

Tax Parcel Nos.: 5-31-13.00-7.00, 5-31-13.00-8.00, 5-31-13.00-9.00,  
5-31-13.00-10.00, 5-31-13.00-11.00, 5-31-13.00-2.00,  
5-31-13.00-3.00, 5-31-13.00-4.00, 5-31-13.00-5.01,  
5-31-13.00-16, 5-31-13.00-17, 5-31-13.00-18,  
5-31-13.00-1.00, 5-31-13.00-7.01, 5-31-13.00-7,  
5-31-13.00-12.00

954

Prepared By: White and Williams LLP  
824 N. Market Street, Suite 902  
Wilmington, DE 19899-0709  
Attn: Marc S. Casarino, Esq.

EK: 4521 PG:

Return To: INVISTA S.à r.l.  
4123 East 37th Street North  
Wichita, Kansas 67220-3203  
Attn: René Boas Peres, Esq.

---

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made as of March 10, 2016,

BETWEEN

E. I. DU PONT DE NEMOURS AND COMPANY, a Delaware corporation, (the  
"Grantor"),

AND

INVISTA S.à r.l., a Luxembourg *société à responsabilité limitée*, successor in interest  
to ARTEVA SPECIALTIES S.à r.l., a Luxembourg *société à responsabilité limitée*, (the  
"Grantee").

WITNESSETH, That Grantor, for and in consideration of the sum of TEN DOLLARS  
(\$10.00) lawful money of the United States of America, and other good and valuable  
consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants and  
conveys unto Grantee, in fee,

ALL THOSE CERTAIN tracts, pieces or parcels of land situate in the County of Sussex,  
State of Delaware, as more particularly described on Exhibit A attached hereto and made a part  
hereof (the "Property").

UNDER AND SUBJECT TO all matters of record and any state of facts that a title  
search, survey or inspection of the Property would disclose.

TOGETHER WITH all easements and rights appurtenant thereto.

THE INTEREST CONVEYED HEREBY IS SUBJECT TO THE FOLLOWING:

1. An Amended Environmental Covenant dated August 5, 2014, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on August 11, 2014, in Deed Book 4294, page 96 (the "Environmental Covenant"). The Environmental Covenant contains the following activity and use limitations:

- "a. Land Use Restrictions. Use of any Restricted Area shall be restricted solely to those non-residential uses permitted within Commercial, Manufacturing, or Industrial Districts, respectively, as such district types and uses (including, without limitation, ancillary or accessory uses) are described and permitted, respectively, pursuant to the Delaware Code, as the same may be amended from time to time;
- b. Interference with Remedy. There shall be no digging, drilling, excavating, grading, constructing, earth moving, or any other land disturbing activities at depths greater than 2 feet on any Restricted Area without the prior written approval of DNREC's Solid and Hazardous Waste Management Section ("DNREC-SHWMS"). Notwithstanding the foregoing, in the event of an emergency, such as a disruption to site utilities, or other event that requires immediate action ("Emergency Action") within a Restricted Area, maintenance and/or repair activities may be conducted without prior written notice to DNREC-SHWMS [sic], provided that such activities are conducted in accordance with such written health and safety standards as are adopted in the normal course of business activities on the Property. DNREC-SHWMS must be provided telephonic notice, via the Department's Environmental Complaint, Spills and Hazardous Materials line at 1.800.662.8802, as soon as reasonably possible after the onset of an Emergency Action. In addition, a detailed written description of the land disturbing activity resulting from the Emergency Action must be submitted to DNREC-SHWMS within seven (7) days of the commencement of the Emergency Action.
- c. Limitation of Groundwater Withdrawal. Except for environmental monitoring purposes, no groundwater shall be withdrawn from any well within the GMZ on the Property without the prior written approval of DNREC-SHWMS."

2. The interest conveyed hereby is also subject to the condition and restriction that in no event shall the Restricted Area (as defined in the Environmental Covenant) be used as a day care or child care facility or for residential purposes.

The condition and restriction specified in this Section 2 shall automatically terminate, upon the earlier of, (a) for each Restricted Area, upon termination of the land use restrictions under the Environmental Covenant for such Restricted Area or (b) upon the termination of the Environmental Covenant.

3. A Conservation Easement (the "Conservation Easement") dated December 15, 1998, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on March 19, 1999, in Deed Book 2370, page 348.

