

Prepared by and when
recorded return to:

Tracy L. Steele, Esquire
Morgan, Lewis & Bockius LLP
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(215) 963-5355

Parcel Numbers: 58-00-04303-10-3 and 58-00-04297-00-1

SPECIAL WARRANTY DEED

from

588 ASSOCIATES, L.P.

to

AMERICAN BAPTIST CHURCHES IN THE U.S.A., as to a 35% undivided interest, THE
AMERICAN BAPTIST HOME MISSION SOCIETY, as to a 35% undivided interest, THE
MINISTERS AND MISSIONARIES BENEFIT BOARD OF THE AMERICAN BAPTIST
CHURCHES IN THE U.S.A., as to a 25% undivided interest, and AMERICAN BAPTIST
FOREIGN MISSION SOCIETY, as to a 5% undivided interest, each as tenants in common

Premises:
588-590 North Gulph Road
Township of Upper Merion
Montgomery County, Pennsylvania

I hereby certify that the address
of the above-named Grantee is:

On behalf of the Grantee

SPECIAL WARRANTY DEED

THIS INDENTURE is made this _____ day of _____, 2015, by and among 588 ASSOCIATES, L.P., a Pennsylvania limited partnership ("Grantor"), and AMERICAN BAPTIST CHURCHES IN THE U.S.A., as to a 35% undivided interest, THE AMERICAN BAPTIST HOME MISSION SOCIETY, as to a 35% undivided interest, THE MINISTERS AND MISSIONARIES BENEFIT BOARD OF THE AMERICAN BAPTIST CHURCHES IN THE U.S.A., as to a 25% undivided interest, and AMERICAN BAPTIST FOREIGN MISSION SOCIETY, as to a 5% undivided interest, each as tenants in common (collectively, "Grantee");

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00), lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the Grantee, its successors and assigns, the premises described as follows:

ALL THAT CERTAIN lot or parcel of land situate in Upper Merion Township, Montgomery County, Commonwealth of Pennsylvania, bounded and described as set forth in the legal description attached hereto as Exhibit "A" and incorporated herein by reference.

BEING the same premises which American Baptist Churches in the U.S.A., a New York not-for-profit corporation, by deed dated February 27, 2009 and recorded March 4, 2009 in Montgomery County in Deed Book 5723, Page 1053, conveyed unto 588 Associates, L.P.

UNDER AND SUBJECT to all covenants, conditions, restrictions, easements and rights of way and reservations of record, to the extent valid, subsisting and enforceable.

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

TO HAVE AND TO HOLD the said lot or parcel of land above described together with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the Grantee, its successors and assigns forever, UNDER AND SUBJECT as aforesaid.

AND the Grantor, for itself and its successors and assigns does covenant, promise and agree, to and with the Grantee, its successors and assigns, by these presents, that it, the Grantor and its successors and assigns, all and singular the buildings, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, against it, the Grantor and its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part

thereof, by, from or under it, them or any of them, shall and will, UNDER AND SUBJECT as aforesaid, WARRANT and forever DEFEND.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed by its duly authorized officers, under its seal, on the day and year first above written.

588 ASSOCIATES, L.P.,
a Pennsylvania limited partnership

By: 588 Associates, G.P., LLC, a Pennsylvania limited
liability company, its general partner

By: _____

Name:

Title:

STATE OF _____)

)

)

COUNTY OF _____)

On this ____ day of _____, 2015, before me, _____,
the undersigned officer, personally appeared _____, who
acknowledged himself to be the _____ of 588 Associates, G.P., LLC, the general
partner of 588 Associates, L.P., and that he as such, being authorized to do so, executed, the
foregoing instrument for the purposes therein contained by signing the name of the _____
by himself as _____.

WITNESS my hand and official seal.

Notary Public

My Commission expires:

EXHIBIT "A"

Legal Description of the Property

ALL THAT CERTAIN tract or parcel of ground situate in Upper Merion Township, Montgomery County, Pennsylvania described as follows to wit:

BEGINNING at a point on the easterly right of way line of L. R. 201 and being more particularly described in accordance with the Final Subdivision Plan Submittal prepared for American Baptist Churches/Prudential Development dated May 16, 1984, as revised July 17, 1984 and recorded in the Montgomery County Recorder of Deeds Office in Plan Book A-46, page 258, said point of beginning bears south 30°-51'-32" east 199.06 feet from a point of tangent on the easterly right of way line of L. R. 201; thence from said point of beginning north 50°-27'-19" east 158.75 feet to the beginning of a curve, curving to the right having a radius of 129.61 feet; thence southeasterly the arc distance of 233.68 feet along said curve to a point of a reverse curve, curving to the left, having a radius of 405.00 feet (through which a radial line bears north 63°-45'-33" east); thence southeasterly the arc distance of 987.10 feet along said curve to a point of tangent; thence north 14°-06'-47" east 53.02 feet to the beginning of a curve, curving to the right, having a radius of 70.00 feet; thence northeasterly along said curve the arc distance of 48.93 feet to a point of tangent; thence north 54°-09'-58" east 121.63 feet to the beginning of a non-tangent curve, curving to the left, having a radius of 535.00 feet to which point of beginning a radial line bears south 83°-10'-42" west; thence northwesterly along said curve the arc distance of 1,149.49 feet to the beginning of a non-tangent curve, curving to the right, having a radius of 267.15 feet to which point of beginning a radial line bears north 30°-18'-46" east; thence northwesterly along said curve the arc distance of 235.44 feet to a point of tangent; thence north 9°-11'-36" west 83.49 feet to the southerly right of way line of First Avenue; thence continuing north 9°-11'-36" west 30.28 feet to the centerline of First Avenue; thence south 88°-36'-19" west 52.92 feet to a point; thence north 1°-21'-47" west 30.00 feet to a point; thence south 88°-38'-13" west 565.03 feet to the beginning of a curve, curving to the left, having a radius of 268.73 feet; thence along said curve the arc distance of 139.56 feet to a point of tangent; thence south 58°-52'-53" west 23.50 feet to a point of curve, curving to the right, having a radius of 40.00 feet and the arc distance of 62.83 feet, said curve having a chord bearing of north 76°-07'-07" west and a chord length of 56.55 feet to the intersection of a radial line; thence along said radial line south 58°-52'-53" west 16.50 feet to a point; thence south 31°-07'-07" east 217.39 feet to a point, an angle in same; thence south 31°-15'-17" east 393.06 feet to a point, an angle in same; thence south 31°-42'-47" east 392.14 feet to a point, an angle in same; thence

south $31^{\circ}-04'-27''$ east 128.90 feet to a point; thence crossing L. R. 201 north $50^{\circ}-27'-19''$ east 74.34 feet to the easterly right of way line of L. R. 201 and the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN PIECE OR PARCEL OF GROUND SITUATE IN UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, PREVIOUSLY CONVEYED TO HARDIE SCOTT AND JEAN BROWNE SCOTT DARBY.

BEGINNING at a point formed by the intersection of the relocated centerline of First Avenue (60 feet wide) with a line in the bed of relocated L. R. 201; thence extending from said point of beginning south $75^{\circ}-02'-37''$ west along the relocated centerline of First Avenue 75.38 feet to a point on the northeasterly right of way line of L. R. 1046; thence extending northwestwardly along the easterly right of way line of L. R. 1046 on the arc of a circle, curving to the right, having a radius of 2,170.01 feet the arc distance of 120.70 feet to a point; thence extending north $88^{\circ}-38'-13''$ east crossing the bed of relocated L. R. 201 the distance of 574.55 feet to a concrete stone on the northerly relocated line of First Avenue (60 feet wide); thence extending south $01^{\circ}-21'-47''$ east through the bed of relocated First Avenue 30.00 feet to a point in the relocated First Avenue aforesaid; thence extending along the bed of First Avenue (60 feet wide) the two following courses and distances: (1) westwardly and southwestwardly on the arc of a circle, curving to the left, having a radius of 1,432.69 feet the arc distance of 286.51 feet to a point of tangent and (2) south $75^{\circ}-02'-37''$ west 199.02 feet to the first mentioned point of intersection and place of beginning.

TAX PARCEL ID/PARCEL NOS. 58-00-04303-10-3 AND 58-00-04297-00-1.