



September 10, 2021

Description of Property belonging to TMAP Realty, LLC.

ALL THAT CERTAIN parcel or tract of land situate along East Wyomissing Boulevard in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, as shown on Drawings No. 100737.0017-V.1-01 and 100737.0017-V.1-02, prepared by Spotts, Stevens and McCoy, Consulting Engineers of Reading, Pennsylvania, and being more fully bounded and described, as follows, to wit:

BEGINNING at a corner in the centerline of East Wyomissing Boulevard, thence leaving East Wyomissing Boulevard, along property belonging to Most Revered Alfred A. Schilert, C/O Holy Name High School, and along property belonging to Vertical Bridge AM II, LLC, North sixty-two degrees zero minutes twenty-four seconds East (N. $62^{\circ}00'24''$ E.), a distance of one thousand seven hundred thirty-two and sixty-one hundredths feet (1732.61') to a corner; thence along property belonging to Vertical Bridge AM II, LLC, North twenty-five degrees thirty-three minutes thirty-six seconds West (N. $25^{\circ}33'36''$ W.), a distance of four hundred forty-four and ninety-four hundredths feet (444.94') to a corner; thence along property belonging to Richard G. Kline, North fifty-eight degrees seven minutes twenty-four seconds East (N. $58^{\circ}07'24''$ E.), a distance of one hundred twenty-nine and ninety-three hundredths feet (129.93') to a corner; thence along property belonging to Pennsylvania Lines, LLC C/O Norfolk Southern Company the following five (5) courses and distances, viz: (1) by a non-tangent curve deflecting to the right having a radius of one thousand three hundred fifty-seven and sixty-nine hundredths feet (1357.69'), an arc length of six hundred eighty-seven and fifty-three hundredths feet (687.53'), a central angle of twenty-nine degrees zero minutes fifty-two seconds ($29^{\circ}00'52''$), and having a chord bearing and distance of South eighteen degrees fifty-six minutes thirty-six seconds East (S. $18^{\circ}56'36''$ E.), six hundred eighty and twenty-one hundredths feet (680.21') to a corner; (2) South four degrees twenty-three minutes six seconds East (S. $4^{\circ}23'06''$ E.), a distance of two hundred eighty-four and eleven hundredths feet (284.11') to a corner; (3) South seven degrees twenty-three minutes fifty-four seconds West (S. $7^{\circ}23'54''$ W.), a distance of one hundred fifty-eight and twenty-two hundredths feet (158.22') to a corner; (4) South forty-three degrees eighteen minutes forty-three seconds West (S. $43^{\circ}18'43''$ W.), a distance of seventy-one and eighty-one hundredths feet (71.81') to a corner; and (5) South fifteen degrees thirty minutes fifty-four seconds West (S. $15^{\circ}30'54''$ W.), a distance of three hundred thirty and ten hundredths feet (330.10') to a corner; thence along property belonging to Poindexter Properties, LLC, the following seven (7) courses and distances, viz: (1) South forty-seven degrees twenty-two minutes thirty-five seconds West (S. $47^{\circ}22'35''$ W.), a distance of one hundred sixty-seven and sixty-two hundredths feet (167.62') to a corner; South seventy-six degrees forty-six minutes forty-four seconds West (S. $76^{\circ}46'44''$ W.), a distance of fifty-five and eighty-seven hundredths feet (55.87') to a corner; (3) by a curve deflecting to the left having a radius of seven hundred sixty-one and twenty-five hundredths (761.25'), an arc length of two hundred forty-three and thirty-seven hundredths feet (243.37'), a central angle of eighteen degrees nineteen minutes two seconds ($18^{\circ}19'02''$), and having a chord bearing and distance of South sixty-seven degrees thirty-seven minutes thirteen minutes West (S. $67^{\circ}37'13''$ W.), two hundred forty-two and thirty-three hundredths feet (242.33') to a corner; (4) South fifty-eight degrees twenty-seven minutes forty-two seconds West (S. $58^{\circ}27'42''$ W.), a distance of three hundred forty-one and fifty-seven hundredths feet (341.57') to a corner; (5) South sixty-six degrees forty-five minutes fifty-seven seconds West (S. $66^{\circ}45'57''$ W.), a distance of ninety-two and thirty-eight hundredths feet (92.38') to a corner; (6) by a curve deflecting to the right having a radius of seventy-four and zero hundredths feet (74.00'), an arc length of twenty-five and sixty-one hundredths feet (25.61'). a central angle of nineteen degrees forty-nine minutes fifty-seconds ($19^{\circ}49'50''$), and having a chord bearing and distance South seventy-six degrees forty minutes fifty-two seconds West (S.

76°40'52" W.), twenty-five and forty-eight hundredths feet (25.48') to a corner; and (7) South eighty-six degrees thirty-five minutes forty-seven seconds West (S. 86°35'47" W.), a distance of thirty-six and ninety-five hundredths feet (36.95') to a corner in the eastern building line of East Wyomissing Boulevard; thence along the eastern building line of East Wyomissing Boulevard by a non-tangent curve deflecting to the left having a radius of eight hundred forty-eight and forty hundredths feet (848.40'), an arc length of sixty-nine and forty-five hundredths feet (69.45'), a central angle of four degrees forty one minutes twenty-six seconds (4°41'26"), and having a chord bearing and distance of North fourteen degrees eight minutes seven seconds West (N. 14°08'07" W.), sixty-nine and forty-three hundredths feet (69.43') to a corner; thence leaving the eastern building line of East Wyomissing Boulevard, by a non-tangent curve deflecting to the left having a radius of one hundred ninety and zero hundredths feet (190.00'), an arc length of one hundred thirteen and seventy-six hundredths feet (113.76'), a central angle of thirty-four degrees eighteen minutes eighteen seconds (34°18'18"), and having a chord bearing and distance of North forty degrees fifty-seven minutes fifty-three seconds West (N. 40°57'53" W.), one hundred twelve and seven hundredths feet (112.07') to a corner in East Wyomissing Boulevard; thence in East Wyomissing Boulevard South sixty-six degrees eleven minutes twenty-one seconds West (S. 66°11'21" W.), a distance of ten and zero hundredths feet (10.00') to a corner in the centerline of East Wyomissing Boulevard; Thence along the centerline of East Wyomissing Boulevard by a non-tangent curve deflecting to the left having a radius of seven hundred ninety-eight and forty hundredths feet (798.40'), an arc length of seven hundred eighty-six and sixteen hundredths feet (786.16'), a central angle of fifty-six degrees twenty-five minutes three seconds (56°25'03"), and having a chord bearing and distance of North fifty-two degrees one minute ten seconds West (N. 52°01'10" W.), seven hundred fifty-four and seventy-eight hundredths feet (754.78') to THE PLACE OF BEGINNING.

CONTAINING IN AREA twenty-nine and four hundred twenty-seven thousandths acres (29.427 Acres) of land.

BEING THE GREATER PORTION OF THE SAME PROPERTY which TMAP Realty, LLC by deed dated June 30, 2015 and recorded in Instrument No. 2015022134, Berks County Records at Reading, Pennsylvania, granted and conveyed unto TMAP Realty, LLC.