The terms, conditions, restrictions and purposes of said Conservation Easement are hereby incorporated by reference as required by said Conservation Easement.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT and FOREVER DEFEND, all and singular, the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, Under and Subject as aforesaid.

[Signature page follows]

Consideration:	6,921,500.00
-----	
County	103,800.00
State	103,822.50
Town	22.50
Received: Margaret P Mar 28, 2016	Total 207

RECEIVED  
Mar 28, 2016  
ASSESSMENT DIVISION  
OF SUSSEX COUNTY

Town of Seaford  
 Realty Transfer Tax  
 Serial # 3638  
 Amount \$ 22.50  
 Date 3/28/16  
 By mbw

IN WITNESS WHEREOF, E. I. DU PONT DE NEMOURS AND COMPANY has executed and acknowledged this Deed with the intent that this Deed be executed and delivered as a sealed instrument, and affixed its seal or adopted as its seal the word "(SEAL)" appearing beside its execution below, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

E. I. DU PONT DE NEMOURS AND COMPANY, a Delaware corporation

By: Sabrina Rozano  
Name: SABRINA ROZANO  
Title: ADMINISTRATIVE ASSISTANT.

By: Christopher J. Heck (SEAL)  
Name: Christopher J. Heck  
Title: Manager – Global Real Estate & Workplace Planning

[CORPORATE SEAL]

STATE OF DELAWARE )  
COUNTY OF New Castle ) SS.

The foregoing instrument was acknowledged before me this 22<sup>ND</sup> day of February, 2016 by Christopher J. Heck, Manager – Global Real Estate & Workplace Planning, of E. I. du Pont de Nemours and Company, a Delaware corporation, on behalf of the corporation.

Lois A. Smith  
Notarial Officer  
Name: \_\_\_\_\_

LOIS A. SMITH  
NOTARY PUBLIC  
STATE OF DELAWARE  
My Commission Expires June 18, 2017

My Commission Expires: 6/18/2017

[Affix SEAL]



EXHIBIT "A"

Tax Parcels: 5-31-13.00-7.00;  
5-31-13.00-8.00;  
5-31-13.00-9.00;  
5-31-13.00-10.00;  
5-31-13.00-11.00; and  
5-31-13.00-12.00

All that certain piece or parcel of land, situate in Seaford Hundred, Sussex County, and State of Delaware, bounded and described as follows:

Commencing at a found Rebar at the South intersection of State Road 536 and the Pennsylvania Railroad,

Thence South  $61^{\circ}27'13''$  East a distance of 236.97 Feet along the south Right of Way of the Pennsylvania Railroad to a found Concrete Monument, said point being the Place of Beginning,

Thence South  $61^{\circ}06'37''$  East a distance of 1514.91 Feet still along the South Right of Way of the Pennsylvania Railroad to a found Concrete Monument,

Thence on a curve to the left having a radius of 1859.01 Feet, an Arc Length of 325.40 Feet, a chord direction of South  $66^{\circ}10'50''$  East, a chord distance of 324.98 feet still along the South Right of Way line of the Pennsylvania Railroad to a found  $3/4''$  pin, said point also being on the West Right of Way line of Harrington Street Extension, Thence South  $39^{\circ}33'59''$  East a distance of 99.76 Feet along the West Right of Way of Harrington Street Extension to a found Concrete Monument,

Thence North  $44^{\circ}21'20''$  East a distance of 16.64 Feet along the West Right of Way of Harrington Street Extension to a Point,

Thence South  $45^{\circ}38'40''$  East a distance of 1016.53 Feet along the West Right of Way of Harrington Street Extension to a Point, said point also being the Northeast corner of lands now or formerly Emulsion Products Company,

Thence along lands now or formerly Emulsion Products Company the following (8) eight courses and distances, to a point on the North low water line of the Nanticoke River,

South  $60^{\circ}01'19''$  West a distance of 62.90 Feet (L1)

South  $57^{\circ}48'11''$  West a distance of 204.13 Feet (L2)

South  $58^{\circ}17'57''$  West a distance of 102.27 Feet (L3)

South  $40^{\circ}50'58''$  West a distance of 100.43 Feet (L4)

South  $22^{\circ}28'17''$  West a distance of 109.26 Feet (L5)

South 26°28'17" West a distance of 56.62 Feet (L6)

South 46°33'00" East a distance of 93.88 Feet (L7)

