

Chicago Title

Prepared by RETURN

Jerald M. Goodman, Esquire
Drinker Biddle & Reath LLP
One Logan Square, Suite 2000
Philadelphia, Pennsylvania 19103



UPI Number: 41-5-89 ✓

PHI 190619

RK

9/5
114.75

COPY

DEED

THIS INDENTURE made the 25 day of April, 2019, but effective as of April 29, 2019.

BETWEEN **PR EXTON SQUARE PROPERTY, L.P.**, a Delaware limited partnership (hereinafter called the "**Grantor**"), having an address c/o PREIT Services LLC, The Bellevue, Third Floor, 200 South Broad Street, Philadelphia, PA 19102, of the one part, and **CLZ EXTON LLC**, a Florida limited liability company (hereinafter the "**Grantee**"), having an address of 3315 Collins Avenue, #10A, Miami Beach, FL 33140, Attention: Mark Sonnino, 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, 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, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground more particularly described on Exhibit "A" attached hereto and made a part hereof.

/BEING the same premises which PR Exton Square Property, L.P., a Delaware limited partnership, conveyed in fee unto PR Exton Square Property, L.P., a Delaware limited partnership, by Deed dated 10/12/2018 and recorded 10/15/2018 in Chester County in Record Book 9828, Page 1343.

UNDER AND SUBJECT, nevertheless, to all restrictions, covenants, easements and conditions and other matters of record, items an accurate survey would disclose, and the lien of real estate taxes not yet due and payable ("Permitted Exceptions").

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, waters, water-courses, easements, 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 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 above described, with the messuage or tenement 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.

UNDER AND SUBJECT, to the Permitted Exceptions.

AND the said Grantor, for itself, its successors and assigns, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor and its successors, all and singular the hereditaments and premises hereby 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 against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, shall and will, subject as aforesaid, SPECIALLY WARRANT and forever DEFEND.

[SIGNATURE ON FOLLOWING PAGE]

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CHICAGO TITLE INSURANCE



118313955.2

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed by its authorized officers, the day and year first above written.

SELLER:

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

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

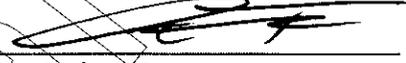
By: PR Exton Limited Partnership, a Pennsylvania limited partnership, its sole member

✓ 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: Andrew Ioannou

Its: Executive Vice President

[ACKNOWLEDGMENT ON FOLLOWING PAGE]



COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF PHILADELPHIA :

On this, the 25 day of April, 2019, before me, the undersigned officer, personally appeared Andrew Ioannou, who acknowledged himself to be an Executive Vice President of Pennsylvania Real Estate Investment Trust, which is the sole general partner of PREIT Associates, L.P., which is the sole member of PR Exton LLC, which is a sole general partner of PR Exton Limited Partnership, which is the sole member of XGP LLC, which is the sole general partner of PR Exton Square Property, L.P., and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of such entity by himself as such officer.

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

[NOTARIAL SEAL]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Erin Gautsche, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Oct. 2, 2021
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

Erin Gautsche
Notary Public
My Commission Expires: 10/2/21

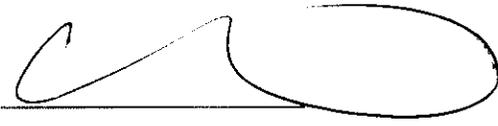
[CERTIFICATE OF RESIDENCE ON FOLLOWING PAGE]



CERTIFICATE OF RESIDENCE

I do certify that the precise address of the within named Grantee is:

3315 Collins Avenue, #10A
Miami Beach, FL 33140
Attention: Mark Sonnino

Signed: 

Unofficial Copy



EXHIBIT "A"

LEGAL DESCRIPTION

Unofficial Copy

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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

METES AND BOUNDS DESCRIPTION PROPOSED WHOLE FOODS LOT

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements erected thereon, SITUATE in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, and being more particularly described as follows:

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;

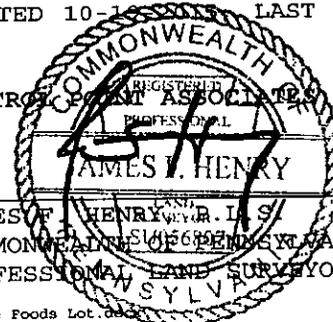
17. SOUTH 60 DEGREES - 05 MINUTES - 25 SECONDS WEST, A DISTANCE OF 125.93 FEET TO THE POINT AND PLACE OF BEGINNING.

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 10-1-16, 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





REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

State Tax Paid	221,403.68
Book Number	9930
Page Number	697
Date Recorded	5/29/19

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. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name Reuben H. Asia, Esq.		Telephone Number: (215) 988-2810		
Mailing Address Drinker Biddle & Reath LLP, One Logan Square, Suite 2000		City Philadelphia	State PA	ZIP Code 19103

B. TRANSFER DATA

Date of Acceptance of Document 04/25/2019											
Grantor(s)/Lessor(s) PR Exton Square Property, L.P		Telephone Number: (215) 875-0700		Grantee(s)/Lessee(s) CLZ Exton, LLC		Telephone Number: (267) 546-0616					
Mailing Address c/o PREIT Services, The Bellevue, 3rd Fl., 200 S. Broad St.				Mailing Address c/o Mark Sonnino, 3315 Collins Avenue, #10A							
City Philadelphia		State PA		ZIP Code 19102		City Miami Beach		State FL		ZIP Code 33140	

C. REAL ESTATE LOCATION

Street Address 175 N. Pottstown Pike, Exton, PA			City, Township, Borough Township of West Whiteland		
County Chester		School District West Chester Area		Tax Parcel Number 41-5-89	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N					
1. Actual Cash Consideration 22,140,368.00		2. Other Consideration + 0.00		3. Total Consideration = 22,140,368.00	
4. County Assessed Value 4,579,690.00		5. Common Level Ratio Factor x 1.95		6. Computed Value = 8,930,395.50	

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

1a. Amount of Exemption Claimed \$ 0.00		1b. Percentage of Grantor's Interest in Real Estate 100.00 %		1c. Percentage of Grantor's Interest Conveyed 100.00 %	
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2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) _____

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 <i>Reuben H. Asia</i>	Date A-29-19
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