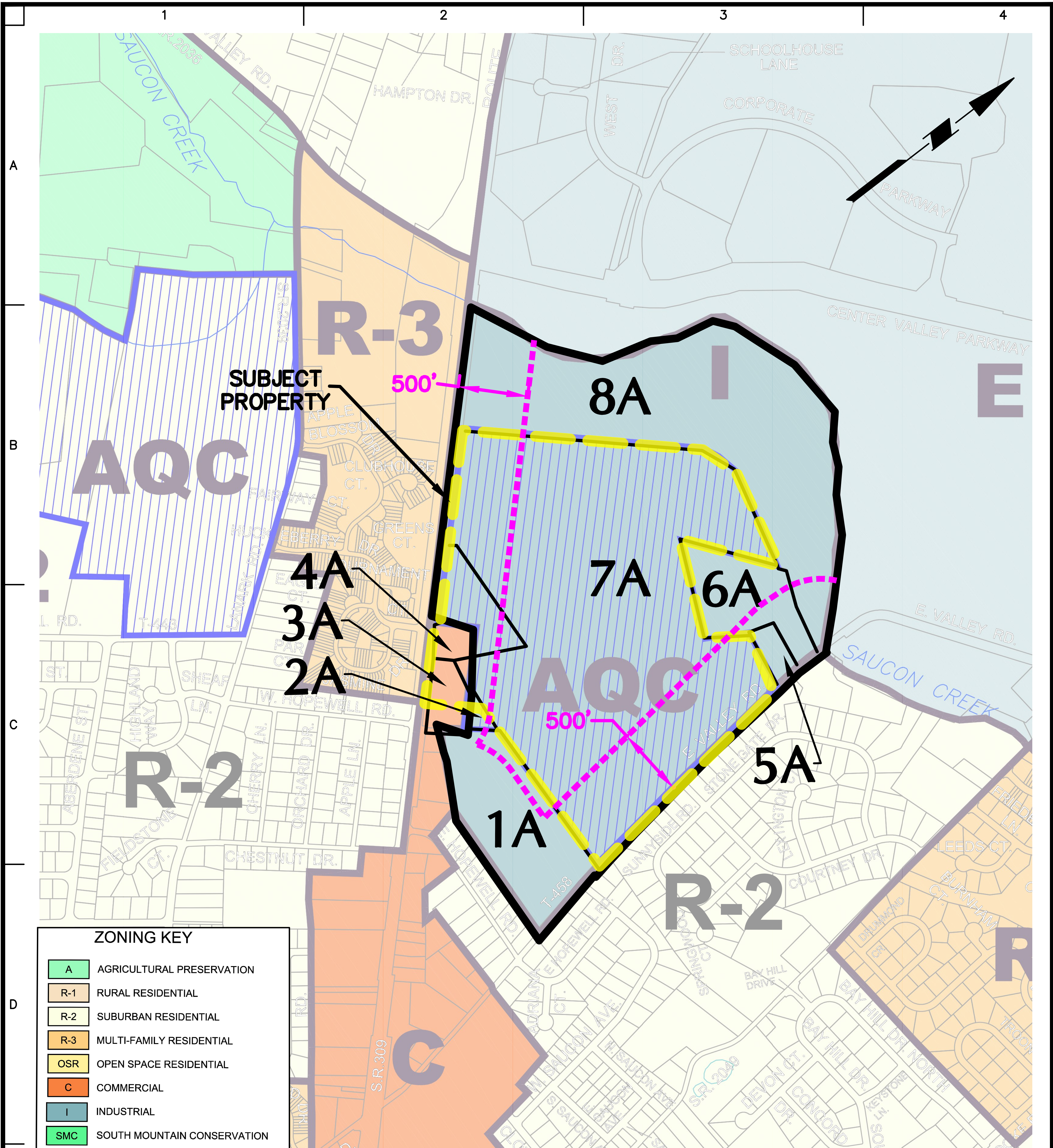
Drawn By

KJW

Checked By

Drawing No.