South 33°06'47" East a distance of 531.56 Feet

Thence in a Southwest direction along the meanderings of the North low waterline of the Nanticoke River the following (18) eighteen tie line courses and distances, to a point on the North low water line of the Nanticoke River and the Southeast corner of the property leased to the Nanticoke River Watershed Conservancy,

South 52°40'33" West a distance of 165.74 Feet

South 45°40'38" West a distance of 109.47 Feet

South 42°31'52" West a distance of 200.09 Feet

South 33°46'11" West a distance of 203.40 Feet

South 18°22'37" West a distance of 222.29 Feet

South 10°36'04" West a distance of 244.12 Feet

South 15°35'09" West a distance of 279.25 Feet

South 11°24'58" West a distance of 447.93 Feet

South 33°57'47" West a distance of 180.95 Feet

South 20°59'50" West a distance of 201.52 Feet

South 42°44'22" West a distance of 415.38 Feet

South 57°08'17" West a distance of 149.07 Feet

South 63°57'46" West a distance of 628.22 Feet

South 46°10'17" West a distance of 422.09 Feet

South 49°55'23" West a distance of 840.34 Feet

South 64°07'50" West a distance of 859.12 Feet

South 66°48'44" West a distance of 299.65 Feet

South 65°03'14" West a distance of 554.70 Feet

Thence North 14°30'13" West a distance of 483.20 Feet along the East line of the property leased to the Nanticoke River Watershed Conservancy to a point,

Thence North  $14^{\circ}30'13''$  West a distance of 320.13 Feet still along the East line of the property leased to the Nanticoke River Watershed Conservancy to a point,

Thence North  $28^{\circ}20'12''$  East a distance of 165.95 Feet still along the East line of the property leased to the Nanticoke River Watershed Conservancy to a point,

Thence North  $86^{\circ}09'47''$  East a distance of 117.66 Feet still along the East line of the property leased to the Nanticoke River Watershed Conservancy to a point,

Thence South  $68^{\circ}01'33''$  East a distance of 164.42 Feet still along the East line of the property leased to the Nanticoke River Watershed Conservancy to a point,

Thence North  $82^{\circ}06'12''$  East a distance of 113.42 Feet still along the East line of the property leased to the Nanticoke River Watershed Conservancy to a point,

Thence North  $45^{\circ}59'07''$  East a distance of 188.89 Feet still along the East line of the property leased to the Nanticoke River Watershed Conservancy to a point,

Thence North  $21^{\circ}13'33''$  West a distance of 399.49 Feet still along the East line of the property leased to the Nanticoke River Watershed Conservancy to a point,

Thence North  $21^{\circ}20'43''$  West a distance of 257.02 Feet still along the East line of the property leased to the Nanticoke River Watershed Conservancy to a point, said point also being on the East Right of Way line of State Road 536,

Thence on a curve to the left having a radius of 350.00 Feet, an Arc Length of 96.04 Feet, a chord direction of North  $40^{\circ}07'38''$  East, a chord distance of 95.74 Feet along the East Right of Way line of State Road 536 to a point,

Thence North  $30^{\circ}42'43''$  East a distance of 950.54 Feet still along the East Right of Way line of State Road 536 to a point,

Thence on a curve to the left having a radius of 831.32 Feet, an Arc Length of 219.01 Feet, a chord direction of North  $21^{\circ}41'45''$  East, a chord distance of 218.37 Feet along the East Right of Way line of State Road 536 to a found Concrete Monument,

Thence North  $30^{\circ}25'47''$  East a distance of 1001.39 Feet along the East line of the property leased to the Seaford Golf and Country Club to a found Rebar,

Thence North  $42^{\circ}06'38''$  West a distance of 65.84 Feet still along the East line of the property leased to the Seaford Golf and Country Club to a found Rebar, property leased to the Seaford Golf and Country Club to a found Rebar,

Thence North  $59^{\circ}29'37''$  East a distance of 134.28 Feet still along the East line of the property leased to the Seaford Golf and Country Club to a found Concrete Monument,

Thence North  $44^{\circ}29'21''$  East a distance of 1004.41 Feet still along the East line of the property leased to the Seaford Golf and Country Club to a found Concrete Monument,

Thence North  $46^{\circ}00'16''$  West a distance of 170.54 Feet still along the East line of the property leased to the Seaford Golf and Country Club to a found Rebar,

Thence North  $45^{\circ}44'05''$  West a distance of 704.13 Feet still along the East line of the property leased to the Seaford Golf and Country Club to a found Concrete Monument,

Thence North  $15^{\circ}32'46''$  East a distance of 128.21 Feet still along the East line of the property leased to the Seaford Golf and Country Club to a found Concrete Monument,

Thence North  $44^{\circ}42'27''$  East a distance of 109.73 Feet still along the East line of the property leased to the Seaford Golf and Country Club to a found Concrete Monument,

Thence North  $45^{\circ}51'36''$  West a distance of 535.52 Feet still along the East line of the property leased to the Seaford Golf and Country Club to a found Concrete Monument,

Thence North  $07^{\circ}26'36''$  East a distance of 94.55 Feet still along the East line of the property leased to the Seaford Golf and Country Club to a found Concrete Monument,

Thence North  $44^{\circ}51'45''$  East a distance of 327.24 Feet still along the East line of the property leased to the Seaford Golf and Country Club to a found  $3/4''$  Iron Pipe,

Thence South  $65^{\circ}22'49''$  East a distance of 32.69 Feet still along the East line of the property leased to the Seaford Golf and Country Club to a found Concrete Monument,

Thence North  $44^{\circ}23'59''$  East a distance of 592.90 Feet still along the East line of the property leased to the Seaford Golf and Country Club to a found Concrete Monument,

Thence North  $01^{\circ}52'23''$  East a distance of 280.67 Feet still along the East line of the property leased to the Seaford Golf and Country Club to a found Concrete Monument, said point also being the Place of Beginning.

The above described parcel contains or is said to contain 14,254,067 Square Feet or 327.23 Acres of land more or less as shown on an ALTA/ACSM Land Title Survey Dated 2/26/2004, prepared by Land and Mapping Services for International Land Services, Inc. of the E.I. du Pont de Nemours and Company also known as the Seaford Plant Site.

Tax Parcels: 5-31-13.00-2.00;  
5-31-13.00-3.00;  
5-31-13.00-4.00;  
5-31-13.00-5.01;  
5-31-13.00-16;  
5-31-13.00-17; and  
5-31-13.00-18

PARCELS A, B and C

All Those Three certain piece or parcels of land, situate in Seaford Hundred, Sussex County, and State of Delaware, bounded and described as follows:

Parcel A

Commencing at a found Concrete Monument at the intersection of the Northerly line of the Pennsylvania Railroad and the Southeasterly line of Harrington Street Extension,

Thence North  $54^{\circ}11'31''$  East a distance of 643.06 Feet along the south Right of Way of Harrington Street to a point, said point being the Place of Beginning,

Thence North  $54^{\circ}04'41''$  East a distance of 418.78 Feet along the south Right of Way of Harrington Street to a found Concrete Monument,

Thence South  $21^{\circ}03'40''$  West a distance of 495.33 Feet along the lands now or formerly Parsons to a point, said point being in the center of a 30' wide private road,

Thence on a curve to the Right having a radius of 123.90 Feet, an Arc Length of 36.87 Feet, a chord direction of North  $39^{\circ}48'28''$  West, a chord distance of 36.74 Feet along the center of a 30' wide private road to a point,

Thence North  $36^{\circ}09'18''$  West a distance of 233.25 Feet along the center of a 30' wide private road to a point, said point being the Place of Beginning.

The above described parcel contains or is said to contain 56,821 Square Feet or 1.30 Acres of land more or less as shown on an ALTA/ACSM Land Title Survey Dated 2/26/2004, prepared by Land and Mapping Services for International Land Services, Inc. of the E.I. du Pont de Nemours and Company also known as the Seaford Plant Site.

Parcel B

Commencing at a found Concrete Monument at the intersection of the Northerly line of the Pennsylvania Railroad and the Southeasterly line of Harrington Street Extension,

Thence North  $54^{\circ}11'31''$  East a distance of 643.06 Feet along the south Right of Way of Harrington Street to a point, said point being the Place of Beginning,

Thence South  $36^{\circ}09'18''$  East a distance of 233.25 Feet along the center of a 30' wide private road to a point,

Thence on a curve to the Left having a radius of 123.90 Feet, an Arc Length of 36.87 Feet, a chord direction of South  $39^{\circ}48'28''$  East, a chord distance of 36.74 Feet along the center of a 30' wide private road to a point,

Thence South  $53^{\circ}14'00''$  East a distance of 127.70 Feet along the center of a 30' wide private road to a point, said point also being on the North Right of Way line of the Pennsylvania Railroad,

Thence on a curve to the Left having a radius of 1500.00 Feet, an Arc Length of 798.75 Feet, a chord direction of South  $83^{\circ}56'46''$  West, a chord distance of 789.34 Feet along the North Right of Way line of the Pennsylvania Railroad to a found Concrete Monument,

Thence North  $54^{\circ}11'31''$  East a distance of 643.06 Feet along the South line of Harrington Street to a point, said point being the Place of Beginning.

