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Prepared by and Return to:
Joseph E. Brion, Esquire
Buckley, Brion, McGuire & Morris LLP
118 West Market Street, Suite 300
West Chester, PA 19382

P/O Tax Parcel No. 41-5-86 ✓
P/O Tax Parcel No. 41-5-89 ✓
P/O Tax Parcel No. 41-5-90 ✓

R

COPY

DEED

THIS INDENTURE is made the 12th day of October in the year 2018 between **PR EXTON SQUARE PROPERTY L.P.** a Delaware limited partnership, (hereinafter called the Grantor), and **PR EXTON SQUARE PROPERTY L.P.** a Delaware limited partnership, (hereinafter called the Grantee), of the other part.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

SEE EXHIBIT A, attached hereto and made a part hereof.

BEING Part of Tax Parcel No. 41-5-86, Part of Tax Parcel No. 41-5-89, and Part of Tax Parcel No. 41-5-90.

BEING PART OF THE SAME PREMISES which Southeast National Bank of Pennsylvania, Trustee (formerly the National Bank of Chester County and Trust Company, Trustee), by Deed dated November 30, 1971 and recorded November 30, 1971 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book H 40, Page 385, granted and conveyed unto Exton Square, Inc., a Pennsylvania Corporation, and PR Exton Square Property L.P. being successor to Exton Square, Inc. by merger.



ALSO BEING PART OF THE SAME PREMISES which James Severin Dick and Louise L. Dick, or their successors in Trust under The Dick Living Trust, Lindsay L. Brockell and Susan J. Lattomus, by Deed dated February 27, 2016 and recorded March 7, 2016 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 9273, Page 1126, granted and conveyed unto PR Exton Square Property L.P.

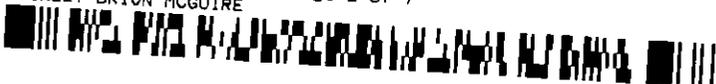
AND THE SAID PREMISES having been subdivided by a Subdivision Plan, being Sheet 3 of a Plan entitled "Preliminary/Final Land Development Plans for PR Exton Square Property LP, Exton Square Mall Grocery Store," prepared by Bohler Engineering, recorded September 30, 2016 in the Office of the Recorder of Deeds in and for Chester County in Plan Book 20031, Page 1.

UNDER AND SUBJECT further to all conditions, easements, rights of way, agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record, to the extent still valid, subsisting and enforceable.

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise 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 Grantor, in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its heirs and assigns, to and for the only proper use and behoof of the Grantee, its heirs and assigns forever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]



IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, dated the day and year first above written.

PR EXTON SQUARE PROPERTY L.P., a Delaware limited partnership

By: XGP LLC, a Delaware limited liability company, its sole general partner

By: PR Exton Limited Partnership, a Pennsylvania limited partnership, its sole member

By: PR Exton LLC, a Pennsylvania limited liability company, its sole general partner

By: PREIT Associates, L.P., a Delaware limited partnership, its sole member

By: Pennsylvania Real Estate Investment Trust, its general partner

By: 

Name: Lisa M. Most

Title: Senior Vice President

The Address of the within Grantee is:

c/o PREIT Services LLC
The Bellevue
200 South Broad Street
Philadelphia, PA 19102





COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF PHILADELPHIA :

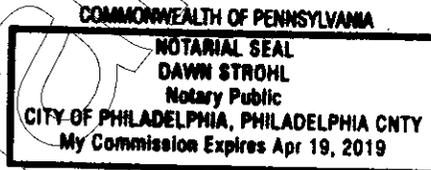
On the 12th day of October, 2018, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared LISA M. MOST, who acknowledged himself to be a ~~an~~ [Senior] ~~Executive~~ Vice President of Pennsylvania Real Estate Investment Trust, the general partner of PREIT Associates, L.P., the sole member of PR Exton LLC, the general partner of PR Exton Limited Partnership, the sole member of XGP LLC, the general partner of PR Exton Square Property L.P. and that he, as such officer, executed the foregoing instrument on behalf of the limited partnership for the purposes therein contained.