**EXHIBIT
A-5**



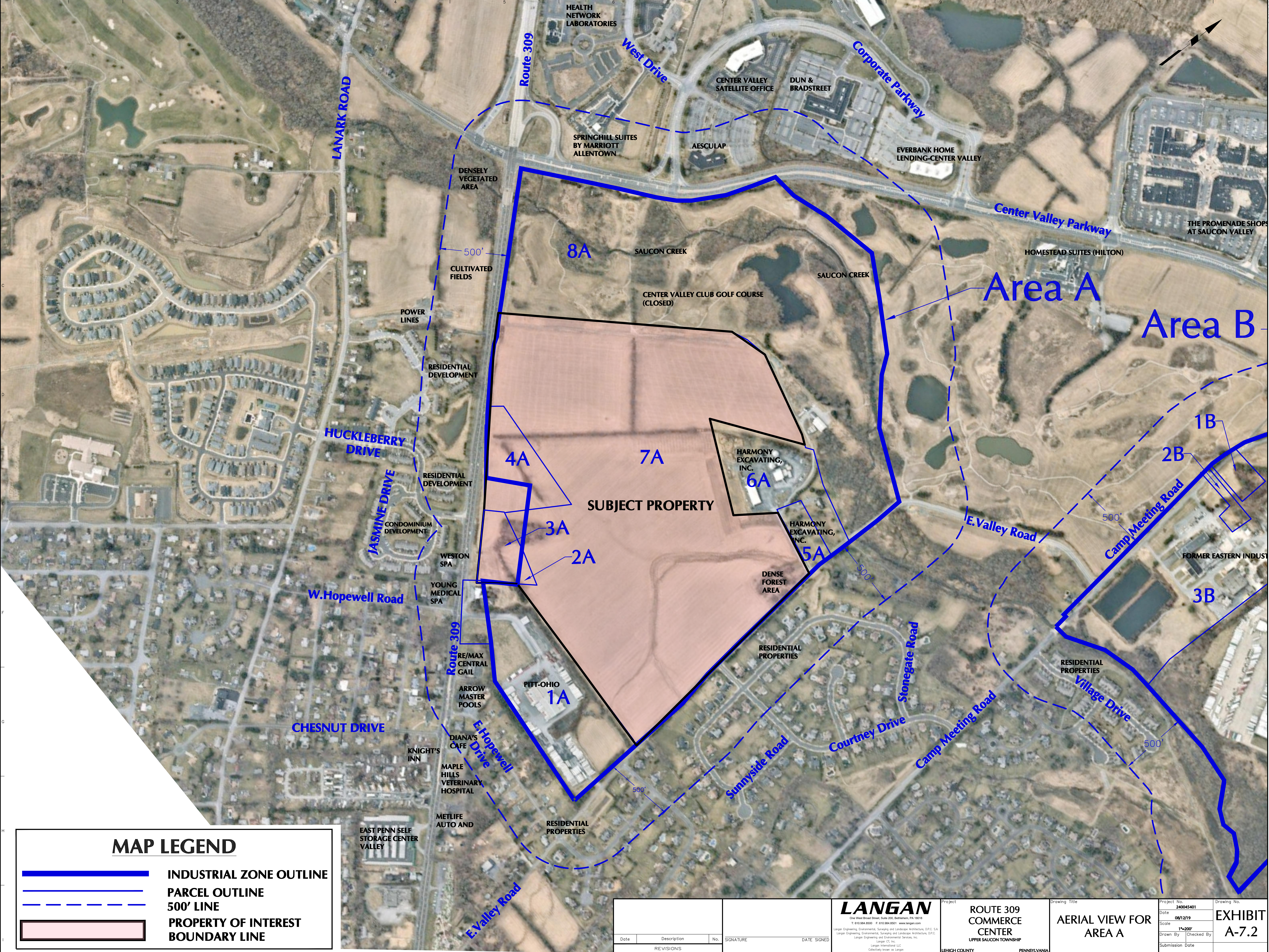
ZONING KEY

A	AGRICULTURAL PRESERVATION
R-1	RURAL RESIDENTIAL
R-2	SUBURBAN RESIDENTIAL
R-3	MULTI-FAMILY RESIDENTIAL
OSR	OPEN SPACE RESIDENTIAL
C	COMMERCIAL
I	INDUSTRIAL
SMC	SOUTH MOUNTAIN CONSERVATION
E	ENTERPRISE
AQC	AGE QUALIFIED COMMUNITY OVERLAY
VC	VILLAGE COMMERCIAL OVERLAY

Reference:

Upper Saucon Township Zoning Map prepared by The Pidcock Company, dated January 12, 2012, last revised April 24, 2013.

LANGAN One West Broad Street, Suite 200 Bethlehem, PA 18018 T: 610.984.8500 F: 610.984.8501 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan	Project ROUTE 309 COMMERCE CENTER UPPER SAUCON TOWNSHIP LEHIGH COUNTY PENNSYLVANIA	Drawing Title AREA A INDUSTRIAL ZONING	Project No. 240045401	Drawing No. EXHIBIT A-7.1
			Date 08-12-2019	
			Scale 1" = 1,000'	
			Drawn By JDM	
			Checked By Submission Date	



