

**EXHIBIT "A"**

Plan of Property  
(Title Purposes)  
made for City of Philadelphia Law Department  
5<sup>th</sup> Ward  
Delaware Avenue Piers 27N – 35 N  
Dated January 9, 2013  
Made by Herman P. Ledger, P.L.S.  
Surveyor and Regulator  
Fifth Survey District  
(FF-1080 / 2012-309)

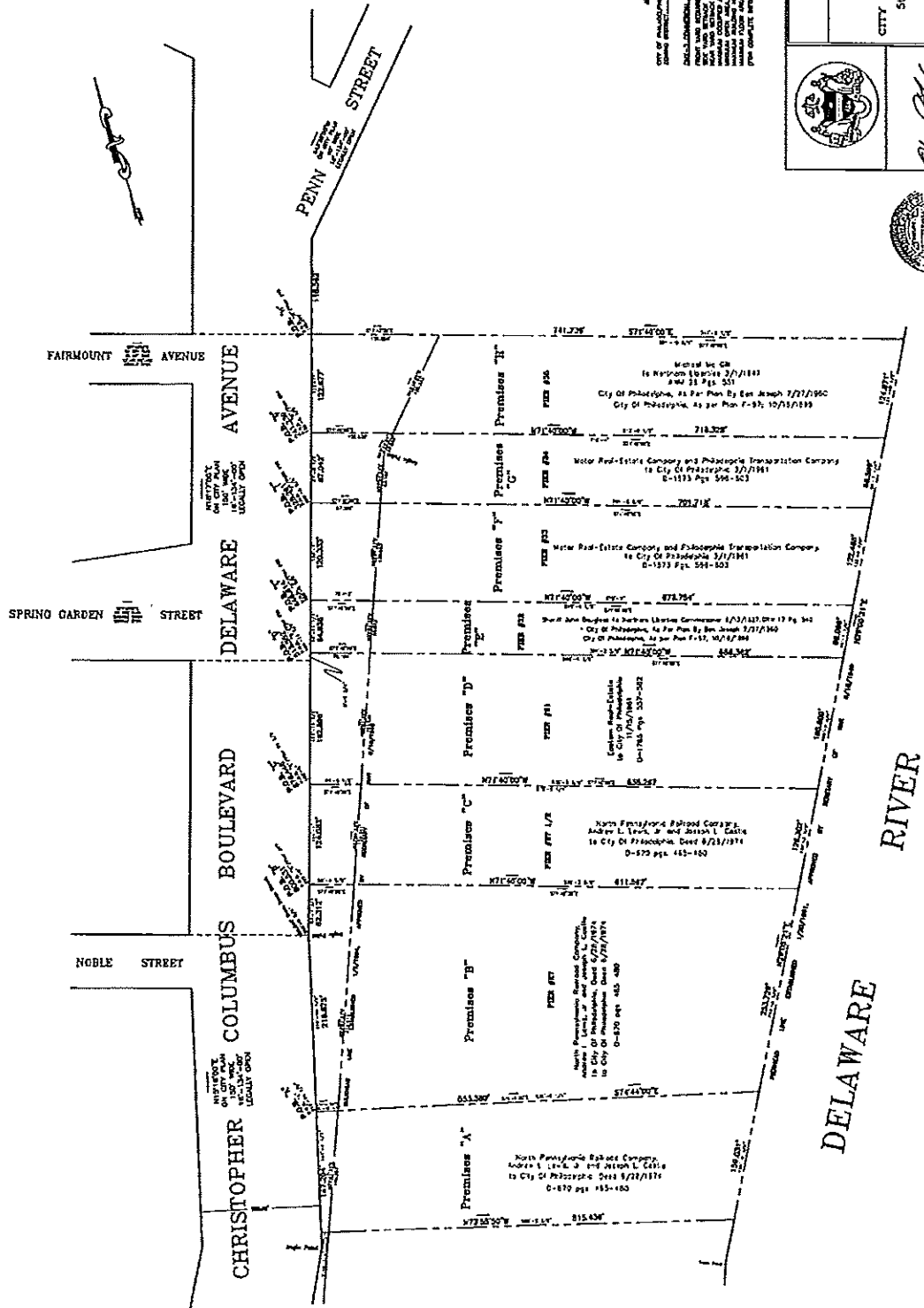


**NOTES:**  
 THIS PLAN IS FOR INFORMATION AND RECORD PURPOSES ONLY.  
 THE CITY ENGINEER'S OFFICE HAS REVIEWED THE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY ENGINEERING CODE AND THE CITY ENGINEERING REGULATIONS.  
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- ABSTRACT OF RECORDS:**
- PREMISES "A" - NORTH PHILADELPHIA RAILROAD COMPANY, DEED 8/23/1914, 0-879 Pgs. 155-160
  - PREMISES "B" - NORTH PHILADELPHIA RAILROAD COMPANY, DEED 8/23/1914, 0-879 Pgs. 155-160
  - PREMISES "C" - NORTH PHILADELPHIA RAILROAD COMPANY, DEED 8/23/1914, 0-879 Pgs. 155-160
  - PREMISES "D" - NORTH PHILADELPHIA RAILROAD COMPANY, DEED 8/23/1914, 0-879 Pgs. 155-160
  - PREMISES "E" - NORTH PHILADELPHIA RAILROAD COMPANY, DEED 8/23/1914, 0-879 Pgs. 155-160
  - PREMISES "F" - NORTH PHILADELPHIA RAILROAD COMPANY, DEED 8/23/1914, 0-879 Pgs. 155-160
  - PREMISES "G" - NORTH PHILADELPHIA RAILROAD COMPANY, DEED 8/23/1914, 0-879 Pgs. 155-160
  - PREMISES "H" - NORTH PHILADELPHIA RAILROAD COMPANY, DEED 8/23/1914, 0-879 Pgs. 155-160
  - PREMISES "I" - NORTH PHILADELPHIA RAILROAD COMPANY, DEED 8/23/1914, 0-879 Pgs. 155-160
  - PREMISES "J" - NORTH PHILADELPHIA RAILROAD COMPANY, DEED 8/23/1914, 0-879 Pgs. 155-160

**PHILADELPHIA DEPT. OF STREETS**  
 PLAN OF PROPERTY  
 (TITLE PURPOSES)  
 CITY OF PHILADELPHIA LAW DEPARTMENT  
 5th WARD PHILADELPHIA - PENNSYLVANIA  
 DELAWARE AVENUE FROM 67th - 73rd  
 REGISTERED OWNER / SUB-OWNER  
 CITY OF PHILADELPHIA  
 1515 ARCH STREET, 17th FLOOR, PHILADELPHIA, PA. 19102  
 DRAWN BY: [Signature]  
 SCALE: 1" = 60'  
 CHECKED BY: [Signature]  
 JOB No.: 2013-309  
 DATE: JANUARY 21, 2013

**PHILADELPHIA DEPT. OF STREETS**  
 PLAN OF PROPERTY  
 (TITLE PURPOSES)  
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**EXHIBIT "B"**

