

When recorded, return to:
Jonathan H. Spergel, Esquire
Manko, Gold, Katcher & Fox LLP
Three Bala Plaza East, Suite 700
Bala Cynwyd, PA 19004

The Philadelphia County Parcel Identification No. of the Property is: 884000055, 884000056, 884000080

GRANTOR: BP Bridesburg LLC

PROPERTY ADDRESS: 4501 Richmond Street, Philadelphia PA 19137

ENVIRONMENTAL COVENANT

This document is an Environmental Covenant executed pursuant to the Pennsylvania Uniform Environmental Covenants Act, Act No. 68 of 2007, 27 Pa. C.S. §§ 6501 – 6517 (“UECA”). This Environmental Covenant subjects the Property identified in Paragraph 1, below, to the activity and/or use limitations in this document. As indicated later in this document, this Environmental Covenant has been approved by the Pennsylvania Department of Environmental Protection (“PADEP” or the “Department”).

1. **Property affected.** The property affected by this Environmental Covenant is located in Philadelphia, Philadelphia County, and is referred to herein as the “Property.”

The latitude and longitude of the center of the Property affected by this Environmental Covenant is: Latitude: 39.9954265 Longitude: -75.0685788

The Property has been known by the following name(s): Former Philadelphia Coke Plant

The PADEP Land Recycling Program Identification Number is: 831308; the EPA Identification Number is PAD000427906.

A legal description of the Property is attached to this Environmental Covenant as Exhibit A.

A map of the Property is attached to this Environmental Covenant as Exhibit B.

A figure showing areas of the Property that are subject to the activity and use limitations described in Paragraph 4 is attached to this Environmental Covenant as Exhibit C (Exhibit C1 – Institutional Controls; Exhibit C2 – Engineering Controls); and Exhibit C3 – Restricted Area.

2. **Property Owner / GRANTOR / GRANTEE/HOLDER.** BP Bridesburg LLC is the Owner of the Property and the GRANTOR and GRANTEE and HOLDER (as defined in 27

Pa.C.S. § 6501) of this Environmental Covenant. The mailing address of the Owner/Grantor/Grantee is One Gatehall Drive Suite 201, Parsippany, NJ 07054.

3. **Description of Contamination & Remedy.** The Property was originally developed in the mid-1920s to provide manufactured gas to the City of Philadelphia. Operations at the Property from January 1929 to May 1982 focused on the production of metallurgical coke by the Philadelphia Coke Co., Inc. ("PCC"). Principal processes included coal and coke storage, coke production, tar storage, by-product operations, and iron oxide storage.

Various investigations and cleanup activities were performed at the Property from the mid-1980s through 2001 in conjunction with closure activities under the federal Resource Conservation and Recovery Act (RCRA) program. Extensive soil remediation was performed as part of the RCRA closure with nearly 39,000 tons of soil transported off-site for treatment/disposal. No outstanding closure responsibilities associated with the RCRA Corrective Action remain. EPA issued a Statement of Basis for the Property on August 10, 2023 and a Final Decision on September 19, 2023 that outlines a cleanup approach consistent with that contained in the Remedial Investigation Report and Cleanup Plan ("RIR/CP") prepared by Arcadis U.S., Inc. ("Arcadis"), dated May 2022, and submitted to PADEP pursuant to the Land Recycling and Environmental Remediation Standards Act, 35 P.S. §6026.101 et seq. ("Act 2"). The RIR/CP was approved by PADEP by letter dated September 20, 2022.

The RIR/CP documented remedial investigation activities performed at the Property from 2003 to 2006 and 2018 to 2019. These investigations identified the presence of several polycyclic aromatic hydrocarbons ("PAHs") and lead in surface soil at various locations throughout the Property at concentrations typical of urban/historic fill and, at select locations, at concentrations exceeding non-residential direct contact medium specific concentrations ("MSCs") established pursuant to Act 2. Subsurface soil at the Property was found to contain a small subset of semi-volatile organic compounds ("SVOCs"), consisting of 1,1-biphenyl, 2-methylnaphthalene, and naphthalene, at concentrations exceeding Act 2 non-residential direct contact MSCs. Additionally, select volatile organic compounds ("VOCs"), SVOCs, and inorganics were detected in soil at the Property at concentrations greater than applicable Act 2 non-residential soil-to-groundwater MSCs, and in isolated areas of shallow groundwater at concentrations greater than applicable MSCs. The investigations documented in the RIR/CP also identified the potential for vapor intrusion in future Property buildings without mitigation measures.