MAP LEGEND

INDUSTRIAL ZONE OUTLINE

PARCEL OUTLINE

500' LINE

PROPERTY OF INTEREST

BOUNDARY LINE

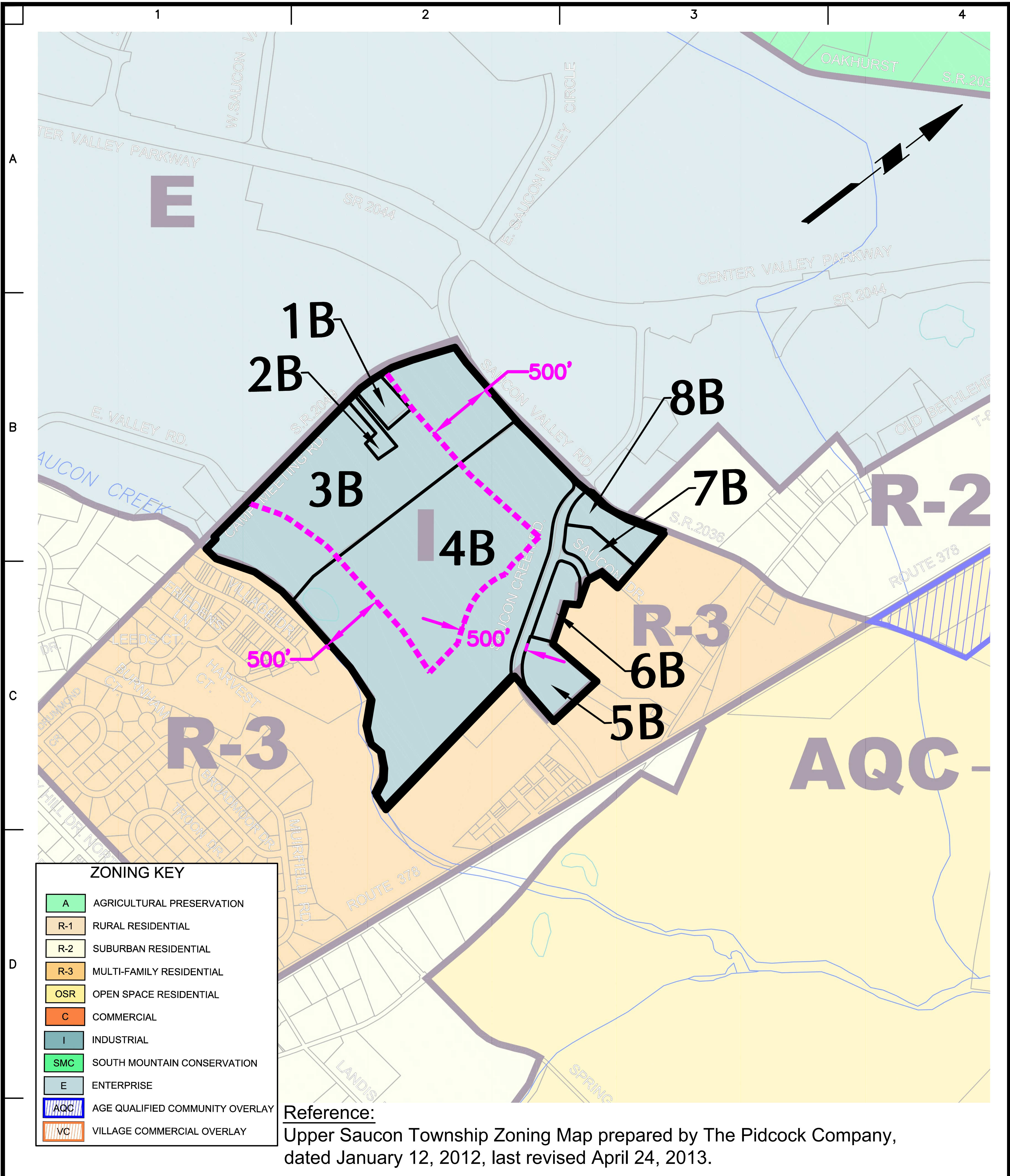
			LANGAN		Project	ROUTE 309 COMMERCE CENTER		Drawing Title	Project No.	Drawing No.
			One West Broad Street, Suite 200, Bethlehem, PA 18018 T: 610.881.6500 F: 610.881.6501 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering and Environmental Services, Inc. Langan CL, Inc. Langan International LLC Collectively known as Langan			UPPER SAUCON TOWNSHIP		AERIAL VIEW FOR AREA A	240045401	EXHIBIT A-7.2
Date			SIGNATURE		DATE SIGNED	LEHIGH COUNTY			Date	
Description						PENNSYLVANIA			Scale	
REVISIONS									Drawn By	Checked By
									Submission Date	

	1	2	3	4	
Exhibit Property A Number	Address	Zone	Tax ID	Owner	Size (Ac.)
1A	4723 Route 309 Center Valley PA 18034-9518	I	641488191461-1	Terminal Leasing Inc.	18.431
2A	4691 Route 309, Center Valley PA 18034	I	641479326044-1	LUP4 LLC	0.671
3A	4677 Route 309, PA	I	641479112072-1	LUP4 LLC	2.82
4A	4557 Route 309, PA	I	641469756846-1	LUP4 LLC	6.17
B 5A	4582 East Valley Road, Center Valley PA 18034-9520	I	641581218537-1	Stahler Leroy C Jr./Stahler Sandra Harmony	1.75
6A	4556 East Valley Road, Center Valley PA 18034-9520	I	641571825029-1	Le Roy C Stahler Inc,	10
7A	4728 E Valley Road, Center Valley PA 18034	I	641570334543-1	LUP4 LLC	108.96
8A	3300 Center Valley Parkway, Center Valley, PA 18034	I	641594335185-1	Saucon Creek Golf	161.8

Reference:

Parcel information obtained from Real Quest.

LANGAN One West Broad Street, Suite 200 Bethlehem, PA 18018 T: 610.984.8500 F: 610.984.8501 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan	Project ROUTE 309 COMMERCE CENTER UPPER SAUCON TOWNSHIP LEHIGH COUNTY PENNSYLVANIA	Drawing Title ZONE A INDUSTRIAL ZONING PARCEL INFORMATION	Project No. 240045401	Drawing No. EXHIBIT A-7.3
			Date 08-12-2019	
			Scale 1" = 1,000'	
			Drawn By JDM Checked By Submission Date	



Reference:

Upper Saucon Township Zoning Map prepared by The Pidcock Company, dated January 12, 2012, last revised April 24, 2013.

LANGAN

One West Broad Street, Suite 200
Bethlehem, PA 18018

T: 610.984.8500 F: 610.984.8501 www.langan.com

Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C. S.A.

Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.

Langan Engineering and Environmental Services, Inc.

Langan CT, Inc.