**Legal Descriptions**

**DESCRIPTION OF PREMISES "A"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements erected thereon. **SITUATE** in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013:

**BEGINNING** at the point on the easterly side of Christopher Columbus Boulevard (On City Plan, 150' wide, Legally Open). Said point being located the following two courses and distances southwardly from the intersection of the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

1.) S.18°17'00"W along the said Delaware Avenue, and then continuing along the said easterly side of Christopher Columbus Boulevard the distance of 862.843' to a point of intersection of the said easterly side of Delaware Avenue with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

2.) S.15°16'00"W along the said Christopher Columbus Boulevard, the distance of 216.875 to an angle point;

**THENCE** extending S.74°44'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 553.380' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

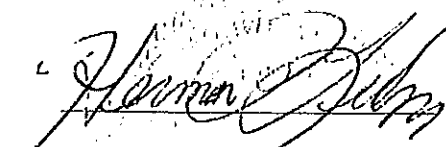
**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 159.031' to a point;

**THENCE** extending N.73°55'50"W. and partly crossing the said Bulkhead Line the distance of 515.436' to a point on the said easterly side of Christopher Columbus Boulevard (On City Plan, 150' wide, Legally Open);

**THENCE** extending N.15°16'00"E. along the said easterly side of Christopher Columbus Boulevard the distance of 147.204' to a point, being the first mentioned point and place of beginning;

**Being Known As: Premises "A"** on the above mentioned plan.

**AREA OF PARCEL:** 80,661 Square Feet    1.85173 Acres.



**HERMAN P. LEDGER, P.L.S.  
PA. LICENSE #SU-044556-E  
SURVEYOR AND REGULATOR  
FIFTH SURVEY DISTRICT**

**DESCRIPTION OF PREMISES "B"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements erected thereon. **SITUATE** in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013:

**BEGINNING** at the point on the easterly side of Christopher Columbus Boulevard (On City Plan, 150' wide, Legally Open) at a distance of 800.531' southwardly from the intersection of the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

**THENCE** extending S.71°40'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 611.597' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 253.729' to a point;

