

Prepared by and Return to:

First Platinum Abstract, LLC
2416 Bristol Road
Bensalem, PA 19020
215-741-2000



File No. 18655-FPA

UPI # 42-6-14 (A) and 42-6-13 (B)

Consideration: \$781,000.00
City/county Tax: \$7,810.00
State Tax: \$7,810.00

This Indenture, made the 2nd day of June, 2016

Between

HIGHMOUNT INVESTMENTS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP

(hereinafter called the Grantor), of the one part, and

RPPD HOSPITALITY LLC

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Seven Hundred Eighty-One Thousand And 00/100 Dollars (\$781,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

Street Address: **700 Lancaster Avenue, 215 S. Phoenixville Pike, Frazer, PA 19355**

Premises A

ALL THAT certain lot or piece of ground Situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania bounded and described according to, The Home Depot - Final Subdivision Plan, drawing number S0802, prepared by Pennoni Associates, Inc. dated October 9, 1996 revised through December 23, 1996, and recorded as Plan number 13859, as follows to wit:

BEGINNING at a point in the easterly line of U.S. Route 202 (S.R. 8033 Ramp R), said point marking the intersection of same with the southerly line of Lincoln Highway (S.R. 30) (R.O.W. varies), and running thence;

- (1) North 79 degrees 49 minutes 22 seconds East along the southerly line of Lincoln Highway (S.R. 30) (R.O.W. varies) a distance of 322.83 feet to the point thence
- (2) South 10 degrees 10 minutes 38 seconds East a distance of 218.08 feet to a point; thence

(3) South 80 degrees 05 minutes 21 seconds West a distance of 397.23 feet to a point; thence

(4) North 51 degrees 15 minutes 10 seconds West a distance of 130.29 feet to a point; thence

(5) Along a curve bearing to the right, along the easterly line of U.S. Route 202 (S.R. 8033 Ramp R) having a radius of 200.00 feet, a central angle of 53 degrees 08 minutes 10 seconds, a chord bearing and distance of North 53 degrees 15 minutes 20 seconds East 178.90 feet, an arc distance of 185.48 feet to a point; thence

(6) North 10 degrees 10 minutes 38 seconds West continuing along U.S. Route 202 (S.R. 8033 Ramp R) a distance of 38.00 feet to the point or place of BEGINNING.

BEING Proposed Parcel B as shown on said Plan.

UNDER And SUBJECT to an Easement Agreement in Record Book 4192 page 2209 and Supplemental thereto in Record Book 4192 page 2228.

Premises B

ALL THAT certain lot or piece of ground Situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania bounded and described according to, The Home Depot - Final Subdivision Plan, drawing number S0802, prepared by Pennoni Associates, Inc. dated October 9, 1996 revised through December 23, 1996, and recorded as Plan number 13859, as follows to wit:

BEGINNING at a point in the westerly line of Ravine Road (60 feet wide R.O.W.), said point marking the intersection of same with the common lot line of Proposed Parcel C and the northerly line of lands now or formerly Conrail; and running thence;

(1) South 77 degrees 17 minutes 00 seconds West Conrail a distance of 302.70 feet to a point; thence

(2) South 71 degrees 34 minutes 33 seconds West continuing along the line of lands now or formerly Conrail a distance of 1,188.83 feet to a point; thence

(3) South 73 degrees 14 minutes 00 seconds West continuing along the line of lands now or formerly Conrail a distance of 272.66 feet to a point of curvature; thence

(4) Along a curve bearing to the right, continuing along the line of lands now or formerly Conrail having a radius of 221.06 feet, a central angle of 68 degrees 29 minutes 01 seconds, a chord bearing and distance of North 72 degrees 31 minutes 30 seconds West 248.77 feet, an arc distance of 264.23 feet to a point; thence

(5) Along a curve bearing to the right, along the easterly line of Phoenixville Pike (S.R. 2011) (60 feet wide R.O.W.) having a radius of 190.00 feet, a central angle of 41 degrees 03 minutes 40 seconds, a chord bearing and distance of North 54 degrees 38 minutes 17 seconds East 133.27 feet, an arc distance of 136.16 feet to a point of tangency; thence

(6) North 75 degrees 10 minutes 17 seconds East continuing along Phoenixville Pike (S.R. 2011) (60 feet wide R.O.W.) a distance of 115.01 feet to a point of curvature; thence