Polychlorinated biphenyls ("PCBs") were also previously identified in soils within a portion of the Property, referred to as the Historical Tar Plains/Fill Area. PCC previously submitted a notification and certification to the United States Environmental Protection Agency Region III ("EPA") pursuant to the Self-implementing on-site cleanup and disposal of PCB remediation waste regulation, 40 C.F.R. § 761.61(a) (the "SIP"), promulgated pursuant to the federal Toxic Substances Control Act ("TSCA"). In its notification, PCC proposed the following PCB cleanup plan for PCB impacted soils in the Historic Tar Plains/Fill Area: on-site disposal and capping of the soils with PCB concentrations of greater than 1 ppm and less than or equal to

10 ppm in the Historical Tar Plains/Fill Area; capping half of the PCB-containing soils with a 6 inch asphalt cap in compliance with 40 CFR § 761.61(a)(7); and capping the other half of the PCB-containing soils with an alternate soil cap consisting of 24 inches of compacted soils and a geotextile membrane; and the recording of deed restriction in compliance with 40 CFR § 761.61(a)(8) noting the existence and required maintenance of the caps. The SIP was approved by EPA by letter dated January 5, 2022.

The Final Report was prepared by Arcadis dated September 2024, and revised December 2024 and February 3, 2025. The Final Report was approved by PADEP by letter dated April 15, 2025. The Final Report demonstrated attainment with Act 2 Site-Specific Standards for both soil and groundwater at the Property through pathway elimination, utilizing engineering and institutional controls. Engineering controls were implemented as part of the redevelopment of the Property into a logistics warehousing center completed in July 2024, and consist of: the installation of caps (as described in Paragraph 4.f. below) overlaying soil areas of potential direct contact exposure, and the installation of vapor mitigation systems for occupied structures constructed at the Property. The institutional controls, consisting of activity and use limitations, are documented in Paragraph 4 of this Environmental Covenant. The Final Report also documents the PCB remediation conducted at the Property in accordance with the EPA-approved SIP, and a .

The RIR/CP, Final Report and other reports and information regarding the environmental condition of the Property are located in the PADEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401. In addition, information relating to RCRA Corrective Action activities, as well as the PCB SIP and other related reports and information are available on file with and may be viewed at EPA, Region III, Land Chemicals and Redevelopment Division, 1650 Arch Street, Philadelphia, PA 19103.

4. **Activity & Use Limitations.** The Property is subject to the following activity and use limitations, with which the then current owner of the Property, and its tenants, agents, employees and other persons under its control, shall comply, unless terminated or modified in accordance with Paragraph 9 below:

- a) The Property shall not be used for any residential purpose.
- b) The groundwater beneath the Property shall not be used for any purpose.
- c) Subsurface structures, such as basements, shall not be constructed on the Property.
- d) Enclosed structures recently constructed at the Property were constructed with vapor barriers. The building slabs of these structures, and the underlying vapor barriers, shall be maintained to prevent punctures or openings in the slabs or vapor barrier, other than utility openings that are sealed with rubber gaskets, foams, or other appropriate mechanisms to prevent sub-slab air from migrating into the buildings.

