SANDERS & THOMAS, INC.

PROPOSED CONVEYANCE

BY

TRUSTEES OF THE PENN CENTRAL TRANSPORTATION CO.

ALL THOSE CERTAIN five contiguous lots, pieces or parcels of ground situate in the Twenty Seventh Ward, City of Philadelphia, County of Philadelphia, Commonwealth of Pennsylvania, together with all improvements erected thereon bounded and described in accordance with a survey and plan by Sanders and Thomas, Inc., Consulting Engineers of Pottstown, Pennsylvania dated May 3, 1976 as follows:

Parcel Number One:

BEGINNING at a point in the Southwesterly line of South Street (eighty feet wide) also being a corner of Parcel Two herein described; THENCE along said street line and along the line of Parcel Two South 45°40' East, 119.22 feet to a corner of Parcel Two; THENCE through lands of the Grantor the three following courses and distances: (1) along a line parallel with and 32 feet right of the centerline of a certain track South 64°16' West, 390.85 feet; (2) along a line generally parallel with and a minimum of 15 feet right of the centerline a certain track North 46°41'40" East, 264.58 feet; (3) continuing along same North 46°04' East, 103.13 feet to the point of beginning.

CONTAINING 21,755 square feet or 0.499 acres of land more or less.

Parcel Number Two:

BEGINNING at a point in the Southwesterly line of South Street (eighty feet wide) also being a corner of Parcel One herein described; THENCE along said street line and along the line of Parcel One North 45°40' West, 119.22 feet to a corner of Parcel One; THENCE along a line generally parallel with and a minimum of
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15 feet right of the centerline of a certain track North 46°04' East, 80.04 feet to a corner of Parcel Three herein described; THENCE along the North- easterly line of South Street and along the line of Parcel Three South 45°40' East, 145.81 feet to a corner of Parcel Three; THENCE along a line parallel with and 32 feet right of the centerline of a certain track South 64°16' West, 85.10 feet to the point of beginning.

PARCEL THREE:

BEGINNING at a point in the Northeasterly line of South Street (eighty feet wide), also being a corner of Parcel Four herein described; THENCE along said street line and along the line of Parcel Four North 45°40' West, 145.81 feet to a corner of Parcel Four; THENCE through lands of the grantor and along a line generally parallel with and a minimum of 15 feet right of the centerline of a certain track the three following courses and distances: (1) North 35°30' East, 263.30 feet; (2) North 29°57' East, 280.34 feet; (3) North 40°34' East, 159.37 feet to a corner of Parcel Four herein described; THENCE along the line of Parcel Four South 50°25' East, 397.90 feet; THENCE along an easement South 25°44' East, 67.91 feet to a corner of Parcel Four; THENCE along the line of Parcel Five South 25°44' East, 56.44 feet to a corner of Parcel Five; THENCE through lands of the grantor and along a line parallel with an 32 feet right of the centerline of a certain track South 64°16' West, 724.73 feet to the point of beginning.

CONTAINING 239,164 square feet or 5.490 acres of land more or less.
Parcel Number Four:

BEGINNING at a point also being a corner of Parcel Five; THENECE along the line of Parcel Three North 25°44' West, 67.91 feet; THENECE continuing along the same North 50°25' West, 397.90 feet to a corner of Parcel Three; THENECE through lands of the Grantor and along a line generally parallel with and a minimum of 15 feet right of the centerline of a certain track the four following courses and distances: (1) North 40°27' East, 143.12 feet to a point of curvature; (2) along the arc of a curve to the right, with a radius of 114.34 feet an arc distance of 321.40 feet to a point of tangency; (3) South 80°59' East, 246.18 feet to a point of curvature; (4) along the arc of a curve to the left with a radius of 183.19 feet an arc distance of 50.46 feet; THENECE along the Northwesternly line of Thirtieth Street (sixty feet wide) South 45°11' West, 172.30 feet; THENECE along the Southwesterly limit of the confirmed portion of Thirtieth Street South 45°29' East, 60.00 feet; THERECE along the line of Parcel Five South 40°21'30" West, 420.81 feet to the point of beginning.

CONTAINING 194,915 square feet or 4.475 acres of land more or less.

Basement:

ALL THAT CERTAIN portion of Parcel Number Four described as follows:

BEGINNING at a point also being a corner of Parcel Five; THENECE along the line of Parcel Three North 25°44' West, 67.91 feet; THENECE through Parcel Four North 40°39'40" East, 393.46 feet; THENECE along the Southwesterly limit of the confirmed portion of Thirtieth Street South 45°29' East, 60.00 feet; THENECE along the line of Parcel Five South 40°21'30" West, 420.81 feet to the point of beginning.

Parcel Number Five: