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38209 CLT

ROBERT P. ZIEGLER
RECORDER OF DEEDS
CUMBERLAND COUNTY-PA

Parcel #12-22-0824-249

DEED

'99 OCT 19 AM 10 26

THIS INDENTURE, made the 13th day of October, in the year Nineteen
Hundred Ninety-Nine (1999).

BETWEEN CONEWAGO CONTRACTORS, INC., a Pennsylvania corporation having an office
at 660 Edgegrove Road, Hanover, PA 17331, hereinafter the "Grantor",
AND

KEYSTONE LEMOYNE PARTNERS, L.P., a Pennsylvania limited partnership, hereinafter the
"Grantee".

WITNESSETH, That Grantor, for and in consideration of the sum of TWENTY-
NINE MILLION THREE HUNDRED THOUSAND DOLLARS (\$29,300,000.00), lawful money
of the United States of America, well and truly paid by the Grantee to the Grantor, at and before the
sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted,
bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does
grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the Grantee, its successors and
assigns:

ALL THAT CERTAIN tract of land, situate in the Borough of Lemoyne,
Cumberland County, more particularly described as follows:

BEGINNING at a concrete monument on the southwestern dedicated right
of way line of 10th Street in the Borough of Lemoyne, PA, said monument being
forty feet from the center line of said 10th Street and on the southern right of way
line of Consolidated Rail Corporation; thence along the southwestern dedicated
right of way line of said 10th Street, forty feet parallel to the center line, South fifty-
two (52) degrees fifty-one (51) minutes thirty-nine (39) seconds East, a distance of
two hundred eighty-seven and four hundredths (287.04) feet to a concrete
monument located on the dedicated right of way line of said 10th Street at the
northern corner of Lot No. 2; thence along the rear line of Lot No. 2 South twenty-
one (21) degrees twenty-eight (28) minutes four (04) seconds East, a distance of six
hundred thirty and sixty-six hundredths (630.66) feet to a concrete monument on the
northern legal right of way line of PA Route 581, also known as LR 767 or
familarly as the "Harrisburg Expressway"; thence along the northern legal right of
way line of PA Route 581 the following two courses: (1) an arc curving toward the
right having a chord of one thousand thirty-nine and fifty hundredths (1039.50) feet,
a chord bearing of South seventy-four (74) degrees twenty-six (26) minutes twenty-
eight (28) seconds West, a radius of three thousand two hundred fourteen and
seventeen hundredths (3214.17) feet and a length of one thousand forty-four and
eight hundredths (1044.08) feet to a point; (2) South eighty-three (83) degrees forty-
four (44) minutes forty-nine (49) seconds West, a distance of one thousand eight
hundred sixty-four and twenty-two hundredths (1864.22) feet to a point at the
eastern right of way line of South 18th Street; thence along the eastern right of way
line of South 18th Street North seventeen (17) degrees forty-seven (47) minutes
twenty-three (23) seconds West a distance of forty-five and sixty hundredths (45.60)

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feet to a concrete monument on the southern right of way line of the Consolidated Rail Corporation; thence along the southern right of way line of the Consolidated Rail Corporation, the following two courses: (1) an arc curving toward the right having a chord of one thousand two hundred eighty-eight and sixty-four hundredths (1288.64) feet, a chord bearing of North fifty-eight (58) degrees forty-eight (48) minutes twenty-five (25) seconds East, a radius of three thousand seven hundred eighty-nine and eighty-three hundredths (3789.83) feet and an arc length of one thousand two hundred ninety-four and ninety-three hundredths (1294.93) feet to a concrete monument; (2) North sixty-eight (68) degrees thirty (30) minutes thirty-three (33) seconds East, a distance of one thousand four hundred ten and twenty-nine hundredths feet (1410.29) to a concrete monument, the point of BEGINNING.

CONTAINING 1,666,838 square feet, 38.26 acres.

BEING Lot No. 1 of the Land Development Plan entitled "LEMOYNE INDUSTRIAL PARK" approved by the Borough of Lemoyne and recorded by AL-DON Properties in the Cumberland County, PA courthouse in Plan Book ~~72~~, Page 36.

73, erroneously referred as 72 in prior deed

BEING a portion of the same premises which AL-DON Properties, a Pennsylvania general partnership, by deed dated July 17, 1997, and recorded July 18, 1997 in the Cumberland County Recorder of Deeds Office in Book 161, Page 237, granted and conveyed unto Conewago Contractors, Inc., a Pennsylvania general partnership, the Grantor herein.

SURVEY DESCRIPTION

The aforesaid tract being described in accordance with a Survey prepared by C. S. Davidson, Inc. dated October 6, 1998, as revised October 15, 1999, as follows:

BEGINNING at an iron pin at the intersection of the western right of way line of 10th Street (a 60 foot wide public street) and the southern right of way line of Consolidated Rail Corporation; extending thence along the western right of way line of 10th Street S 52°51'39" E for a distance of 287.04 feet to an iron pin at lands now or formerly of Conewago Contractors, Inc.; extending thence along said last mentioned lands S 21°28'04" E for a distance of 614.99 feet to an iron pin on the northern right of way line of S.R. 0581; extending thence along the northern right of way line of S.R. 0581 the following two (2) courses and distances, namely: (1) by a curve to the right having a radius of 3,214.17 feet for a distance of 1,044.08 feet, the chord of which is S 74°26'28" W for a distance of 1,039.50 feet to a point; (2) S 83°44'49" W for a distance of 1,864.22 feet to an iron pin on the eastern right of way line of 18th Street, extending thence along the eastern right of way line of 18th Street N 17°47'23" W for a distance of 45.60 feet to a concrete monument at lands now or formerly of Consolidated Rail Corporation; extending thence along said last mentioned lands the following two (2) courses and distances, namely: (1) by a curve to the right having a radius of 3,789.83 feet for a distance of 1,294.83 feet, the

chord of which is N 58°48'25" E for a distance of 1,288.64 feet to a point; (2) N 68°30'33" E for a distance of 1,410.29 feet to an iron pin on the western right of way line of 10th Street and the place of BEGINNING.

CONTAINING 38.266 acres.

GRANTOR'S warranties under this Deed are limited solely to the description of the premises as set forth above in the deed from Grantor's predecessor in title, and gives no warranties with regard to the survey description.

UNDER AND SUBJECT, NEVERTHELESS, to all building restrictions, zoning regulations, easements, rights-of-way, reservations and restrictions, either of record or visible on the property herein conveyed, and subject to all rights of and ownership in public roads, streets and highways, whether or not opened.

SUBJECT, FURTHER, to the covenants and restrictions set forth in the following paragraphs numbered 1 and 2, which are intended to be and shall be construed as, covenants and restrictions running with and binding on the tract of land hereby conveyed for the benefit of the Grantor and its successors with regard to their continuing potential environmental liabilities resulting from past ownership of the tract of land hereby conveyed.

1. The tract of land hereby conveyed shall be used only as nonresidential property. Such use shall exclude, without limitation, any residence, school, day-care facility, nursing home, recreational area or other residential style facility.

2. There shall be no extraction or use of ground water from beneath the surface of the tract of land hereby conveyed.

In accordance with Section 512(b) of the Pennsylvania Hazardous Sites Cleanup Act, 35 P.S. Section 6020.512(b), Grantor acknowledges that hazardous substances were disposed of on the property hereby conveyed via a release. The locations of any such release and the description of the substances involved are fully and completely set forth in the January 1999 "Remedial Investigation/Final Report Under Site-Specific Standard for Groundwater and Final Report under Statewide Health Standard of Soils" prepared by Skelly & Loy, Inc. on behalf of Grantor. This Final Report was approved by the Pennsylvania Department of Environmental Protection on February 4, 1999. This Final Report is available for public review at DEP's South Central Regional office in Harrisburg, Pennsylvania under facility ID Number 3-21-803-12314.

TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; AND ALSO all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the Grantor, of, in, to or out of the said tract of land, and every part and parcel thereof.

TO HAVE AND TO HOLD the said tract of land, with all and singular the premises herein described together with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of Grantee, its successors and assigns forever.

AND the Grantor, for its successors and assigns hereby covenants and agrees to warrant specially and forever defend all and each of the hereditaments and premises herein above-described and granted, or mentioned and intended so to be, with the appurtenances, against all and every other person or persons, whomsoever, lawfully claiming or to claim the same or any part thereof, by, from or under it, him, her, them or any of them.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed the day and year first above written.

WITNESS

[Handwritten signature]

GRANTOR:
CONEWAGO CONTRACTORS, INC.

By: *[Handwritten signature]*
Allen M. Smith, Vice President

REGISTERED BY THE
BOROUGH OF LENOYNE PA
Howard *10-19-99*

Order of Deeds Recorder of Deeds
Instrument Filings

Receipt# 239354

Instr# 1999-038209 10/19/1999 10:33:43

Remarks: COMMONWEALTH LAND
KENSTONE LENOYNE PARTNERS

DEED	14.50
DEED - WRIT	.50
DEED - RIT STATE	293000.00
WEST SHORE	146550.00
LENOYNE BOROUGH	146500.00
DEED - A/H	11.50
CD IMPROVEMENT FND	1.00
REC. IMPROVMT FUND	1.00
Check# 4974741	\$293,028.00
Check# 656	5.50
Check# 657	\$233,000.00
Total Received.....	\$526,029.50

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COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Dauphin) SS:

On this 13th day of October, 1999, before me, the undersigned officer, personally appeared Allen M. Smith, who acknowledged himself to be Vice President of Conewago Contractors, Inc., a Pennsylvania corporation, and that he, as such Vice President, being authorized to do so, execute the foregoing for the purposes therein contained.

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



Jo Ann Saker
Notary Public
My Commission Expires:
(SEAL)

Notarial Seal
Jo Ann Saker, Notary Public
Harrisburg, Dauphin County
My Commission Expires June 30, 2003
Member, Pennsylvania Association of Notaries

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantee herein is as follows:

Keystone Lemoyne Partners, L.P.

c/o American Real Estate Investment LP
620 W. Germantown Pike, Suite 200
Plymouth Meeting, PA 19462

Keystone Property Trust
200 Four Falls Corporate Center
West Conshohocken, PA 19428

Linda K. Truchy, Agent
Attorney for Grantee