- e) If new occupied enclosed structures are constructed at the Property, such structures shall also be constructed with appropriate vapor barriers or other vapor mitigation measures unless the results of a vapor intrusion risk assessment and/or additional soil gas characterization demonstrate that vapor mitigation measures may be eliminated in certain areas. The building slabs of these structures, and the underlying vapor barriers, shall be maintained to prevent punctures or openings in the slabs or vapor barrier, other than utility openings that are sealed with rubber gaskets, foams, or other appropriate mechanisms, to prevent sub-slab air from migrating into the buildings.
- f) A cover system ("Cover") is in place throughout the Property, consisting of a combination of a minimum of two feet of clean soil, concrete, recycled concrete aggregate, a geotextile membrane in the PCB area, asphalt paving and building structures, and shall be maintained and inspected at least annually in accordance with the Post Remediation Care Plan contained in the Final Report (the "PRCP"). Copies of inspection and maintenance records shall be provided to PADEP upon request. Where the Cover consists of clean soil (e.g. not an impermeable cap), a vegetative cover shall be maintained. The Cover may be temporarily disturbed to perform construction or utility installation/repair activities provided that access to the area of Cover disturbance is limited during such activities, and the Cover is repaired or replaced with similar materials immediately following the completion of such activities (Note: refer to separate PCB environmental covenant was recorded on title to the Property in the Philadelphia County Recorder of Deeds on March 19, 2025, Document No. 54403562 which identifies additional EPA notification requirements for cap disturbances). In addition, any excavation activities into and below the Cover shall comply with the Soil Management Plan attached to the PRCP, as well as with the other excavation and dust control requirements documented in the PRCP.

5. **Notice of Limitations in Future Conveyances.** Unless and until this Environmental Covenant terminates, each "instrument," as that term is defined in 25 Pa. Code § 253.1, hereafter conveying any interest in the Property subject to this Environmental Covenant shall contain a notice of the activity and use limitations set forth in this Environmental Covenant and shall provide the recorded location of this Environmental Covenant.

6. **Compliance Reporting.** After written request by the Department, following the Department's approval of this Environmental Covenant, the then current owner of the Property shall submit, to the Department and the EPA, written documentation presenting the results of compliance inspections described in the PRCP, along with a written statement of whether or not there is compliance at the Property with the activity and use limitations set forth in Paragraph 4 of this Environmental Covenant. In addition, within one month after any of the following events, the then current owner of the Property shall submit to the Department and the EPA written notification of (i) the identification of any noncompliance with the activity and use limitations set forth in Paragraph 4 of this Environmental Covenant; (ii) the transfer of the Property, (iii) changes in use of the Property, or (iv) the filing of an application for a permit for any building or

site work at the Property, if the building or site work will affect the contamination on the Property subject to this Environmental Covenant.

7. **Access by the Department and EPA.** In addition to any rights already possessed by the Department and by the EPA, this Environmental Covenant grants to the Department and EPA a right of reasonable access of the Property in connection with implementation or enforcement of this Environmental Covenant.

8. **Recording & Proof & Notification.** Within 90 days after the date of the Department's approval and execution of this Environmental Covenant, the Grantor shall file this Environmental Covenant with the Philadelphia County Recorder of Deeds, and send a file-stamped copy of this Environmental Covenant to the Department or upload a file-stamped copy of this Environmental Covenant to the Environmental Cleanup and Brownfields Program through the Department's Public Uploads records system at the following website: <https://www.dep.pa.gov/DataandTools/Pages/Application-Form-Upload.aspx>, and send a copy to the EPA, the City of Philadelphia; each person holding a recorded interest in the Property; and each person in possession of the Property.

9. **Termination or Modification.**

(a) Except as otherwise provided herein, this Environmental Covenant may only be terminated or modified in accordance with Section 9 or 10 of UECA, 27 Pa. C.S. §§ 6509 or 6510, or in accordance with this Paragraph 9.

(b) This Environmental Covenant may be amended or terminated as to any portion of the Property that is acquired for use as state highway right-of-way by the Commonwealth of Pennsylvania provided that: (1) the Department waives the requirements for an environmental covenant and for conversion pursuant to 27 Pa. C.S. § 6517 to the same extent that this Environmental Covenant is amended or terminated; (2) the Department determines that termination or modification of this Environmental Covenant will not adversely affect human health or the environment; and (3) the Department provides 30-days advance written notice to the current property owner, each Holder listed in Paragraph 2 of this Environmental Covenant, and, as practicable, each person that originally signed the Environmental Covenant or successors in interest to such persons.

(c) This Environmental Covenant shall terminate upon attainment, in accordance with 35 P.S. §§ 6026.101 – 6026.908, with one or a combination of unrestricted use remediation standards for the above-described contamination at the Property. The Department must approve, in writing, such attainment of one or a combination of unrestricted use remediation standards. The termination of the Environmental Covenant shall be recorded pursuant to Paragraph 8 above.

(d) In accordance with 27 Pa. C.S. § 6510(a)(3)(i), Grantor hereby waives the right to consent to any amendment or termination of the Environmental Covenant by consent; it being intended that any amendment to or termination of this Environmental Covenant by consent in

accordance with this Paragraph requires only the following signatures on the instrument amending or terminating this Environmental Covenant: (i) the Holder at the time of such amendment or termination; (ii) the current owner of the Property at the time of such amendment or termination and (iii) the Department. To the extent Grantor is also the Holder or current property owner at the time of such amendment or termination, the right to consent to any amendment or termination of the Environmental Covenant is retained as the Holder or current property owner.

10. EPA Requirements

(a) Notification. The then current owner shall provide the EPA written notice of:

- (1) the pendency of any proceeding that could lead to a foreclosure as referred to in 27 Pa. C.S. § 6509(a)(4), within seven calendar days of the owner's receiving notice of the pendency of such proceeding;
- (2) any judicial action referred to in 27 Pa. C.S. § 6509(a)(5), within seven calendar days of the owner's receiving notice of such judicial action;
- (3) any judicial action referred to in 27 Pa. C.S. § 6509(b), within seven calendar days of the owner's receiving notice of such judicial action; and
- (4) termination or amendment of this Environmental Covenant pursuant to 27 Pa. C.S. § 6510, within seven calendar days of the owner's becoming aware of such termination or amendment.

(b) Enforcement. A civil action for injunctive or other equitable relief for violating this Environmental Covenant may be maintained by the EPA.

11. **Department's and the EPA's address.** Communications with the Department and the EPA regarding this Environmental Covenant shall be sent to: Environmental Cleanup and Brownfields Program Manager, Department of Environmental Protection, Southeast Regional Office, 2 East Main Street, Norristown, Pennsylvania 19401 and the EPA Project Manager at Region III, Land Chemicals and Redevelopment Division, 1650 Arch Street, Philadelphia, PA 19103, as well as the Region 3 RCRA Corrective Action digital repository for institutional control and reporting documents. The documents shall reference the RCRA Facility name and RCRA ID Number. The documents shall be submitted to:
R3_RCRAPOSTREM@epa.gov

12. **Severability.** The Paragraphs of this Environmental Covenant shall be severable and should any part hereof be declared invalid or unenforceable, the remainder shall continue in full force and effect between the parties.

ACKNOWLEDGMENTS by Grantor/Grantee/Owner:

Date: 8/27/2025

BP Bridesburg LLC

By: [Signature]

Name: Nick Siegel

Title: Vice President

COUNTY OF

Cook

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) SS:

On this 27th day of August, 2025, before me, the undersigned officer, personally appeared Nick Siegel, who acknowledged himself/herself to be the person authorized to act on behalf of Owner/Grantor/Grantee BP Bridesburg LLC, and acknowledged that s/he executed same for the purposes therein contained.

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

[Signature]
Notary Public



CONSENT OF LENDER

Grantor is the maker of a note dated December 1, 2022 secured by an Open-End Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated December 1, 2022 from the Grantor to APFC Philadelphia Senior Loan Investor, LLC, a Delaware limited liability company ("Lender"), recorded in the Clerk's office as Document No. 54130884, for the benefit of Lender (the "Mortgage"). Lender joins herein for the sole purpose of consenting to the Grantor's execution hereof.

ACKNOWLEDGMENTS by Lender:

APFC PHILADELPHIA SENIOR LOAN INVESTOR, LLC,
A Delaware limited liability company

Date: 8/13/2025

By: 
Name: Gregory Leadholm
Title: Executive Vice-President

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

On this 13th day of August, 2025, before me, a Notary Public for the State aforesaid, personally appeared Gregory Leadholm known to me or properly identified to be the person who signed the foregoing instrument as Executive Vice-President of APFC PHILADELPHIA SENIOR LOAN INVESTOR, LLC, who, being by me first duly sworn, acknowledged to me that they executed the foregoing instrument on behalf of said company, as their and its free and voluntary act and deed for the purpose set forth therein.


Notary Public

My Commission Expires: 3/29/2026



Date: 9/11/2025

APPROVED, by Commonwealth of Pennsylvania,
Department of Environmental Protection
By: [Signature]
Name: C. David Brown
Title: Environmental Program Manager
Environmental Cleanup & Brownfields
Pennsylvania Department of Environmental Protection
Southeast Regional Office

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF MONTGOMERY) SS:

On this 11th day of SEPTEMBER, 2025, before me, the undersigned officer, personally appeared C. David Brown, who acknowledged himself to be the Environmental Program Manager of the Commonwealth of Pennsylvania, Department of Environmental Protection, Southeast Regional Office, Environmental Cleanup & Brownfields Program, whose name is subscribed to this Environmental Covenant, and acknowledged that s/he executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

[Signature]
Notary Public

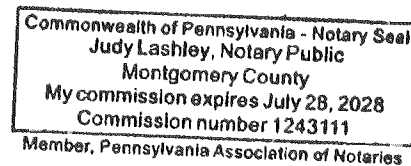


EXHIBIT A

Description of the Property

EXHIBIT A – DESCRIPTION OF THE PROPERTY**LEGAL DESCRIPTIONS:****PARCEL A**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE 45TH WARD OF THE CITY OF PHILADELPHIA AND DESCRIBED ACCORDING TO A SUBDIVISION PLAN PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED MAY 19, 2021, REVISED AUGUST 11, 2021 TO WIT:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BUCKIUS STREET (60 FOOT WIDE RIGHT-OF-WAY, LEGALLY OPEN, ON CITY PLAN) AT ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RICHMOND STREET (F.K.A. POINT ROAD, 60 FOOT WIDE RIGHT-OF-WAY, LEGALLY OPEN, ON CITY PLAN) AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF BUCKIUS STREET, SOUTH 27 DEGREES - 58 MINUTES - 12 SECONDS EAST, A DISTANCE OF 646.071 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GARDEN STREET (40 FOOT WIDE RIGHT-OF-WAY, LEGALLY OPEN, ON CITY PLAN);
2. THENCE EXTENDING, SOUTH 57 DEGREES - 35 MINUTES - 37 SECONDS WEST, A DISTANCE OF 610.063 FEET TO A POINT;
3. THENCE EXTENDING, NORTH 27 DEGREES - 49 MINUTES - 08 SECONDS WEST, A DISTANCE OF 179.478 FEET TO A POINT;
4. NORTH 57 DEGREES - 35 MINUTES - 37 SECONDS EAST, A DISTANCE OF 19.490 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LEFEVRE STREET (60 FOOT WIDE RIGHT-OF-WAY, LEGALLY OPEN, ON CITY PLAN), THENCE;
5. ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LEFEVRE STREET, NORTH 27 DEGREES - 47 MINUTES 28 SECONDS WEST, A DISTANCE OF 472.708 FEET TO A POINT ON THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF RICHMOND STREET;
6. ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RICHMOND STREET, NORTH 58 DEGREES - 10 MINUTES - 21 SECONDS, A DISTANCE OF 588.187 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 385,041.4 SQUARE FEET OR 8.0 ACRES;

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "SUBDIVISION PLAN, BP BRIDESBURG, LLC, 4501 RICHMOND STREET, MAP 80N20, PARCEL 306, MAP 81N20, PARCEL 4, CITY & COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA", PREPARED BY CONTROL POINT ASSOCIATES, FILE 02-200079-00, DATED 05/19/2021, LAST REVISED 08/11/2021.

PARCEL B

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE 45TH WARD OF THE CITY OF PHILADELPHIA AND DESCRIBED ACCORDING TO A SUBDIVISION PLAN PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED MAY 19, 2021 TO WIT;

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BUCKIUS STREET (60 FOOT WIDE RIGHT-OF-WAY, LEGALLY OPEN, ON CITY PLAN), SAID POINT BEING DISTANT 646.071 FEET ON A COURSE OF SOUTH 27 DEGREES - 58 MINUTES - 12 SECONDS EAST, FROM ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RICHMOND STREET (F.K.A.

POINT ROAD, 60 FOOT WIDE RIGHT-OF-WAY, LEGALLY OPEN, ON CITY PLAN) AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF BUCKIUS STREET, SOUTH 27 DEGREES - 58 MINUTES - 12 SECONDS EAST, A DISTANCE OF 1,341.348 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PHILADELPHIA BELT LINE RAILROAD, THENCE;
2. ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF PHILADELPHIA BELT LINE RAILROAD, SOUTH 25 DEGREES - 35 MINUTES - 08 SECONDS WEST, A DISTANCE OF 179.002 FEET TO A POINT OF CURVATURE;
3. THENCE EXTENDING, ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 1,449.167 FEET, AN ARC LENGTH OF 503.489 FEET, A CENTRAL ANGLE OF 19 DEGREES - 54 MINUTES - 23 SECONDS, A CHORD BEARING SOUTH 35 DEGREES - 32 MINUTES - 35 SECONDS WEST AND A CHORD DISTANCE OF 500.961 FEET TO A POINT;
4. THENCE EXTENDING, NORTH 27 DEGREES - 49 MINUTES - 08 SECONDS WEST, A DISTANCE OF 211.401 FEET TO A POINT OF CURVATURE;
5. THENCE EXTENDING, ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 20.000 FEET, AN ARC LENGTH OF 43.093 FEET, A CENTRAL ANGLE OF 123 DEGREES - 27 MINUTES - 08 SECONDS, A CHORD BEARING SOUTH 89 DEGREES - 32 MINUTES - 42 SECONDS WEST AND A CHORD DISTANCE OF 35.228 FEET TO A POINT OF TANGENCY;
6. THENCE EXTENDING, SOUTH 28 DEGREES - 43 MINUTES - 44 SECONDS WEST, A DISTANCE OF 433.020 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PHILADELPHIA BELT LINE RAILROAD, THENCE;
7. THENCE EXTENDING, SOUTH 57 DEGREES - 35 MINUTES - 37 SECONDS WEST, A DISTANCE OF 263.426 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORTHODOX STREET (F.K.A. CAYUGA STREET, 60 FOOT WIDE RIGHT-OF-WAY, LEGALLY OPEN, ON CITY PLAN), THENCE;
8. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ORTHODOX STREET, NORTH 32 DEGREES - 24 MINUTES - 23 SECONDS WEST, A DISTANCE OF 1,701.000 FEET TO A POINT;
9. THENCE EXTENDING, NORTH 57 DEGREES - 35 MINUTES - 37 SECONDS EAST, A DISTANCE OF 773.446 FEET TO A POINT;
10. THENCE EXTENDING, SOUTH 27 DEGREES - 49 MINUTES - 08 SECONDS EAST, A DISTANCE OF 101.734 FEET TO A POINT;
11. THENCE EXTENDING, NORTH 57 DEGREES - 35 MINUTES - 37 SECONDS EAST, A DISTANCE OF 610.063 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 2,077,746.0 SQUARE FEET OR 47.69848 ACRES

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "SUBDIVISION PLAN, BP BRIDESBURG, LLC, 4501 RICHMOND STREET, MAP 80N20, PARCEL 306, MAP 81N20, PARCEL 4, CITY & COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA", PREPARED BY CONTROL POINT ASSOCIATES, FILE 02-200079-00, DATED 05/19/2021, LAST REVISED 08/11/2021.