(7) Along a curve bearing to the right, continuing along Phoenixville Pike (S.R.2011) (60 feet wide R.O.W.) having a radius of 3,000.00 feet, a central angle of 05 degrees 07 minutes 31 seconds, a chord bearing and distance of North 77 degrees 43 minutes 53 seconds East 268.27 feet, an arc distance of 268.36 feet to a point of tangency; thence

(8) North 80 degrees 17 minutes 38 seconds East continuing along Phoenixville Pike (S.R. 2011) (60 feet wide R.O.W.) a distance of 855.99 feet to a point of curvature; thence

(9) Along a curve bearing to the left, continuing along Phoenixville Pike (S.R. 2011) (60 feet wide R.O.W.) having a radius of 1,060.00 feet, a central angle of 17 degrees 00 minutes 33 seconds, a chord bearing and distance of North 71. degrees 47 minutes 22 seconds East 313.53 feet, an arc distance of 314.68 feet to a point of tangency; thence

(10) North 63 degrees 17 minutes 05 seconds East continuing along Phoenixville Pike (S.R. 2011) (60 feet wide R.O.W.) a distance of 127.72 feet to a point of curvature; thence

(11) Along a curve bearing to the left, continuing along Phoenixville Pike (S.R. 2011) (60 feet wide R.O.W.) having a radius of 340.00 feet, a central angle of 20 degrees 03 minutes 10 seconds, a chord bearing and distance of North 53 degrees 15 minutes 30 seconds East 118.39 feet, an arc distance of 118.99 feet to a point of reverse curvature; thence

(12) Along a curve bearing to the right, continuing along Phoenixville Pike (S.R. 2011) (60 feet wide R.O.W.) having a radius of 35.00 feet, a central angle of 90 degrees 54 minutes 05 seconds, a chord bearing and distance of North 88 degrees 40 minutes 58 seconds East 49.89 feet, an arc distance of 55.53 feet to a point of compound curvature; thence

(13) Along a curve bearing to the right, along the westerly line of Ravine Road (60 feet wide R.O.W.) having a radius of 120.00 feet, a central angle of 35 degrees 04 minutes 29 seconds, a chord bearing and distance of South 28 degrees 19 minutes 45 seconds East 72.32 feet, an arc distance of 73.46 feet to a point; thence

(14) South 10 degrees 47 minutes 31 seconds East continuing along Ravine Road (60 feet wide R.O.W.) a distance of 25.74 feet to the point or place of BEGINNING.

BEING Proposed Parcel C as shown on said Plan.

Being the same premises which Evelyn R. Tabas by Deed dated 10-28-2005 and recorded 11-28-2005 in Chester County in Record Book 6693 Page 1555 conveyed unto Highmount Investments, LP, a Pennsylvania limited partnership, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of the Manager of it's General Partner. Dated the day and year first above written.

ATTEST:

**HIGHMOUNT INVESTMENTS, LP, A
PENNSYLVANIA LIMITED PARTNERSHIP
By it's General Partner
Highmount Investements, LLC**

By: _____


Howard J. Wurzak, Manager

Commonwealth of Pennsylvania } ss
County of Philadelphia

AND NOW, this 2ND day of June, 2016, before me, the undersigned Notary Public, appeared **Howard J. Wurzak**, who acknowledged himself to be the **Manager of Highmount Investments, LLC, General Partner of Highmount Investments, LP, a Pennsylvania Limited Partnership**, and he, as **Manager** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the **Limited Partnership** by himself as **Manager of Highmount Investments, LLC, General Partner**.

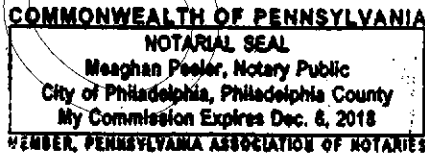
IN WITNESS WHEREOF, I hereunder set my hand and official seal.



Notary Public
My commission expires 12-8-2018

The precise residence and the complete post office address of the above-named Grantee is:

4191 Route 1
Monmouth Jct NJ 08852





On behalf of the Grantee

Unofficial

Deed

UPI # 42-6-14 (A) and 42-6-13 (B)

Highmount Investments, LP,
a Pennsylvania Limited Partnership

TO

RPPD Hospitality LLC

First Platinum Abstract, LLC
2416 Bristol Road
Bensalem, PA 19020
Phone 215-741-2000 Fax 215-741-1440