The above described parcel contains or is said to contain 148,642 Square Feet or 3.41 Acres of land more or less as shown on an ALTA/ACSM Land Title Survey Dated 2/26/2004, prepared by Land and Mapping Services for International Land Services, Inc. of the E.I. du Pont de Nemours and Company also known as the Seaford Plant Site.

#### Parcel C

Beginning at a found Rebar at the intersection of the Southerly line of the Pennsylvania Railroad and the Easterly line of Harrington Street Extension,

Thence on a curve to the Left having a radius of 1465.22 Feet, an Arc Length of 925.93 Feet, a chord direction of North  $84^{\circ}38'24''$  East, a chord distance of 910.60 Feet along the South Right of Way line of the Pennsylvania Railroad to a point, said point also being in the center of a 30' wide private road,

Thence South  $56^{\circ}19'43''$  East a distance of 240.21 Feet along the center of a 30' wide private road to a point,

Thence on a curve to the Right having a radius of 2275.00 Feet, an Arc Length of 380.93 Feet, a chord direction of South  $45^{\circ}51'42''$  East, a chord distance of 380.49 Feet along the center of a 30' wide private road to a point,

Thence South  $57^{\circ}06'42''$  West a distance of 764.39 Feet to a point In the Easterly Right of Way line of Harrington Street Extension,

Thence North  $40^{\circ}09'33''$  West a distance of 51.29 Feet to a point in the Easterly Right of Way line of Harrington Street Extension,

Thence North 45°33'40" West a distance of 985.48 Feet along the Easterly Right of Way line of Harrington Street Extension to a Rebar, said point being the Place of Beginning.

The above described parcel contains or is said to contain 551,046 Square Feet or 12.65 Acres of land more or less as shown on an ALTA/ACSM Land Title Survey Dated 2/26/2004, prepared by Land and Mapping Services for International Land Services, Inc. of the E.I. du Pont de Nemours and Company also known as the Seaford Plant Site.

Tax Parcel: 5-31-13.00-1.00

All That certain piece or parcel of land, situate in Seaford Hundred, Sussex County, and State of Delaware, bounded and described as follows:

Parcel 1

Beginning at a found Concrete Monument at the intersection of the Northerly line of the Pennsylvania Railroad and the Southerly line of Woodland Road,

Thence on a curve to the Right having a radius of 2300.14 Feet, an Arc Length of 180.24 Feet, a chord direction of North  $82^{\circ}38'27''$  East, a chord distance of 180.20 Feet along the South line of Woodland Street to a point,

Thence on a curve to the Right having a radius of 543.69 Feet, an Arc Length of 320.06 Feet, a chord direction of South  $78^{\circ}02'11''$  East, a chord distance of 315.46 Feet along the South line of Woodland Street to a point,

Thence South  $61^{\circ}10'19''$  East a distance of 1196.41 Feet along the South line of Woodland Road to a point,

Thence on a curve to the Left having a radius of 1462.69 Feet, an Arc Length of 255.87 Feet, a chord direction of South  $66^{\circ}11'00''$  East, a chord distance of 255.54 Feet along the South line of Woodland Street to a point (A),

Thence South  $67^{\circ}36'30''$  East a distance of 152.23 Feet along the South line of Woodland Road to a point (6),

Thence on a curve to the Right having a radius of 55.00 Feet, an Arc Length of 115.65 Feet, a chord direction of South  $07^{\circ}12'32''$  East, a chord distance of 95.49 Feet to a found 1 1/2" Iron Pipe on the North line of Harrington Street (C),

Thence South  $54^{\circ}07'18''$  West a distance of 123.37 Feet along the North line of Harrington Street to a point, said point also being on the Northerly Right of Way line of the Pennsylvania Railroad (D),

Thence on a curve to the Right having a radius of 1399.69 Feet, an Arc Length of 378.15 Feet, a chord direction of North  $68^{\circ}50'57''$  West, a chord distance of 377.00 Feet along the Northerly Right of Way line of the Pennsylvania Railroad to a found Concrete Monument (E),

Thence North  $61^{\circ}06'34''$  West a distance of 1679.42 Feet along the Northerly Right of Way line of the Pennsylvania Railroad passing through a found Concrete Monument at a distance of 651.27 feet to a found Concrete Monument, said point being the Place of Beginning.