Langan International LLC

Collectively known as Langan

Project

**ROUTE 309
COMMERCE CENTER**

UPPER SAUCON TOWNSHIP

LEHIGH COUNTY

PENNSYLVANIA

Drawing Title

**AREA B
INDUSTRIAL
ZONING**

Project No.

240045401

Date

08-12-2019

Scale

1" = 1,000'

Drawn By

JDM

Checked By

Submission Date

Drawing No.

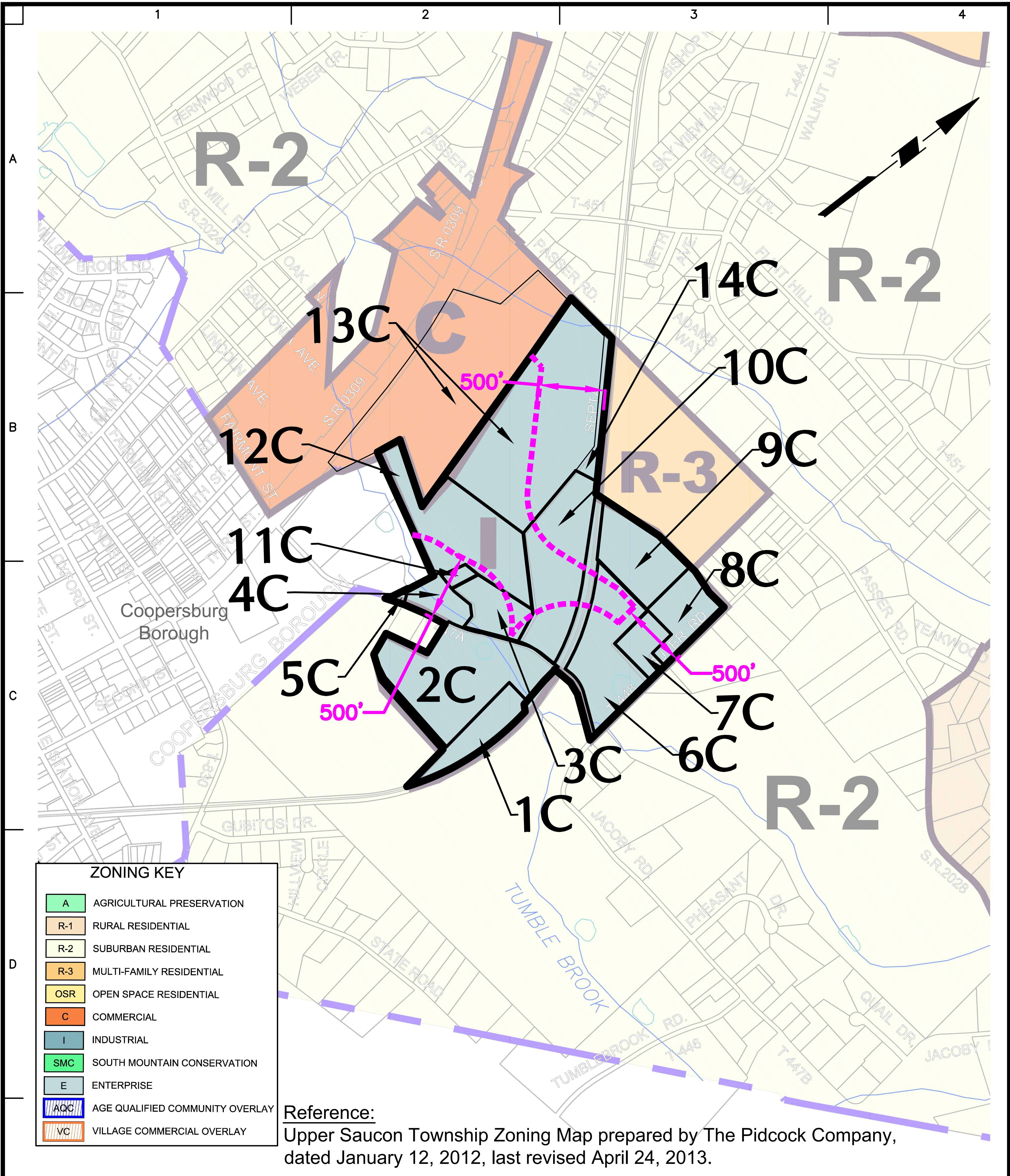
**EXHIBIT
A-8.1**

	1	2	3	4		
A B C	Exhibit Parcel No.	Address	Zone	Tax ID	Owner	Size (Ac.)
	1B	4385 Camp Meeting Road, Center Valley, PA 18034	I	641593994202-1	Penna Power and Light Company	1.6
	2B	4399 Camp Meeting Road, Center Valley, PA 18034	I	642503074625-1	Upper Saucon Township	1.04
	3B	4401 Camp Meeting Road, Center Valley, PA 18034	I	642503246841-1	LUP15 LLC	40.30
	4B	2700 Saucon Valley Road, Center Valley, PA 180034-9340	I	642513336739-1	Aldi, Inc.	65.98
	5B	4777 Saucon Road, Center Valley, PA 18034-9004	I	642523363629-1	Fig Tree Holdings, LLC	4.42
	6B	4647 Saucon Creek Road, Center Valley, PA 18034-9006	I	642514809494-1	Whitestar Properties, LLC	2.39
	7B	4617 Saucon Creek Road, Center Valley, PA 18034	I	642514749737-1	JSS LLC	2.71
8B	4601 Saucon Creek Road, Center Valley, PA 18034-9005	I	642514679073-1	Cadre LLC	4.04	

