

7/5

Prepared by and return to:

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



Handwritten initials

UPI: 41-5-85

DEED OF CONFIRMATION

THIS DEED dated December 18, 2019 and made effective December 18, 2019.

BETWEEN

PR EXTON SQUARE PROPERTY L.P., a Delaware limited partnership, as successor by merger to Exton Square, Inc., a Pennsylvania corporation (hereinafter called the **Grantor**), and

PR EXTON SQUARE PROPERTY L.P., a Delaware limited partnership (hereinafter called the **Grantee**),

WITNESSETH That the said Grantor for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, unto it well and truly paid by the said Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected and more particularly described on Exhibit A attached hereto and made a part hereof (the "**Property**").

BEING the same premises which Southeast National Bank of Pennsylvania, Trustee, formerly the National Bank of Chester County and Trust Company, Trustee, conveyed unto Exton Square, Inc., a Pennsylvania corporation, by deed dated November 30, 1971 and recorded on November 30, 1971 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Deed Book H 40, Page 385.

AND the said Exton Square, Inc., a Pennsylvania corporation, and Exton Square Property LLC, a Delaware limited liability company, were duly merged into Exton Square Property LLC, a Delaware limited liability company and the surviving company in the merger, pursuant to Articles of Merger filed with the Pennsylvania Department of State on April 29, 2002.

AND the said Exton Square Property LLC, a Delaware limited liability company, and X-I Holding L.P., a Delaware limited partnership, and a number of their constituent entities were



into X-I Holding L.P., a Delaware limited partnership and the surviving company in the merger, pursuant to Certificate of Merger filed with the Delaware Secretary of State on December 30, 2009 and in accordance with an Agreement and Plan of Merger dated evenly therewith, whereby X-I Holding L.P. changed its name to **PR EXTON SQUARE PROPERTY L.P.**, a Delaware limited partnership, the Grantor herein.

BEING exempt from Pennsylvania Realty Transfer Tax pursuant to 72 P.S. § 8102-C.3.(4), as amended by Act of Jul. 2, 2012, P.L. 751, No. 85, as a Deed of Confirmation, the purpose of which is to confirm that ownership of the Property has by operation of law been vested in the name of PR Exton Square Property L.P.

UNDER AND SUBJECT, nevertheless, to restrictions, covenants, easements and conditions of record.

TOGETHER with all and singular the buildings and improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto 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 the said 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 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.

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 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, **WARRANT AND FOREVER DEFEND**, subject as aforesaid.

[Signature page follows]



IN WITNESS WHEREOF, the Grantor, intending to be legally bound, has set its hand the day and year first above written.

GRANTOR:

PR EXTON SQUARE PROPERTY L.P., a Delaware limited partnership, as successor by merger to Exton Square, Inc., a Pennsylvania corporation

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

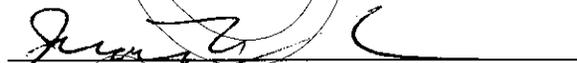
By: Pennsylvania Real Estate Investment Trust, its general partner

By: 

Lisa M. Most,
Senior Vice President and General Counsel

The address of the above-named Grantee is:

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



On behalf of the Grantee



COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF PHILADELPHIA :

On this, the ⁸³19 day of December, 2019, before me, the undersigned officer, personally appeared Lisa M. Most, who acknowledged herself to be a Senior Vice President and General Counsel 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 she 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 herself as such officer.

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

Charisse A. Davis

NOTARY PUBLIC
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
CHARISSE A. DAVIS, Notary Public
Philadelphia County
My Commission Expires April 8, 2023
Commission Number 1192262

Unofficial



EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

ALL THAT CERTAIN tract or parcel of ground SITUATE in West Whiteland Township, Chester County, Pennsylvania, described according to a Topographical Plan of property of Greater Chester County Mill, Inc., made by Henry S. Conroy, Inc., Division of Chester Valley Engineers, dated September 18, 1967 and last revised September 24, 1971, as follows, to wit:

BEING at a point on the title line in the bed of Lincoln Highway (U.S. Route 30) (50 feet wide), a corner of land now or late of Mario Polito; thence extending from said beginning point along the last mentioned land the four following courses and distances: (1) North 23 degrees 46 minutes 36 seconds West 75.40 feet to a point, (2) North 20 degrees 40 minutes 36 seconds West 313.50 feet to a point, (3) North 64 degrees 28 minutes 21 seconds East 16.00 feet to a point, and (4) North 23 degrees 46 minutes 36 seconds West 498.00 feet to a monument set at a corner of land now or late of Mark J. Lattorus; thence extending North 23 degrees 28 minutes 52 seconds West along the last mentioned land 561.97 feet to an iron pin set at a corner of land now or late of Exton Community Baptist Church; thence extending along the last mentioned land North 23 degrees 20 minutes 17 seconds West crossing the Laurel and Sinclair Pipe Lines (which are to be relocated) 386.26 feet to a point, a corner of land now or late of O. D. Cinthar; thence extending along the last mentioned land the two following courses and distances: (1) North 79 degrees 26 minutes 49 seconds East 138.91 feet to a point and (2) North 24 degrees 17 minutes 11 seconds West crossing the southerly side of Swedesford Road (proposed 50 feet wide) 190.64 feet to a spike set on the title line in the bed thereof; thence extending North 79 degrees 26 minutes 49 seconds East along the title line through the bed of Swedesford Road 462.50 feet to a point, a corner of land now or late of Robert G. Vaughn; thence extending along the last mentioned land the three following courses and distances: (1) South 84 degrees 17 minutes 11 seconds East recrossing the southerly side of Swedesford Road 190.64 feet to a point, (2) North 79 degrees 26 minutes 49 seconds East 94.50 feet to a point, and (3) North 24 degrees 17 minutes 11 seconds West, again recrossing the southerly side of Swedesford Road 190.64 feet to a point on the title line in the bed thereof; thence extending North 79 degrees 26 minutes 49 seconds East along the title line through the bed of Swedesford Road 94.97 feet to a spike set at a corner of land now or late of Paul A. Leonard; thence extending along the last mentioned land South 24 degrees 17 minutes 11 seconds East, again recrossing the southerly side of Swedesford Road 190.64 feet to an iron pin, a corner of land of Paul A. Leonard