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



Notary Public

My Commission Expires:
APRIL 19, 2019





CONTROL POINT ASSOCIATES, INC.

traditional methods | modern approaches

New Britain Corporate Center
1600 Manor Drive, Suite 210
Chalfont, PA 18914
Tel: 215.712.9800
www.cpasurvey.com

MARCH 9, 2016
REVISED MARCH 31, 2016
02-140375-00

EXHIBIT A

METES AND BOUNDS DESCRIPTION
PROPOSED WHOLE FOODS LOT
PART OF T.M.P. 41-5-89 & T.M.P. 41-5-90
LANDS NOW OR FORMERLY
DICK LIVING TRUST &
T.M.P. 41-5-86
LANDS NOW OR FORMERLY
PR EXTON SQUARE PROPERTY, LP
WEST WHITELAND TOWNSHIP, CHESTER COUNTY
COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POTTSTOWN PIKE (A.K.A. S.R. 0100, A.K.A. L.R. 147, VARIABLE WIDTH RIGHT-OF-WAY) AT THE DIVIDING LINE BETWEEN T.M.P. 41-5-89 AND T.M.P. 41-5-89.1, LANDS NOW OR FORMERLY MALVERN FEDERAL, FROM SAID POINT OF BEGINNING, RUNNING THENCE;

1. ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POTTSTOWN PIKE, NORTH 29 DEGREES - 42 MINUTES - 54 SECONDS WEST, A DISTANCE OF 259.11 FEET TO A POINT, THENCE;

THE FOLLOWING EIGHT (8) COURSES AND DISTANCES ALONG A LINE RUNNING THROUGH T.M.P. 41-5-90:

2. NORTH 60 DEGREES - 17 MINUTES - 05 SECONDS EAST, A DISTANCE OF 158.20 FEET TO A POINT, THENCE;
3. NORTH 60 DEGREES - 13 MINUTES - 26 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT, THENCE;
4. NORTH 60 DEGREES - 25 MINUTES - 01 SECONDS EAST, A DISTANCE OF 113.92 FEET TO A POINT, THENCE;
5. NORTH 61 DEGREES - 00 MINUTES - 13 SECONDS EAST, A DISTANCE OF 75.82 FEET TO A POINT, THENCE;
6. ALONG THE ARC OF A NON-TANGENT CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 16 DEGREES - 14 MINUTES - 13 SECONDS, AN ARC LENGTH OF 141.69 FEET, A CHORD BEARING NORTH 72 DEGREES - 39 MINUTES - 16 SECONDS EAST AND A CHORD DISTANCE OF 141.22 FEET TO A POINT, THENCE;
7. ALONG THE ARC OF A COMPOUND CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES - 43 MINUTES - 50 SECONDS, AN ARC LENGTH OF 39.59 FEET, A CHORD BEARING SOUTH 53 DEGREES - 51 MINUTES - 41 SECONDS EAST AND A CHORD DISTANCE OF 35.58 FEET TO A POINT, THENCE;
8. SOUTH 08 DEGREES - 29 MINUTES - 45 SECONDS EAST, A DISTANCE OF 124.06 FEET TO A POINT, THENCE;

Corporate Headquarters
35 Technology Drive, Warren, NJ 07059
Tel: 908.668.0099 Fax: 908.668.9595

Professional Land Surveying, Geospatial and Consulting Services

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9. ALONG THE ARC OF A TANGENT CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 03 DEGREES - 54 MINUTES - 35 SECONDS, AN ARC LENGTH OF 51.18 FEET, A CHORD BEARING SOUTH 10 DEGREES - 27 MINUTES - 02 SECONDS EAST AND A CHORD DISTANCE OF 51.17 FEET TO A POINT, THENCE;

10. ALONG A LINE RUNNING THROUGH T.M.P. 41-5-89 AND T.M.P. 41-5-86, SOUTH 29 DEGREES - 58 MINUTES - 43 SECONDS EAST, A DISTANCE OF 350.04 FEET TO A POINT, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG A LINE RUNNING THROUGH T.M.P. 41-5-86:

11. SOUTH 60 DEGREES - 04 MINUTES - 52 SECONDS WEST, A DISTANCE OF 418.03 FEET TO A POINT, THENCE;

12. NORTH 29 DEGREES - 56 MINUTES - 30 SECONDS WEST, A DISTANCE OF 66.21 FEET TO A POINT, THENCE;

THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN T.M.P. 41-5-86 AND T.M.P. 41-5-89.1:

13. NORTH 59 DEGREES - 36 MINUTES - 14 SECONDS EAST, A DISTANCE OF 32.79 FEET TO A POINT, THENCE;

14. NORTH 30 DEGREES - 23 MINUTES - 46 SECONDS WEST, A DISTANCE OF 115.00 FEET TO A POINT, THENCE;

15. ALONG THE ARC OF A NON-TANGENT CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 13 DEGREES - 50 MINUTES - 22 SECONDS, AN ARC LENGTH OF 68.84 FEET, A CHORD BEARING NORTH 37 DEGREES - 18 MINUTES - 57 SECONDS WEST AND A CHORD DISTANCE OF 68.67 FEET TO A POINT, THENCE;

16. NORTH 44 DEGREES - 14 MINUTES - 05 SECONDS WEST, A DISTANCE OF 73.30 FEET TO A POINT, THENCE;

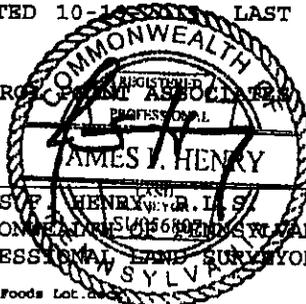
17. SOUTH 60 DEGREES - 05 MINUTES - 25 SECONDS WEST, A DISTANCE OF 125.93 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 272,935 SQUARE FEET OR 6.27 ACRES

THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "SUBDIVISION PLAN, PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR PR EXTON SQUARE PROPERTY LP, EXTON SQUARE MALL GROCERY STORE, 260 EXTON SQUARE MALL, WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA, PREPARED BY BOHLER ENGINEERING, DATED 10-1-2014, LAST REVISED 3-3-16, PROJECT NO. PC140558, SHEET 3 OF 43.

CONTROL POINT ASSOCIATES, INC.

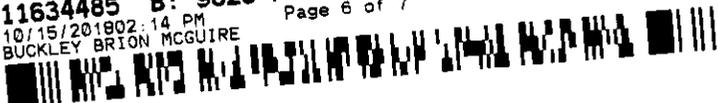


3/31/2016

JAMES V. HENRY, R.L.S. DATE
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL LAND SURVEYOR # SU056807

JPH/kw: S:\14\CP14375-B01-ExtonSquareMall-W. Whiteland-PA-JPH\Map\Proposed Whole Foods Loc. Map
PREPARED BY: JPH REVIEWED BY: JLA

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BUCKLEY BRION MCGUIRE





REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

State Tax Paid, Book Number 9828, Page Number 1343, Date Recorded 10/15/18

See reverse for instructions.

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) the deed is without consideration or by gift, or (3) a tax exemption is claimed.

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

Name: Joseph E. Brion, Esquire; Telephone Number: (610) 436-4400; Mailing Address: 118 W. Market Street, Suite 300; City: West Chester; State: PA; ZIP Code: 19382

B. TRANSFER DATA

Date of Acceptance of Document: 10/12 / 2018; Grantor(s)/Lessor(s): PR Exton Square Property, L.P.; Telephone Number: (215) 454-1274; Grantee(s)/Lessee(s): PR Exton Square Property, L.P.; Telephone Number: (215) 454-1274; Mailing Address: 200 South Broad Street; City: Philadelphia; State: PA; ZIP Code: 19102

C. REAL ESTATE LOCATION

Street Address: 175 N. Pottstown Pike; City, Township, Borough: West Whiteland Township; County: Chester; School District: West Chester Area; Tax Parcel Number: P/O 41-5-86, P/O 41-5-89, P/O 41-5-90

D. VALUATION DATA

Was transaction part of an assignment or relocation? [] Y [] N; 1. Actual Cash Consideration: 10.00; 2. Other Consideration: +0.00; 3. Total Consideration: = 10.00; 4. County Assessed Value subdivision pending not separately assessed; 5. Common Level Ratio Factor: x 1.95; 6. Computed Value: = -0-

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed: \$ 100.00; 1b. Percentage of Grantor's Interest in Real Estate: 100.00 %; 1c. Percentage of Grantor's Interest Conveyed: 100.00 %

2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession.
Transfer to a trust.
Transfer from a trust.
Transfer between principal and agent/straw party.
Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
Transfer from mortgagor to a holder of a mortgage in default.
Corrective or confirmatory deed.
Statutory corporate consolidation, merger or division.
Other (Please explain exemption claimed.) Same entity to same entity

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: Joseph E. Brion, Esquire; Date: 10.15.18

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