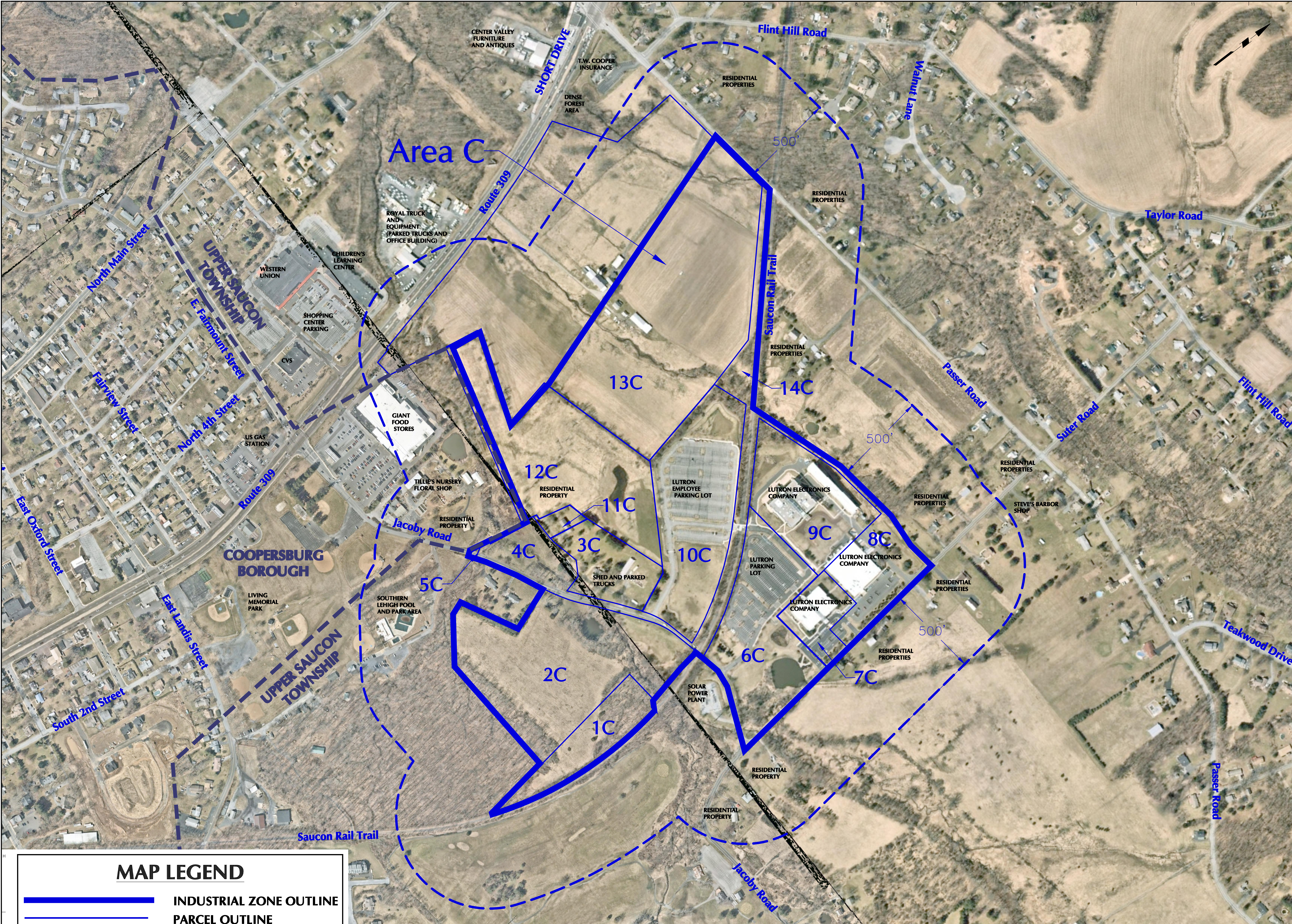
Reference:

Parcel information obtained from Real Quest.

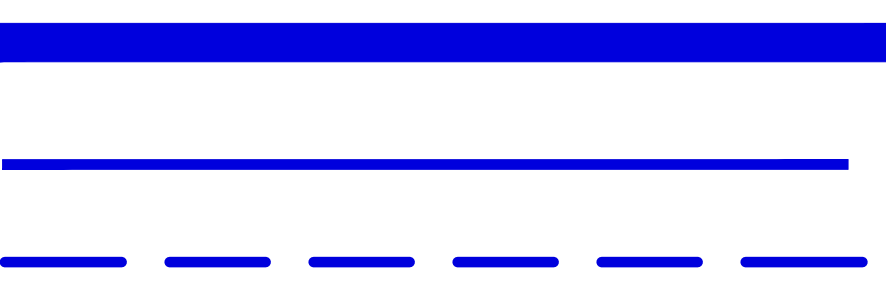
LANGAN One West Broad Street, Suite 200 Bethlehem, PA 18018 T: 610.984.8500 F: 610.984.8501 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan	Project	Drawing Title	Project No.	Drawing No.	
	ROUTE 309 COMMERCE CENTER UPPER SAUCON TOWNSHIP LEHIGH COUNTY PENNSYLVANIA	ZONE B INDUSTRIAL ZONING PARCEL INFORMATION	240045401	EXHIBIT A-8.3	
			Date		08-12-2019
			Scale		1" = 1,000'
			Drawn By		Checked By
	JDM		Submission Date		