BK: 4521 PG: 67

The above described parcel contains or is said to contain 386,037 Square Feet or 8.68 Acres of land more or less as shown on an ALTAI ACSM Land Title Survey Dated 2/26/2004, E. I. du Pont de Nemours and Company also known as the Seaford Plant Site.

Tax Parcel: 5-31-13.00-7.01

Property Leased to the Seaford Golf and Country Club

All Those two certain piece or parcels of land situate in Seaford Hundred, Sussex County, and State of Delaware, bounded and described as follows:

Parcel 1

Beginning at a found Concrete Monument at the Northeasterly corner of the herein described parcel,

Thence South  $44^{\circ}29'21''$  West a distance of 385.00 Feet through lands of E. I. du Pont de Nemours and Company to a point,

Thence North  $45^{\circ}43'34''$  West a distance of 170.00 Feet still through lands of E.I. du Pont de Nemours and Company to a point,

Thence North  $44^{\circ}24'36''$  East a distance of 384.17 Feet still through lands of E.I. du Pont de Nemours and Company to a found Rebar,

Thence South  $46^{\circ}00'16''$  East a distance of 170.54 Feet still through lands of E. I. du Pont de Nemours and Company to a Concrete Monument, said point being the Place of Beginning.

The above described parcel contains or is said to contain 65,481 Square Feet or 1.50 Acres of land more or less. as shown on an ALTA/ACSM Land Title Survey Dated 2/26/2004, prepared by Land and Mapping Services for International Land Services, Inc. of the E.I. du Pont de Nemours and Company also known as the Seaford Plant Site.

Parcel 2

Beginning at a found Concrete Monument on the East line of State Road 536, said point being approximately 375 Feet South of the Construction Access Road to the Seaford Plant Site,

Thence on a curve to the Left having a radius of 831.32 Feet, an Arc Length of 436.06 Feet, a chord direction of North  $00^{\circ}52'42''$  West, a chord distance of 431.08 Feet along the East line of State Road 536 to a found Rebar,

Thence North  $15^{\circ}39'01''$  West a distance of 2281.51 Feet still along the East line of State Road 536 to a found Rebar,

Thence on a curve to the Right having a radius of 1402.67 Feet, an Arc Length of 491.20 Feet, chord direction of North  $05^{\circ}25'31''$  West, a chord distance of 488.69 Feet along the East line of State Road 536 to a found Rebar,

Thence North  $04^{\circ}57'45''$  East a distance of 23.12 Feet still along the East line of State Road 536 to a found Rebar,

Thence on a curve to the Right having a radius of 789.01 Feet, an Arc Length of 709.25 Feet, a chord direction of North 30°20'28" East, a chord distance of 685.61 Feet along the East line of State Road 536 to a point,

Thence North 55°34'36" East a distance of 29.50 Feet still along the East line of State Road 536 to a found Rebar,

Thence on a curve to the Right having a radius of 1420.50 Feet, an Arc Length of 474.14 Feet, a chord direction of North 19°07'28" East, a chord distance of 471.94 Feet along the East line of State Road 536 to a found Rebar,

Thence North 75°15'18" East a distance of 944.03 Feet still along the East line of State Road 536 to a found Rebar, said point also being on the Southerly line of the Pennsylvania Railroad,

Thence South 61°27'13" East a distance of 236.97 Feet along the Southerly line of the Pennsylvania Railroad to a found Concrete Monument,

Thence South 01°52'23" West a distance of 280.67 Feet through lands of E. I. du Pont de Nemours and Company to a found Concrete Monument,

Thence South 44°23'59" West a distance of 592.90 Feet still through lands of E. I. du Pont De Nemours and Company to a found Concrete Monument,

Thence North 65°22'49" West a distance of 32.69 Feet still through lands of E. I. du Pont de Nemours and Company to a found 3/4" Iron Pipe,

Thence South 44°51'45" West a distance of 327.24 Feet still through lands of E. I. du Pont de Nemours and Company to a found Concrete Monument,

