

FIRST AMERICAN TITLE INSURANCE CO.  
TWO PENN CENTER PLAZA, SUITE 1910  
PHILADELPHIA, PA 19102

EXTON ①

PHL03-120

### DEED

**THIS INDENTURE** is made this 25<sup>th</sup> day of April, 2003 but made effective as of April 28, 2003, BETWEEN **WHITELAND HOLDING LIMITED PARTNERSHIP**, a Delaware limited partnership (hereinafter referred to as the "**Grantor**"), of the one part, and **EXTON SQUARE PROPERTY, LLC**, a Delaware limited liability company (hereinafter referred to as the "**Grantee**"), of the other part.

**WITNESSETH**, That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America paid to it, the said Grantor, by the said Grantee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed, released and confirmed, and by these presents does grant, bargain, sell, convey, release and confirm unto the said Grantee, its successors and assigns.

**ALL THAT CERTAIN** tract or parcel of land situate in the Township of West Whiteland, County of Chester, Commonwealth of Pennsylvania bounded and described according to a plan titled "ALTA/ ACSM Land Title Survey", sheets 1 through 13 of 13, plan number C-41-05-85, prepared for Exton Square, Inc. by Yerkes Associates, Inc., West Chester, Pennsylvania, dated October 26, 2001, last revised March 7, 2003, and being more particularly described as follows to wit:

**BEGINNING** at an interior point, an iron pin set at a corner of Parcel H (lands now or formerly of Louise L. Dick, Lindsay L. Brockell and Susan J. Lattomus, being Chester County Tax Parcels 4105 00890000 & 4105 00900000) in line of lands now or formerly of 100 Brentwood Associates, L. P. (Chester County Tax Parcel 4105 00570200); said point being located the two following courses and distances from the northwesterly corner of said Parcel H, in the bed of Pottstown Pike, Route 100 (S.R. 0100, variable width):

- (1) North 68 degrees 13 minutes 05 seconds East, 300.00 feet to a point; and
- (2) North 21 degrees 46 minutes 55 seconds West, 14.03 feet to the point of beginning; thence extending from said POINT OF BEGINNING, partly along said lands of 100 Brentwood Associates, L. P. and partly along other lands now or formerly of 100 Brentwood Associates, L. P. (Chester County Tax Parcel 4105 00570100), North 21 degrees 46 minutes 55 seconds West, crossing an iron pin set on the southerly right-of-way of Swedesford Road (T-413, variable width) at the distance of 468.24 feet, the total distance of 511.49 feet to a point in the bed of said Swedesford Road; thence extending, in said bed, North 84 degrees 49 minutes 22 seconds East, 52.18 feet to a point, a corner of lands now or formerly of Exton Community Baptist Church (Chester County Tax Parcel 4105 0059000E); thence extending along said lands of Exton Community Baptist Church, South 21 degrees 46

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This Document Recorded  
05/02/2003 State RTT: 310.00  
09:00AM Local RTT: 310.00  
Doc Code: DEE Chester County, Recorder of Deeds Office

Doc Id: 10230503  
Receipt #: 102315  
Rec Fee: 46.50



10230503  
Page: 1 of 4  
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minutes 55 seconds East, crossing a spike set on said southerly right-of-way line at the distance of 42.86 feet, the total distance of 496.58 feet to an iron pin set in line of the aforementioned Parcel H; thence extending along said Parcel H, South 68 degrees 13 minutes 05 seconds West, 50.00 feet to the first mentioned point and place of beginning.

**CONTAINING:** Five hundred seventy-nine one-thousandths part of an acre (0.579 acres) be the same more or less.

Being Chester County Tax Parcel Number UPI # 41-5-58 ✓

**TOGETHER** with all and singular the Buildings, Improvements, Streets, Alleys, Passages, Ways, Waters, Water-Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever thereunto belonging, or in any way 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, in law, equity, or otherwise, of, in, and to the same and every part thereof.