<div><div><div>LANGAN</div><div>One West Broad Street, Suite 200 Bethlehem, PA 18018</div><div>T: 610.984.8500 F: 610.984.8501 www.langan.com</div><div>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.</div><div>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.</div><div>Langan Engineering and Environmental Services, Inc.</div><div>Langan CT, Inc.</div><div>Langan International LLC</div><div>Collectively known as Langan</div></div></div>	Project		Drawing Title		Project No. 240045401		Drawing No. <div>EXHIBIT A-9.1</div>
	ROUTE 309 COMMERCE CENTER		AREA C INDUSTRIAL ZONING		Date 08-12-2019		
	UPPER SAUCON TOWNSHIP				Scale 1" = 1,000'		
					Drawn By JDM		
					Checked By		
					Submission Date		



MAP LEGEND



INDUSTRIAL ZONE OUTLINE
PARCEL OUTLINE
500' LINE

Date	Description	No.	SIGNATURE	DATE SIGNED
REVISIONS				

LANGAN
One West Broad Street, Suite 200, Bethlehem, PA 18018
P: 610.882.6500 F: 610.882.6501 www.langan.com
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering and Environmental Services, Inc.
Langan CL, Inc.
Langan International LLC
(Collectively known as Langan)

Project
**ROUTE 309
COMMERCE
CENTER**
UPPER SAUCON TOWNSHIP
LEHIGH COUNTY PENNSYLVANIA

Drawing Title
**AERIAL VIEW FOR
AREA C**

Project No.
240045401
Date
08/12/19
Scale
1"=150'
Drawn By
KW
Submission Date

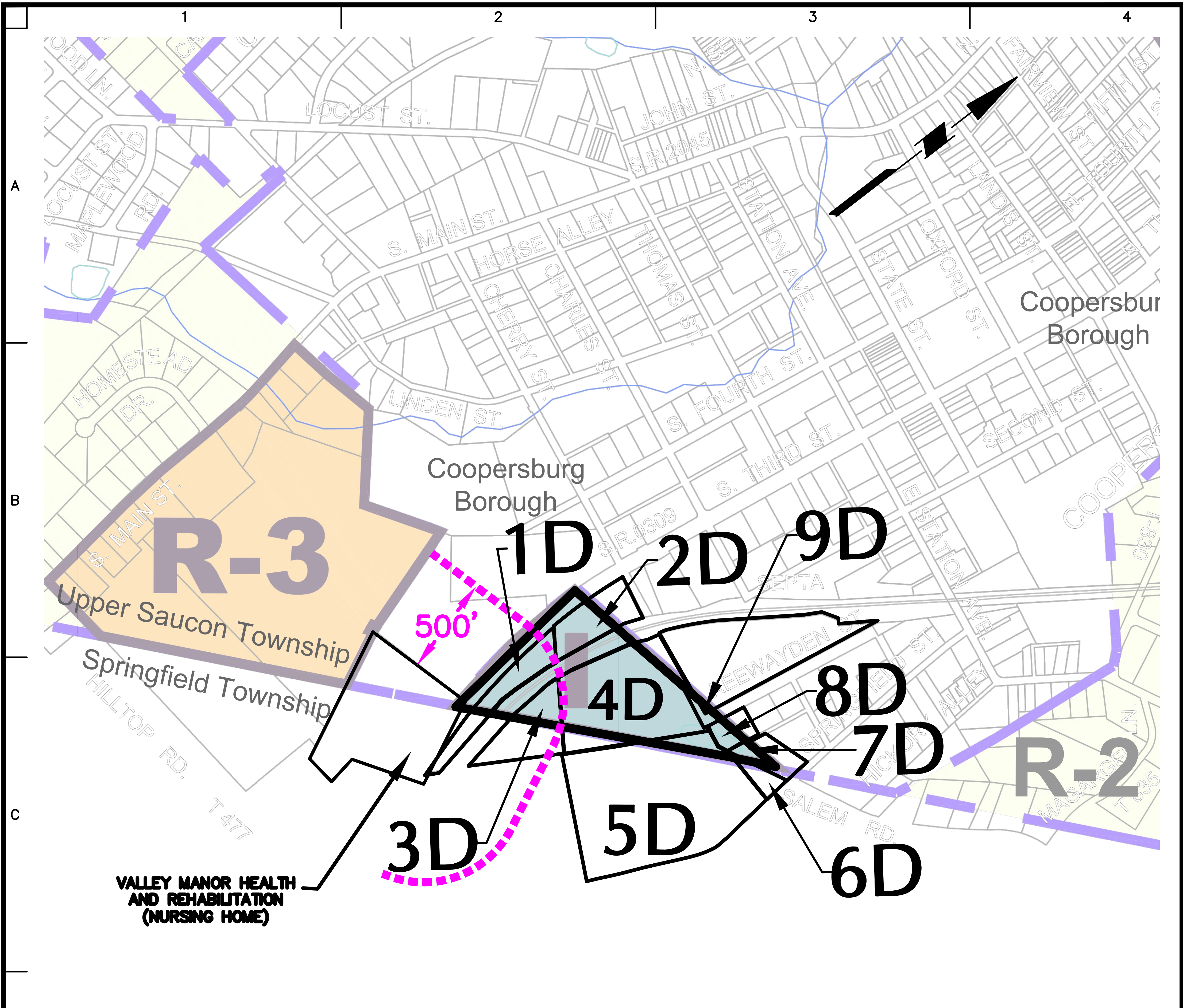
Drawing No.
**EXHIBIT
A-9.2**

	1	2	3	4		
	Exhibit Parcel No.	Address	Zone	Tax ID	Owner	Size (Ac.)
A	1C	3642 Jacoby Road, Coopersburg, PA 18036	I	642389088646-1	Spira Ruth	3.95