PARCEL C

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE 45TH WARD OF THE CITY OF PHILADELPHIA AND DESCRIBED ACCORDING TO A SUBDIVISION PLAN PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED MAY 19, 2021 TO WIT:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BUCKIUS STREET (60 FOOT WIDE RIGHT-OF-WAY, NOT LEGALLY OPEN, ON CITY PLAN), SAID POINT BEING DISTANT 1,987.419 FEET ON A COURSE OF SOUTH 27 DEGREES - 58 MINUTES - 12 SECONDS EAST, FROM INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RICHMOND STREET (F.K.A. POINT ROAD, 60 FOOT WIDE RIGHT-OF-WAY, LEGALLY OPEN, ON CITY PLAN) AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF BUCKIUS STREET (ON CITY PLAN), SOUTH 27 DEGREES - 58 MINUTES - 12 SECONDS EAST, A DISTANCE OF 556.925 FEET TO A POINT ON THE BULKHEAD LINE OF THE DELAWARE RIVER, APPROVED BY WAR DEPARTMENT SEPTEMBER 10, 1940, THENCE; ALONG THE SAID BULKHEAD OF THE DELAWARE RIVER THE FOLLOWING TWO (2) COURSES AND DISTANCES:
2. SOUTH 19 DEGREES - 45 MINUTES - 10 SECONDS WEST, A DISTANCE OF 665.750 FEET TO A POINT;
3. THENCE EXTENDING, SOUTH 42 DEGREES - 25 MINUTES - 48 SECONDS WEST, A DISTANCE OF 129.354 FEET TO A POINT;
4. THENCE EXTENDING, NORTH 27 DEGREES - 49 MINUTES - 08 SECONDS WEST, A DISTANCE OF 924.956 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF KENSINGTON & TACONY RAILROAD, THENCE;
5. ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF KENSINGTON & TACONY RAILROAD, SOUTH 28 DEGREES - 43 MINUTES - 44 SECONDS WEST, A DISTANCE OF 438.167 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PHILADELPHIA BELT LINE RAILROAD, THENCE;
6. ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF PHILADELPHIA BELT LINE RAILROAD, SOUTH 57 DEGREES - 35 MINUTES - 37 SECONDS WEST, A DISTANCE OF 268.573 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ORTHODOX STREET (F.K.A. CAYUGA STREET, 60 FOOT WIDE RIGHT-OF-WAY, LEGALLY OPEN, ON CITY PLAN), THENCE;
7. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ORTHODOX STREET, NORTH 32 DEGREES - 24 MINUTES - 23 SECONDS WEST, A DISTANCE OF 20.000 FEET TO A POINT;
8. THENCE EXTENDING, NORTH 57 DEGREES - 35 MINUTES - 37 SECONDS EAST, A DISTANCE OF 263.426 FEET TO A POINT;
9. THENCE EXTENDING, NORTH 28 DEGREES - 43 MINUTES - 44 SECONDS EAST, A DISTANCE OF 433.020 FEET TO A POINT OF CURVATURE;
10. THENCE EXTENDING, ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 20.000 FEET, AN ARC LENGTH OF 43.093 FEET, A CENTRAL ANGLE OF 123 DEGREES - 27 MINUTES - 08 SECONDS, A CHORD BEARING NORTH 89 DEGREES - 32 MINUTES - 42 SECONDS EAST AND A CHORD DISTANCE OF 35.228 FEET TO A POINT OF TANGENCY;
11. THENCE EXTENDING, SOUTH 27 DEGREES - 49 MINUTES - 08 SECONDS EAST, A DISTANCE OF 211.401 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PHILADELPHIA BELT LINE RAILROAD, THENCE;

12. ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF PHILADELPHIA BELT LINE RAILROAD; ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 1,449.167 FEET, AN ARC LENGTH OF 503.489 FEET, A CENTRAL ANGLE OF 19 DEGREES - 54 MINUTES - 23 SECONDS, A CHORD BEARING NORTH 35 DEGREES - 32 MINUTES - 35 SECONDS EAST AND A CHORD DISTANCE OF 500.961 FEET TO A POINT, THENCE;

13. ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF PHILADELPHIA BELT LINE RAILROAD, NORTH 25 DEGREES - 35 MINUTES - 08 SECONDS EAST, A DISTANCE OF 179.002 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 405,872.9 SQUARE FEET OR 9.31753 ACRES

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "SUBDIVISION PLAN, BP BRIDESBURG, LLC, 4501 RICHMOND STREET, MAP 80N20, PARCEL 306, MAP 81N20, PARCEL 4, CITY & COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA", PREPARED BY CONTROL POINT ASSOCIATES, FILE 02-200079-00, DATED 05/19/2021, LAST REVISED 08/11/2021.

BEING 4501 RICHMOND STREET, PHILADELPHIA, PENNSYLVANIA 19137

BEING OPA NOS. 88-4000055, 88-4000056, 88-5000080

BEING THE SAME PREMISES WHICH BP BRIDESBURG LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED OF SUBDIVISION DATED JULY 12, 2022 AND RECORDED JULY 18, 2022 IN PHILADELPHIA COUNTY AT DOCUMENT NO. 54071796, GRANTED AND CONVEYED UNTO BP BRIDESBURG LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN FEE.