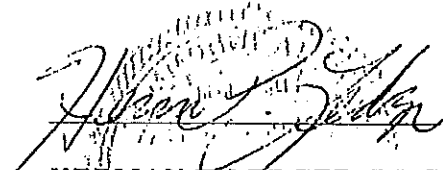
**THENCE** extending N.74°44'00"W. and partly crossing the said Bulkhead Line the distance of 553.380' to a point on the said easterly side of Christopher Columbus Boulevard;

**THENCE** extending N.15°16'00"E. along the said easterly side of Christopher Columbus Boulevard the distance of 216.875' to an angle point;

**THENCE** extending N.18°17'00"E. along the said easterly side of Christopher Columbus Boulevard the distance of 62.312' to a point, being the first mentioned point and place of beginning;

**Being Known As:** Pier #27 on the above mentioned plan.

**AREA OF PARCEL:** 153,806 Square Feet    3.53092 Acres.

  
**HERMAN P. LEDGER, P.L.S.**  
**PA. LICENSE #SU-044556-E**  
**SURVEYOR AND REGULATOR**  
**FIFTH SURVEY DISTRICT**

**DESCRIPTION OF PREMISES "C"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements erected thereon. **SITUATE** in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013:

**BEGINNING** at the point on the easterly side of Christopher Columbus Boulevard (On City Plan, 150' wide, Legally Open) at a distance of 676.448' southwardly from the intersection of the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

**THENCE** extending S.71°40'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 635.267' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

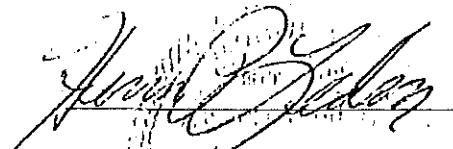
**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 126.302' to a point;

**THENCE** extending N.71°40'00"W. and partly crossing the said Bulkhead Line the distance of 611.597' to a point on the said easterly side of Christopher Columbus Boulevard;

**THENCE** extending N.18°17'00"E. along the said easterly side of Christopher Columbus Boulevard the distance of 124.083' to a point, being the first mentioned point and place of beginning;

**Being Known As:** Pier #27 1/2 on the above mentioned plan.

**AREA OF PARCEL:** 77,357 Square Feet    1.77589 Acres.



**HERMAN P. LEDGER, P.L.S.  
PA. LICENSE #SU-044556-E  
SURVEYOR AND REGULATOR  
FIFTH SURVEY DISTRICT**

**DESCRIPTION OF PREMISES "D"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements erected thereon. **SITUATE** in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013:

**BEGINNING** at the point on the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) at a distance of 513.552' southwardly from the intersection of the said easterly side of Delaware Avenue with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

**THENCE** extending S.71°40'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 666.362' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

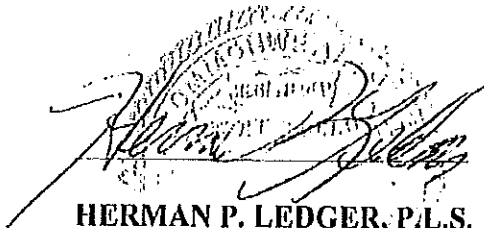
**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 165.809' to a point;

**THENCE** extending N.71°40'00"W. and partly crossing the said Bulkhead Line the distance of 635.267' to a point on the easterly side of Christopher Columbus Boulevard (On City Plan, 150' wide, Legally Open);

**THENCE** extending N.18°17'00"E. partly along the said easterly side of Christopher Columbus Boulevard and, also partly along the said easterly side of Delaware Avenue the distance of 162.896' to a point, being the first mentioned point and place of beginning;

**Being Known As:** Pier #31 on the above mentioned plan.

**AREA OF PARCEL:** 106,015 Square Feet    2.43378Acres.



**HERMAN P. LEDGER, P.L.S.  
PA. LICENSE #SU-044556-E  
SURVEYOR AND REGULATOR  
FIFTH SURVEY DISTRICT**

**DESCRIPTION OF PREMISES "E"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements erected thereon. **SITUATE** in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013:

**BEGINNING** at the point on the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) at a distance of 448.614' southwardly from the intersection of the said easterly side of Delaware Avenue with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

**THENCE** extending S.71°40'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 678.754' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

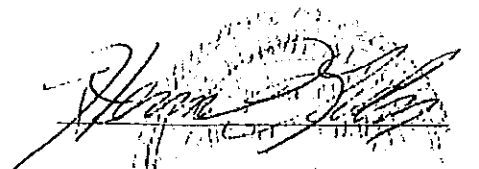
**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 66.099' to a point;