	2C	3700 Jacoby Road, Coopersburg, PA 18036	I	642379696524-1	Spira Ruth	15.07
	3C	3653 Jacoby Road, Coopersburg, PA 18036-1622	I	642460964562-1	Jacoby Kermit R/Jacoby Janet	3.60
B	4C	3797 Jacoby Rd Coopersburg PA 18036-1637	I	642470239970-1	Spira	2.70
	5C	7280 Suter Road, Coopersburg, PA 18036	I	642480197756-1	RJ Reality Co., LLC	11.71
	6C	7250 Suter Road, Coopersburg, PA 18036	I	642481320251-1	LCIDA	2.51
C	7C	7200 Suter Road Coopersburg, PA 18036	I	642481361015-1	Lutron Electronics Company, Inc. 53901	4.43
	8C	7190 Suter Road, Coopersburg, PA 18036	I	642471756944-1	Spira Millenium LLC	2.94
	9C	3631 Jacoby Road, Coopersburg, PA 18036	I	642471406945-1	RJ Reality Co., LLC	10.74
D	10C	Jacoby Road, Coopersburg, PA 18036	I	642490878271-1	Spira Millenium II	12.62
	11C	3831 Jacoby Road, Coopersburg, PA 18036	I	642470046656-1	Spira Ruth	0.60
	12C	Jacoby Road Coopersburg, PA 18036-1231	I and C	642461241545-1	Spira Millenium II	12.62
D	13C	6750 Passer Road Coopersburg, PA 18036-1231	I and C	642461241545-1	Urmy Ralph B	53.18
	14C	Jacoby Road, Coopersburg, PA 18036	I	642460878271-1	Spira Millenium II	12.62

Reference:

Parcel information obtained from Real Quest.

LANGAN One West Broad Street, Suite 200 Bethlehem, PA 18018 T: 610.984.8500 F: 610.984.8501 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan	Project	Drawing Title	Project No.	Drawing No.	
	ROUTE 309 COMMERCE CENTER UPPER SAUCON TOWNSHIP LEHIGH COUNTY PENNSYLVANIA	ZONE C INDUSTRIAL ZONING PARCEL INFORMATION	240045401	EXHIBIT A-9.3	
			Date		08-12-2019
			Scale		1" = 1,000'
			Drawn By		Checked By
	JDM		Submission Date		

