

9/10/2019
**Description
of
PROPOSED SOUTH LEASE AREA**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING IN THE CITY OF PHILADELPHIA, COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA, AS SHOWN ON A PLAN BY PENNONI ASSOCIATES ENTITLED "PENN'S LANDING – TOPOGRAPHIC AND BOUNDARY SURVEY", DATED 07/26/2019, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF COLUMBUS BOULEVARD, SAID POINT BEING THE FOLLOWING COURSE FROM THE INTERSECTION OF THE NORTHERLY LINE OF SOUTH STREET WITH THE EASTERLY SIDE OF COLUMBUS BOULEVARD;

- a) N00°09'00"W, A DISTANCE OF 297.331' TO A POINT;
- 1) THENCE: FROM SAID BEGINNING POINT, ALONG THE EASTERLY SIDE OF COLUMBUS BOULEVARD, ALONG A CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING A RADIUS OF 8,521.656', AN ARC LENGTH OF 389.475', A CHORD BEARING OF N01°09'57"E, A CHORD DISTANCE OF 389.441' TO A POINT OF TANGENCY;
- 2) THENCE: CONTINUING ALONG SAME, N02°28'31"E, A DISTANCE OF 73.833', TO A POINT OF CURVATURE;
- 3) THENCE: CONTINUING ALONG SAME, ALONG A CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING A RADIUS OF 6,190.052', AN ARC LENGTH OF 455.521', A CHORD BEARING OF N04°35'04"E, A CHORD DISTANCE OF 455.418' TO A POINT OF COMPOUND CURVATURE;
- 5) THENCE: LEAVING SAID EASTERLY SIDE OF COLUMBUS BOULEVARD, S79°52'59"E, A DISTANCE OF 163.763' TO A POINT;
- 6) THENCE: S10°12'26"W, A DISTANCE OF 2.217' TO A POINT;
- 7) THENCE: S00°20'09"E, A DISTANCE OF 840.593' TO A POINT;
- 8) THENCE: S89°41'09"W, A DISTANCE OF 37.038' TO A POINT ON A CURVE;
- 9) THENCE: CONTINUING ALONG SAME, ALONG A CURVE TO THE LEFT, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 49.890', AN ARC LENGTH OF 130.909', A CHORD BEARING OF N75°29'04"W, A CHORD DISTANCE OF 96.457' TO A POINT OF REVERSE CURVATURE;
- 10) THENCE: CONTINUING ALONG SAME, ALONG A CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 44.901', AN ARC LENGTH OF 47.287', A CHORD BEARING OF S59°30'56"W, A CHORD DISTANCE OF 45.132' TO A POINT OF TANGENCY;
- 11) THENCE: S89°41'09"W, A DISTANCE OF 38.679' TO THE POINT OF BEGINNING.

Containing 161,023 s.f. / 3.6966 ac. of land, more or less.