**THENCE** extending N.71°40'00"W. and partly crossing the said Bulkhead Line the distance of 666.362' to a point on the said easterly side of Delaware Avenue;

**THENCE** extending N.18°17'00"E. along the said easterly side of Delaware Avenue the distance of 64.938' to a point, being the first mentioned point and place of beginning;

**Being Known As:** Pier #32 on the above mentioned plan.

**AREA OF PARCEL:** 43,674 Square Feet    1.00263 Acres.

  
**HERMAN P. LEDGER, P.L.S.  
PA. LICENSE #SU-044556-E,  
SURVEYOR AND REGULATOR  
FIFTH SURVEY DISTRICT**



**DESCRIPTION OF PREMISES "F"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements erected thereon. **SITUATE** in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013:

**BEGINNING** at the point on the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) at a distance of 328.281' southwardly from the intersection of the said easterly side of Delaware Avenue with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

**THENCE** extending S.71°40'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 701.718' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

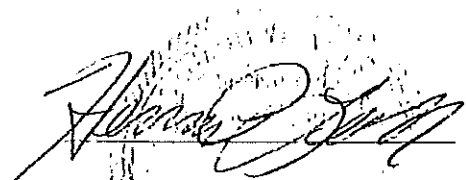
**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 122.485' to a point;

**THENCE** extending N.71°40'00"W. and partly crossing the said Bulkhead Line the distance of 678.754' to a point on the said easterly side of Delaware Avenue;

**THENCE** extending N.18°17'00"E. along the said easterly side of Delaware Avenue the distance of 120.333' to a point, being the first mentioned point and place of beginning;

**Being Known As:** Pier #33 on the above mentioned plan.

**AREA OF PARCEL:** 83,058 Square Feet    1.90675 Acres.



**HERMAN P. LEDGER, P.L.S.  
PA. LICENSE #SU-044556-E  
SURVEYOR AND REGULATOR  
FIFTH SURVEY DISTRICT**

**DESCRIPTION OF PREMISES "G"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements erected thereon. **SITUATE** in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013:

**BEGINNING** at the point on the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) at a distance of 241.239' southwardly from the intersection of the said easterly side of Delaware Avenue with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

**THENCE** extending S.71°40'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 718.328' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

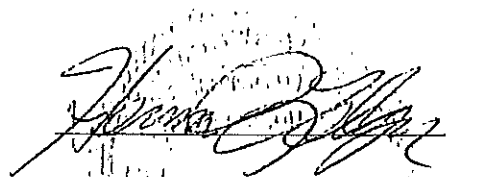
**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 88.599' to a point;

**THENCE** extending N.71°40'00"W. and partly crossing the said Bulkhead Line the distance of 701.718' to a point on the said easterly side of Delaware Avenue;

**THENCE** extending N.18°17'00"E. along the said easterly side of Delaware Avenue the distance of 87.042' to a point, being the first mentioned point and place of beginning;

**Being Known As: Pier #34** on the above mentioned plan.

**AREA OF PARCEL:** 61,801 Square Feet 1.41877 Acres.

  
**HERMAN P. LEDGER, P.L.S.**  
**PA. LICENSE #SU-044556-E**  
**SURVEYOR AND REGULATOR**  
**FIFTH SURVEY DISTRICT**

**DESCRIPTION OF PREMISES "H"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements erected thereon. **SITUATE** in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013;

**BEGINNING** at the point on the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) at a distance of 118.562' southwardly from the intersection of the said easterly side of Delaware Avenue with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

**THENCE** extending S.71°40'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 741.739' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

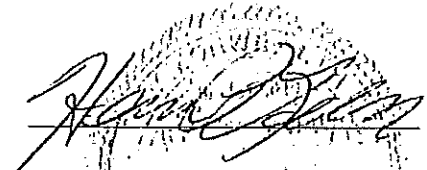
**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 124.871' to a point;

**THENCE** extending N.71°40'00"W. and partly crossing the said Bulkhead Line the distance of 718.328' to a point on the said easterly side of Delaware Avenue;

**THENCE** extending N.18°17'00"E. along the said easterly side of Delaware Avenue the distance of 122.677' to a point, being the first mentioned point and place of beginning;

**Being Known As: Pier #35** on the above mentioned plan.

**AREA OF PARCEL:** 89,588 Square Feet    2.05597 Acres.

  
**HERMAN P. LEDGER, P.L.S.**  
**PA. LICENSE #SU-044556-E**  
**SURVEYOR AND REGULATOR**  
**FIFTH SURVEY DISTRICT**