**UNDER AND SUBJECT** to Open-End Mortgage, Absolute Assignment of Lease and Rents, Security Agreement and Fixture Filing from Exton Square, Inc. and Whiteland Holding Limited Partnership to New York Life Insurance Company and Connecticut General Life Insurance Company dated November 27, 2001 and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5127, page 1335.

**TO HAVE AND TO HOLD** the above described land together with all buildings and improvements thereon and all Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, and to its successors and assigns, to and for the only proper use and behoof of the said Grantee, and its successors and assigns, forever.

**AND** the said Grantor, for itself and its heirs, personal representatives, 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 above 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, its successors and assigns, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, them, or any of them, shall and will **WARRANT AND FOREVER DEFEND, UNDER AND SUBJECT** as aforesaid.



IN WITNESS WHEREOF, Grantor has signed and delivered this Deed as a sealed instrument as of the day and year first above written.

WITELAND HOLDING LIMITED PARTNERSHIP, a Delaware limited partnership

By: Whiteland I, LLC, its sole general partner

By: [Signature]  
Name: ANDREW B. BULTON, III  
Title: Vice President

STATE OF MARYLAND  
COUNTY OF BALTIMORE

:  
: SS.  
:

On this, the 25<sup>th</sup> day of April, 2003, before me, the undersigned notary public, personally appeared ANDREW B. BULTON, III, known or satisfactorily proven to me to be the person who signed the foregoing instrument, who acknowledged him/herself to be the VICE PRESIDENT of Whiteland I, LLC, sole general partner of Whiteland Holding Limited Partnership, a Delaware limited partnership, and who further acknowledged that he/she, being authorized to do so, executed the foregoing instrument as the act and deed of the company by signing the name of the company by him/herself as such VICE PRESIDENT, in its capacity as general partner of said partnership.

In witness whereof, I hereunto set my hand and official seal.

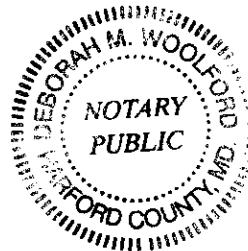
[Signature: Deborah M. Woolford]  
Notary Public

[affix seal and stamp]

\* The address of the within-named Grantee is:

10275 Little Patuxent Parkway  
Columbia MD 21044

[Signature]  
On behalf of Grantee



My Commission Expires  
5/1/2003





COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	310.00
Book Number	5678
Page Number	317
Date Recorded	5/02/03

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

## A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Andrew B. Bolton III			Telephone Number:	
Street Address	10275 Little Patuxent Parkway	City	Columbia	State	MD
		Area Code		Zip Code	21044

## B TRANSFER DATA

Grantor(s)/Lessor(s)	Whiteland Holding Limited Partnership	Date of Acceptance of Document	4/25/03
Grantee(s)/Lessee(s)	Exton Square Property LLC	Street Address	10275 Little Patuxent Parkway
Street Address	10275 Little Patuxent Parkway	City	Columbia
City	Columbia	State	MD
State	MD	Zip Code	21044
Zip Code	21044	City	Columbia
		State	MD
		Zip Code	21044

## C PROPERTY LOCATION

Street Address	Pottstown Pike	City, Township, Borough	West Whiteland Township
County	Chester	School District	West Chester School District
		Tax Parcel Number	UPI #41-5-58

## D VALUATION DATA

1. Actual Cash Consideration	\$10.00	2. Other Consideration	+	3. Total Consideration	= \$10.00
4. County Assessed Value	\$25,000.00	5. Common Level Ratio Factor	x 1.24	6. Fair Market Value	= \$31,000.00

## E EXEMPTION DATA

1a. Amount of Exemption Claimed	0	1b. Percentage of Interest Conveyed	100%
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## 2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession (Name of Decedent: \_\_\_\_\_, Estate File Number: \_\_\_\_\_)
- Transfer to Industrial Development Agency
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in-lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Andrew B. Bolton III <i>[Signature]</i>	Date	April 25, 2003
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