Thence South 07°26'36" West a distance of 94.55 Feet still through lands of E. I. du Pont de Nemours and Company to a found Concrete Monument,

Thence South 45°51'36" East a distance of 535.52 Feet still through lands of E. I. du Pont de Nemours and Company to a found Concrete Monument,

Thence South 44°42'27" West a distance of 109.73 Feet still through lands of E. I. du Pont de Nemours and Company to a found Concrete Monument,

Thence South 15°32'46" West a distance of 128.21 Feet still through lands of E. I. du Pont de Nemours and Company to a found Concrete Monument,

Thence South 45°44'05" East a distance of 704.13 Feet still through lands of E. I. du Pont de Nemours and Company to a found Rebar,

Thence South 44°24'36" West a distance of 384.17 Feet still through lands of E. I. du Pont de Nemours and Company to a Point,

BK: 4521 PG: 70

Thence South  $45^{\circ}43'34''$  East a distance of 170.00 Feet still through lands of E. I. du Pont de Nemours and Company to a Point,

Thence South  $44^{\circ}29'21''$  West a distance of 619.41 Feet still through lands of E. I. du Pont de Nemours and Company to a found Concrete Monument,

Thence South  $59^{\circ}29'37''$  West a distance of 134.28 Feet still through lands of E. I. du Pont de Nemours and Company to a found Rebar,

Thence South  $47^{\circ}33'33''$  West a distance of 242.07 Feet still through lands of E. I. du Pont de Nemours and Company to a found Rebar,

Thence South  $42^{\circ}06'38''$  East a distance of 65.84 Feet still through lands of E. I. du Pont de Nemours and Company to a found Rebar,

Thence South  $30^{\circ}25'47''$  West a distance of 1001.39 Feet still through lands of E. I. du Pont de Nemours and Company to a found Concrete Monument, said point being the Place of Beginning.

The above described parcel contains or is said to contain 4,623,990 Square Feet or 106.15 Acres of land more or less as shown on an ALTAJACSM Land Title Survey Dated 2/26/2004, prepared by Land and Mapping Services for International Land Services, Inc. of the E. I. du Pont de Nemours and Company also known as the Seaford Plant Site.

Tax Parcel 5-31-13.00-7

Property Leased to Nanticoke River Watershed Conservancy

All Those two certain piece or parcels of land situate in Seaford Hundred, Sussex County, and State of Delaware, bounded and described as follows:

Tract No.1

Beginning at a found Rebar on the South Right of Way line of State Road 536 and the Easterly low water line of Chapel Branch Creek,

Thence on a curve to the Left having a radius of 350.00 Feet, an Arc Length of 383.51 Feet, a chord direction of North 79°22'46" East, a chord distance of 364.61 Feet along the Southerly Right of Way line of State Road 536 to a Point,

Thence South 21°20'43" East a distance of 257.02 Feet through lands of E. I. du Pont de Nemours and Company to a Point,

Thence South 21°13'33" East a distance of 399.49 Feet through lands of E. I. du Pont de Nemours and Company to a Point,

Thence South 45°59'07" West a distance of 188.89 Feet through lands of E. I. du Pont de Nemours and Company to a Point,

Thence South 82°06'12" West a distance of 113.42 Feet through lands of E. I. du Pont de Nemours and Company to a Point,

Thence North 68°01'33" West a distance of 164.42 Feet through lands of E. I. du Pont de Nemours and Company to a Point,

Thence South 86°09'47" West a distance of 117.66 Feet through lands of E.I. du Pont de Nemours and Company to a Point,

Thence South 28°20'12" West a distance of 165.95 Feet through lands of E. I. du Pont de Nemours and Company to a Point,

Thence South 14°30'13" East a distance of 320.13 Feet through lands of E. I. du Pont de Nemours and Company to a Point,

Thence South 14°30'13" East a distance of 483.2013 Feet through lands of E. I. du Pont de Nemours and Company to a Point, said point also being on the North low water line of the Nanticoke River,

Thence South 75°22'47" West a distance of 695.15 Feet along the North low water line of the Nanticoke River to a point,

Thence South 70°21'29" West a distance of 412.49 Feet still along the North low water line of the Nanticoke River to a point, said point also being on the East low water line of Chapel Branch,

Thence South 70°21'29" West a distance of 412.49 Feet still along the North low water line of the Nanticoke River to a point, said point also being on the East low water line of Chapel Branch,