EXHIBIT B

Map and Plans of the Property

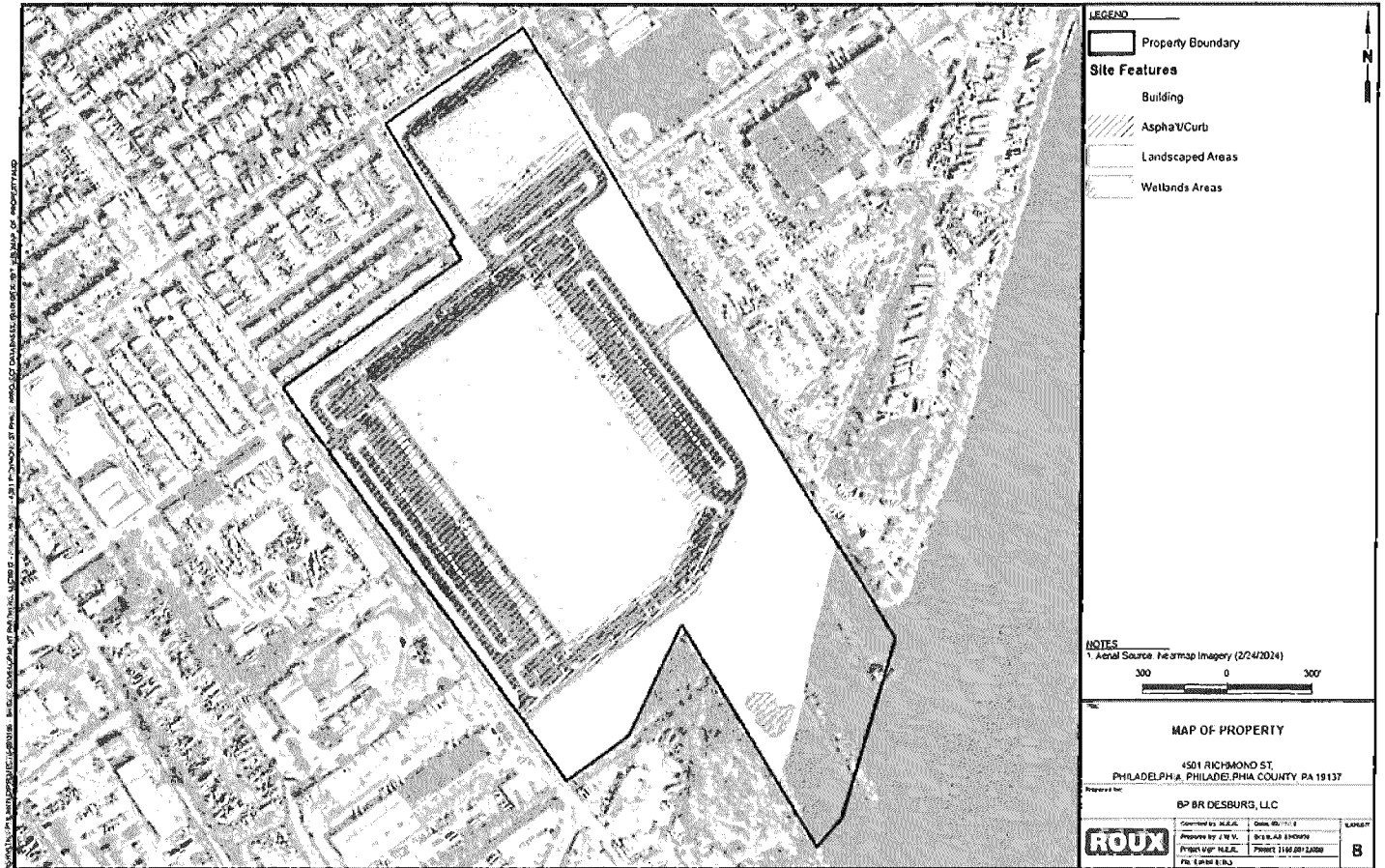


EXHIBIT C

Activity and Use Limitations