aforsaid; thence extending along the last mentioned land and land now or late of William R. Landoko, North 79 degrees 26 minutes 19 seconds East crossing an iron pin 378.00 feet to an iron pin in line of land now or late of Louis A. Waters; thence extending along the last mentioned land the three following courses and distances: (1) South 24 degrees 17 minutes 11 seconds East 61.96 feet to a point, (2) North 70 degrees 08 minutes 39 seconds East 272.23 feet to an iron pin and (3) North 21 degrees 27 minutes 30 seconds West 55.00 feet to an iron pin set at a corner of land now or late of William G. Minstori; thence extending along the last mentioned land the two following courses and distances: (1) North 68 degrees 32 minutes 30 seconds East 308.80 feet to a point and (2) North 21 degrees 27 minutes 30 seconds West, again recrossing the southerly side of Swadesford Road 220.80 feet to a spike set on the title line in the bed thereof; thence extending North 68 degrees 32 minutes 30 seconds East along the title line through the bed of Swadesford Road 40.00 feet to a spike set at a corner of land now or late of Headbrook Manor Civic Association; thence extending along the last mentioned land South 21 degrees 33 minutes 35 seconds East, again recrossing the southerly side of Swadesford Road 933.87 feet to a point in line of land now or late of Bruce Lake Co.; thence extending along the last mentioned land the four following courses and distances: (1) South 66 degrees 14 minutes 04 seconds West 159.09 feet to a point, (2) South 23 degrees 45 minutes 56 seconds East 502.14 feet to a point, (3) North 73 degrees 25 minutes 24 seconds East, crossing the southwesterly side of a 25 foot wide right of way 65.28 feet to a point on the title line in the bed thereof, and (4) North 62 degrees 19 minutes 54 seconds East, crossing the northeasterly side of said right of way 215.79 feet to a point in line of land now or late of John L. Paley; thence extending along the last mentioned land the two following courses and distances: (1) South 23 degrees 45 minutes 56 seconds East 151.00 feet to a point and (2) North 66 degrees 14 minutes 04 seconds East crossing an Atlantic Pipe Line 122.10 feet to a 48 inch tree in line of land now or late of George H. Kless; thence extending along the last mentioned land and lands now or late of August J. Pavia, William H. Marshall and crossing the terminus of Briar Road South 23 degrees 45 minutes 56 seconds East, 419.23 feet to a point, a corner of land now or late of William F. Barrett; thence extending along the last mentioned land the two following courses and distances: (1) South 74 degrees 08 minutes 15 seconds West recrossing the Atlantic and Sinclair Pipe Lines aforesaid 262.66 feet to a point, and (2) South 15 degrees 51 minutes 15 seconds East 15.85 feet to an iron pin, a corner of land now or late of John H. Flanketty; thence extending along the last mentioned land South 74 degrees 08 minutes 15 seconds West, recrossing the northeasterly side of the 25 feet wide right of way aforesaid 254.00 feet to a spike set on the title line in the bed thereof, said spike also being in line of land now or late of West Whiteland Fire Co.; thence extending along the last mentioned land the three following courses and distances: (1) North 15 degrees 31 minutes 37 seconds West along the title line through the bed of the 25 feet wide right of way, again recrossing the Sinclair Pipe Line 501.02 feet to a spike, (2) South 73 degrees 35 minutes 17 seconds West, recrossing the southwesterly side of the 25 feet wide right of way and again recrossing the Sinclair Pipeline 111.03 feet to an iron pin and (3) South 23 degrees 15 minutes 04 seconds East crossing a stream 172.48 feet to a concrete post, a corner of land now or late of Paul Katalo Sarvicou, Inc., extending along the last mentioned land the two following courses and distances: (1) South 66 degrees 15 minutes 20 seconds West 140.75 feet to an iron pin and (2) South 24 degrees 08 minutes 40 seconds East 47.00 feet to a point, a corner of land now or late of O. S. States, Jr.; thence extending along the last mentioned land the two following courses and distances: (1) South 88 degrees 02 minutes 20 seconds West 117.99 feet to a point and (2) South 01 degree 57 minutes 40 seconds East 25.00 feet to an iron pin, a corner of land now or late of John E. Antonis; thence extending along the last mentioned land the two following courses and distances: (1) South 18 degrees 02 minutes 20 seconds West 75.00 feet to a point and (2) South 01 degree 57 minutes 40 seconds East, recrossing the northerly side of Lincoln Highway 175.00 feet to a point on the title line in the bed thereof; thence extending South 88 degrees 02 minutes 20 seconds West along the title line through the bed of Lincoln Highway, recrossing the Laurel Pipeline aforesaid 300.00 feet to a point, a corner of land now or late of Anthony Paleos (U.S. Post Office); thence extending along the last mentioned land the three following courses and distances: (1) North 01 degree 57 minutes 40 seconds West, again recrossing the northerly side of Lincoln Highway 275.00 feet to a point, (2) South 88 degrees 02 minutes 20 seconds West 100.00 feet to an iron pin and (3) South 01 degree 57 minutes 40 seconds East, again recrossing the northerly side of Lincoln Highway 275.00 feet to a point on the title line in the bed thereof; thence extending along the title line through the bed of Lincoln Highway, South 88 degrees 02 minutes 20 seconds West, crossing a bridge over the stream aforesaid, 439.25 feet to the first mentioned point and place of beginning. CONTAINED 67.654 acres of land, be the same more or less.



REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid: 0
Book: 10084 Page: 1342
Instrument Number: 11711878
Date Recorded: 1-16-20

SECTION I TRANSFER DATA

Date of Acceptance of Document 12/18/2019			
Grantor(s)/Lessor(s) PR Exton Square Property L.P.	Telephone Number (215) 875-0700	Grantee(s)/Lessee(s) P.R. Exton Square Property L.P.	Telephone Number (215) 875-0700
Mailing Address The Bellevue, Third Floor, 200 South Broad Street		Mailing Address The Bellevue, Third Floor, 200 South Broad Street	
City Philadelphia	State PA	ZIP Code 19102	City Philadelphia
	State PA	ZIP Code 19102	

SECTION II REAL ESTATE LOCATION

Street Address 260 Exton Square Parkway		City, Township, Borough Exton	
County Chester	School District West Chester Area	Tax Parcel Number 410500850000	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 53,528,490.00	5. Common Level Ratio Factor x 2.03	6. Computed Value = 108,662,834.70

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 108,662,834.70	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Jerald M Goodman, Esquire	Telephone Number (215) 988-2757
Mailing Address One Logan Square, Suite 2000	City Philadelphia
	State PA
	ZIP Code 19103

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>Jerald M Goodman</i>	Date 12/19/2019
--	--------------------

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