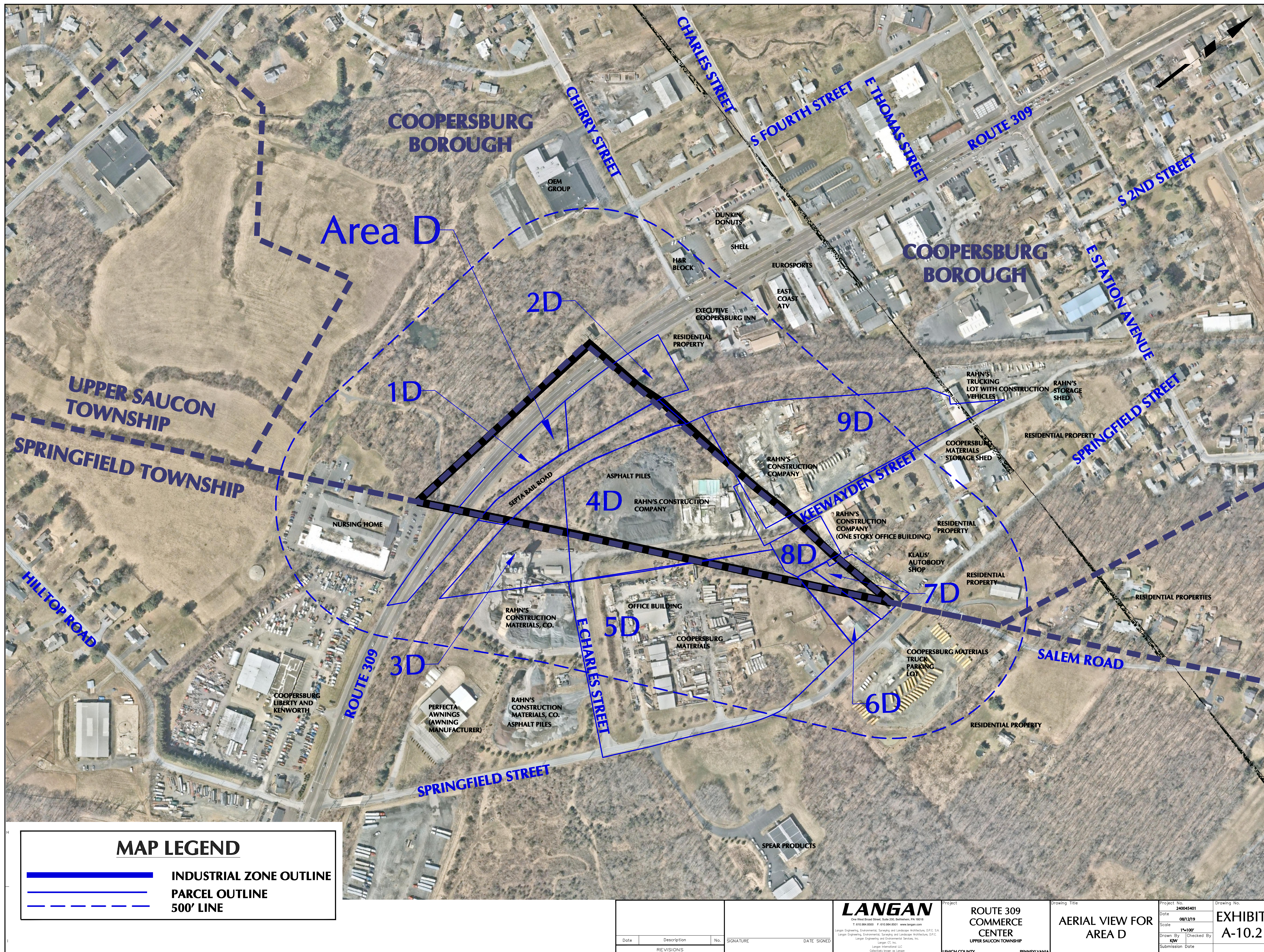


ZONING KEY	
A	AGRICULTURAL PRESERVATION
R-1	RURAL RESIDENTIAL
R-2	SUBURBAN RESIDENTIAL
R-3	MULTI-FAMILY RESIDENTIAL
OSR	OPEN SPACE RESIDENTIAL
C	COMMERCIAL
I	INDUSTRIAL
SMC	SOUTH MOUNTAIN CONSERVATION
E	ENTERPRISE
AQC	AGE QUALIFIED COMMUNITY OVERLAY
VC	VILLAGE COMMERCIAL OVERLAY

Reference:

Upper Saucon Township Zoning Map prepared by The Pidcock Company, dated January 12, 2012, last revised April 24, 2013.

<div>LANGAN</div> <div>One West Broad Street, Suite 200 Bethlehem, PA 18018</div> <div>T: 610.984.8500 F: 610.984.8501 www.langan.com</div> <div>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.</div> <div>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.</div> <div>Langan Engineering and Environmental Services, Inc. Langan CT, Inc.</div> <div>Langan International LLC</div> <div>Collectively known as Langan</div>	<div>Project</div> <div>ROUTE 309 COMMERCE CENTER</div> <div>UPPER SAUCON TOWNSHIP</div> <div>LEHIGH COUNTY PENNSYLVANIA</div>	<div>Drawing Title</div> <div>ZONE D INDUSTRIAL ZONING</div>	<div>Project No. 240045401</div>		<div>Drawing No.</div> <div>EXHIBIT A-10.1</div>
			<div>Date 08-12-2019</div>		
			<div>Scale 1" = 800'</div>		
			<div>Drawn By JDM</div>	<div>Checked By</div>	
			<div>Submission Date</div>		



	1	2	3	4		
	Exhibit Parcel No.	Address	Zone	Tax ID	Owner	Size (Ac.)
A	1D	7651 PA Route 309, Upper Saucon Township, PA	I	642354791814-1	Commodore Vista CO., Inc/ Bucks Mill at the Perkiomen CR	1.96
	2D	230-246 Cherry Street, Coopersburg, PA 18036-0403	I	642355760041-1	Kelly William J/Kelly Kathleen B	2.46
	3D	PA Route 309, ,PA	I	642354995810-1	Naceville Materials	2.90
B	4D	7700 Keewayden St., Coopersburg, PA 18036-2141	I	642365142647-1	HYK Construction Company, Inc.	7.30
	5D*	551 Springfield Street, Coopersburg, PA 18036-2222	42PI	42-004-068	Kirks, Inc.	12.79
	6D*	585 Springfield St., Coopersburg, PA 18036-2204	42PI	42-004-067	Juvenal Cynthia A	0.76
C	7D	320-328 Springfield St., Coopersburg, PA 18960-2104 C004	I	642365880733-1	Hagen Klaus P/Hagen Katherine	0.80
	8D	329 Keewayden St., Coopersburg, PA 18036-2117	I	642365588114-1	Hamm Russell A JR.	0.66
	9D	226 Keewayden St., Coopersburg, PA 18036-2146	I	642366447834-1	HYK Construction Company, Inc.	0.88

* Property tax ID per Springfield Township.

Reference:

Parcel information obtained from Real Quest.

LANGAN One West Broad Street, Suite 200 Bethlehem, PA 18018 T: 610.984.8500 F: 610.984.8501 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan	Project	Drawing Title	Project No.	Drawing No.	
	ROUTE 309 COMMERCE CENTER UPPER SAUCON TOWNSHIP LEHIGH COUNTY PENNSYLVANIA	ZONE D INDUSTRIAL ZONING PARCEL INFORMATION	240045401	EXHIBIT A-10.3	
			Date		08-12-2019
			Scale		1" = 1,000'
			Drawn By		Checked By
	JDM		Submission Date		