Thence North 51°31'20" West a distance of 205.95 Feet along the East low water line of Chapel Branch to a point,

Thence North 89°56'52" West a distance of 339.09 Feet still along the East low water line of Chapel Branch to a point,

Thence North 56°36'07" West a distance of 218.99 Feet still along the East low water line of Chapel Branch to a point,

Thence North 11°45'16" West a distance of 131.23 Feet still along the East low water line of Chapel Branch to a point,

Thence North 61°46'52" East a distance of 263.54 Feet still along the East low water line of Chapel Branch to a point,

Thence North 64°55'03" East a distance of 454.13 Feet still along the East low water line of Chapel Branch to a point,

Thence North 51°53'55" East a distance of 816.02 Feet still along the East low water line of Chapel Branch to a point,

Thence North 14°38'41" East a distance of 490.43 Feet still along the East low water line of Chapel Branch to a point,

Thence North 55°12'24" East a distance of 91.59 Feet still along the East low water line of Chapel Branch to a point,

Thence North 29°28'34" East a distance of 173.20 Feet still along the East low water line of Chapel Branch to a found Rebar on the South Right of Way line of State Road 536, said point being the Place of Beginning.

The above described parcel contains or is said to contain 1,613,569 Square Feet or 37.04 Acres of land more or less as shown on an ALTA/ACSM Land Title Survey Dated 2/26/2004, prepared by Land and Mapping Services for International Land Services, Inc. of the E.I. du Pont de Nemours and Company also known as the Seaford Plant Site.

Tract No.2

Beginning at a found Concrete Monument on the Westerly Right of Way line of State Road 536 and the Southwest corner of lands now or formerly Charles Foskey,

Thence on a curve to the Left having a radius of 853.95 Feet, an Arc Length of 690.96 Feet, a chord direction of South 27°51'32" West, a chord distance of 672.27 Feet along the Westerly Right of Way line of State Road 536 to a Point,

Thence South 04°57'45" West a distance of 23.11 Feet along the Westerly Right of Way line of State Road 536 to a Point,

Thence on a curve to the Left having a radius of 1462.67 Feet, an Arc Length of 512.50 Feet, a chord direction of South 05°25'25" East, a chord distance of 509.88 Feet along the Westerly Right of Way line of State Road 536 to a Point,

Thence South 15°39'01" East a distance of 2281.74 Feet along the Westerly Right of Way line of State Road 536 to a Point,

Thence on a curve to the Right having a radius of 771.32 Feet, an Arc Length of 607.16 Feet, a chord direction of South 06°38'10" West, a chord distance of 591.61 Feet along the Westerly Right of Way line of State Road 536 to a Point,

Thence South 30°42'43" West a distance of 948.90 Feet along the Westerly Right of Way line of State Road 536 to a Point,

Thence on a curve to the Right having a radius of 290.00 Feet, an Arc Length of 396.57 Feet, a chord direction of South 71°35'41" West, a chord distance of 366.38 Feet along the Westerly Right of Way line of State Road 536 to a Point,

Thence North 72°43'38" West a distance of 105.70 Feet along the Westerly Right of Way line of State Road 536 to a Point, said point also being the centerline of Chapel Branch,

Thence by the Centerline and meanderings of Chapel Branch in a Northerly direction to a point in the center of Chapel Branch, said point also being the Southwest corner of lands now or formerly Kenneth Foskey,

Thence North 72°03'50" East a distance of 209.66 Feet along the South line of lands now or formerly Kenneth Foskey to a found Concrete Monument, said line passing through a found Concrete Monument at a distance of 13.48 Feet,

Thence North 75°38'53" East a distance of 1149.97 Feet along the South line of lands now or formerly Kenneth Foskey to a found Concrete Monument,

Thence South 13°27'10" East a distance of 103.75 Feet along the West line of lands now or formerly Charles Foskey to a found Concrete Monument, said point also being the Place of Beginning.

The above described parcel contains or is said to contain 6,521,905 Square Feet or 149.72 Acres of land more or less as shown on an ALTA/ACSM Land Title Survey Dated 2/26/2004, prepared by Land and Mapping Services for International Land Services, Inc. of the E. I. du Pont de Nemours and Company also known as the Seaford Plant Site.

Recorder of Deed  
Scott Dailey  
Mar 28, 2016 02:2  
Sussex County  
Doc. Surcharge P

