

PREMISES 1:

ALL THAT parcel of land situate in the Township of Tincum, County of Delaware and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point where the easterly line of land of other owners meets the center line of Tincum Island Road distant 457.52 feet measured eastwardly, along said center line of Road, from a line of land of Westinghouse Electric Manufacturing Company;

EXTENDING from said beginning point the following 8 courses and distances, the first 3 thereof being along said center line of Tincum Island Road; (1) Eastwardly, on a curve to the left having a radius of 1910.08 feet, the arc distance of 34.23 feet to a point of tangent; (2) North 74 degrees 7 minutes 7 seconds East 1015.23 feet to a point of curve; (3) Northeastwardly, on a curve to the left having a radius of 1,146.28 feet, the arc distance of 178.48 feet to land of other owners; the following 3 courses and distances being by land of other owners; (4) South 24 degrees 23 minutes 12 seconds East, partly through the bed of Plum Creek, 100.95 feet to a point in the bed of said Creek; (5) North 17 degrees 36 minutes 46 seconds West, through the bed of said Creek, 188.10 feet to a point therein; (6) South 45 degrees 23 minutes 13 seconds East partly through the bed of said Creek, 50.29 feet to a point in the northerly line of the original 66 foot wide right of way of The Philadelphia, Baltimore and Washington Railroad Company known as the Chester and Philadelphia Branch distant 33.070 feet northwardly, measured at right angles to said northerly line of original right of way, from the center line of the existing track of railroad of said Railroad Company; (7) South 80 degrees 54 minutes West, along said Northerly line of original right of way and the prolongation thereof, being by remaining land of said Railroad Company, 1165.25 feet to a point at a corner of land of other owners distant 26.456 feet northwardly, measured at right angles to said northerly line of original right of way, from said center line of existing track of railroad; and (8) North 18 degrees 13 minutes West by land of other owners, 149.20 feet to the place of BEGINNING.

TOGETHER with all and singular the improvements, streets, alleys, passages, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in anywise appertaining and the reversions and remainders, rents issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever as well at law as in equity, or otherwise howsoever, of, in and to the same and every part thereof.

CONTAINING 6.0425 acres.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN strip of land, situate in the Township of Tincum, County of Delaware, State of Pennsylvania, as shown on a plan showing a portion of Pennsylvania Railroad Company property, proposed to be required for Relocation of Tincum Island Road for H.A. Kuljian Company, prepared by H. Gilroy Damon Associates, Inc., Civil Engineers, Sharon Hill, Pennsylvania, dated February 6, 1967, being bounded and described as follows:

BEGINNING at a point in the centerline of Tincum Island Road, at the distance of 457.52 feet measured eastwardly along the centerline of said road from the line of lands of the Westinghouse Electric

Manufacturing Company; thence, from said beginning point along the centerline of said Tinicum Island Road the following 3 courses and distances: (1) by the arc of a circle, curving to the left in an eastwardly direction having a radius of 1910.08 feet, an arc distance of 34.23 feet to a point of tangency; (said arc having a chord bearing of North 74 degrees 37 minutes 55 seconds East and a chord distance of 34.23 feet) thence, (2) North 64 degrees 07 minutes 07 seconds East, 1015.23 feet to a point of curve; thence, (3) by the arc of a circle, curving to the left having a radius of 1146.38 feet, an arc distance of 178.48 feet to a point; (said arc having a chord bearing of North 69 degrees 39 minutes 29 seconds East, and a chord distance of 178.30 feet); thence, leaving said centerline South 24 degrees 23 minutes 12 seconds East, 12.13 feet to a point in the proposed new right-of-way line of Tinicum Island Road; thence, along same, the following 3 courses and distances; (1) by the arc of a circle curving to the right in a southwestwardly direction having a radius of 758.78 feet, an arc distance of 259.30 feet to a point of tangency; (2) South 74 degrees 07 minutes 07 seconds West, 940.53 feet to a point of curve; thence, (3) by the arc of a circle, curving to the right, having a radius of 1952.08 feet, an arc distance of 32.51 feet to a point; (said arc having a chord bearing of South 74 degrees 35 minutes 44.5 seconds West, and a chord distance of 32.51 feet); thence, North 18 degrees 13 minutes West, 42.07 feet to the first mentioned point and place of BEGINNING.

CONTAINING an area of 1.1195 acres.

PREMISES 2:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the Township of Tinicum, Delaware County, State of Pennsylvania, bounded and described according to a site plan for Carl Abbonizio, made by Catania Engineering Associates, Inc., Consulting Engineers, Milmont Park, Pa., dated 7/8/1997, last revised 8/12/1997, as follows, to wit:

BEGINNING at an interior point said point being measured the two following courses and distances from the intersection of the South side of Tinicum Island Road and the center line of 4th Street: (1) Eastwardly along the South side of Tinicum Island Road approximately 1011.51 feet to a monument; (2) thence leaving Tinicum Island Road South 18 degrees, 14 minutes, 22 seconds East, 107.13 feet to the point of beginning; thence extending from said beginning point North 80 degrees, 52 minutes, 38 seconds East, 1165.25 feet to a point; thence extending South 9 degrees, 7 minutes, 22 seconds East, 98.99 feet to a point in line of lands now or late City of Philadelphia Division of Aviation; thence extending along same South 80 degrees, 52 minutes, 38 seconds West, 1149.36 feet to an iron pin, a corner of other lands now or late Conrail; thence extending along same North 18 degrees, 14 minutes, 22 seconds West, 100.26 feet to the first mentioned point and place of BEGINNING.

PREMISES 3:

ALL THAT CERTAIN parcel of land thereto situate in the Township of Tinicum, County of Delaware and Commonwealth of Pennsylvania, being bounded and described according to a Site Plan of Carl Abbonizio thereof dated October 29, 1999 as follows, to wit:

BEGINNING at an interior point, said point being located the following two (2) courses and distances from the south side of Tinicum Island Road and the centerline of 4th Avenue; (1) eastwardly along the south side of Tinicum Island Road, 1011.51 feet more or less to a monument; (2) S 18° 14' 22" E, 107.13 feet to the point of beginning; THENCE (1) S 18° 14' 22" E, 100.26 feet to a point; THENCE (2) S 80° 52' 38" W, 454.75 feet to a point; THENCE (3) N 18° 14' 22" W, 100.26 feet to a point; THENCE (4) N 80° 52' 38" E, 454.75 feet to the first mentioned point and place of beginning.

CONTAINING 1.05 acres of land, more or less.