

**JAMES T.CONBEER - TITLE SEARCHES**

**DATE: JULY 2, 2014**

6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

TO: PLUNKETT & GRAVER, P.C

RE: RJ CORMAN RAILROAD  
PROJECT

ATTN: ELIZABETH R. GRAVER, ESQUIRE

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PROFESSIONAL SERVICES

PREMISES: ALLENTOWN/WHITEHALL TOWNSHIP  
LEHIGH COUNTY

TOTAL AMOUNT DUE: 38 HRS @ 50.00.....\$1900.00

PAYMENT REQUESTED WITHIN 10 DAYS

*7/12/14  
given to  
Andy  
PSR.*

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COOPERSBURG, PA. 18036

TITLE ABSTRACT

NUMBER: RJCORMAN RAILROAD PROJECT

PERIOD SEARCHED: 1-1-1812 TO 6-21-2014

OWNERS OF RECORD: R.J. CORMAN RAILROADCOMPANY/  
ALLENTOWN LINES, INC.

DEED OF RECORD: 1568 PAGE 1 1 17

LOCATION: ALLENTOWN/WHITEHALL TOWNSHIP  
LEHIGH COUNTY

LIENS OR ENCUMBRANCES:  
NO OPEN MORTGGAES

NO OPEN LIENS/JUDGEMENTS/ACTIONS

SEE ATTACHED LIST FOR POSSIBLE EXCEPTIONS

PROJECT PURPOSE/OVERVIEW:

TO PERFORM A TITLE SEARCH ON LANDS OWNED BY THE R.J. CORMAN RAILROAD COMPANY/ ALLENTOWN LINES ON PROPERTY BEGINNING IN WHITEHALL TOWNSHIP AT MILEPOST 96.709 AND RUNNING IN A SOUTHERLY DIRECTION TO THE SOUTH SIDE OF UNION STREET IN THE CITY OF ALLENTOWN AT MILEPOST 93.2.

METHODOLOGY:

A: COMPLETE AN ADVERSE CONVEYANCE, MORTGAGE, JUDGEMENTS, LIENS AND ACTIONS SEARCH AS FOLLOWS:

LEHIGH VALLEY RAILROAD FROM 1-1-1812 TO 7-26-1996

CONSOLIDATED RAIL CORPORATION FROM 1-1-1974 TO 7-26-1996

R.J. CORMAN RAILROAD COMPANY/ALLENTOWN LINES FROM 7-8-1996 TO 6-21-2014

PROTHONOTARY SEARCH ON CON RAIL AND R.J.CORMAN WAS RUN FROM 1-1-1984 TO 6-21-2014

B: UTILIZE TAX MAPS AND RAILROAD MAPS AVAILABLE IN AN ATTEMPT TO IDENTIFY AND LOCATE LEGAL DESCRIPTIONS RELATIVE TO POSSIBLE EXCEPTIONS CONCERNING RIGHTS OF WAY, EASEMENTS AND OTHER APPLICABLE RECORDED DOCUMENTATION.

C: RECONCILE RECORDED DOCUMENTATION TO INSURE AS CLEAR A TITLE AS POSSIBLE FOR THE PURPOSES OF INSURABILITY AND MARKETABILITY.

DISCLAIMER:

WITHOUT THE ADVANTAGE OF HAVING COMPLETE RAILROAD ACQUISITION MAPS WHICH WOULD REFLECT ALL TITLE PURCHASE REFERENCES AND THE APPROPRIATE RAILROAD MILEPOST CITINGS, OR, IN LIEU THEREOF A COMPLETELY NEW LAND TITLE SURVEY IT IS EXTREMELY DIFFICULT TO ASCERTAIN AN EXACT AND PRECISE LOCATION OF ALL LAND ACQUISITIONS, LAND CONVEYANCES AND EASEMENTS, RIGHTS OF WAY AND AGREEMENTS THAT COULD AFFECT THE TITLE PROJECT. THERE IS ALSO THE ISSUE OF POSSIBLE UNRECORDED DOCUMENTS THAT COULD IMPACT THE SAME.

JAMES T. CONBEER

RJ CORMAN PROJECT - POSSIBLE EXCEPTIONS

→ Jim can't tell which parcels these apply to. PUC all Bridge crossings.

LIMITATIONS, CONDITIONS AND EXCEPTIONS AS CITED IN:  
DEED 1255-134; DEED 1568-1117

DEED OF EASEMENT TO BELL TELEPHONE CO. OF PA. CITED IN:  
MISC. 514-1043

DEED OF EASEMENT TO MOBIL PIPE LINE CO. CITED IN:  
MISC. 530-1060 *1059 530/1043 ✓*

RIGHTS ACQUIRED BY PEN DOT AS CITED IN:  
MISC. 504-814; INS 2013014430

RIGHTS ACQUIRED BY THE COUNTY OF LEHIGH AND CITY OF ALLENTOWN AS CITED IN:  
MISC. 23-184 → *S side of Gordon.*

PUC APPLICATIONS AND ORDERS AS CITED IN:  
MISC. 220-136; MISC. 246-291; MISC. 361-691

ASSIGNMENT TO THE COUNTY OF LEHIGH AS CITED IN:  
DK 7050946

LICENSE FOR UNDERGROUND INSTALLATION WITH BUCKEYE PIPE LINE CO. CITED IN:  
MISC. 340-361 → *no map attached. Believe in Whitehall.*  
*320-*

SUBJECT TO CONDITIONS, RESERVATIONS, EASEMENTS, RESTRICTIONS AND  
LIMITATIONS AS CITED ON ANY RAILROAD MAP RECORDED OR UNRECORDED.

SUBJECT TO POSSIBLE PUBLIC UTILITY EASEMENTS, RIGHTS OF WAY AND AGREEMENTS  
NOT APPEARING OF RECORD.

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SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE BEDS OF ALL ABUTTING  
STREETS, ROADS AND ALLEY WAYS.

↓  
*Name the Streets for  
the Crossings*

↓  
*"Keep General Exception"*

POSSIBLE LEHIGH VALLEY RAILROAD COMPANY ACQUISITION DEEDS:

VOLUME:	PAGE(S)
29	117
35	5, 9, 10, 12, 13, 15, 403
37	7, 11
40	549
49	322
58	520
72	510
77	77
208	280
411	232
414	575
526	687
957	313