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Michael E. Kozikowski  
New Castle Recorder DEE

Parcel Nos.: 06-153.00-006 and  
06-153.00-003

Prepared by and Return to:  
Donald Nelson Isken, Esquire  
Morris, Nichols, Arsht & Tunnell LLP  
P. O. Box 1347  
Wilmington, DE 19899-1347

## **DEED**

**THIS DEED**, made as of the 27<sup>th</sup> day of February, in the year Two Thousand and Seventeen (2017),

**BETWEEN: THE CHEMOURS COMPANY FC, LLC, a Delaware limited liability company**, whose address is 1007 N. Market Street, Wilmington, Delaware 19899, party of the first part,

**AND**

**DIAMOND STATE PORT CORPORATION, a Delaware corporation created in the Department of State of the State of Delaware**, whose address is 1 Hausel Road, Wilmington, Delaware 19801, party of the second part,

**WITNESSETH**, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants and conveys unto the said party of the second part, its successors and assigns, in fee:

**ALL THOSE CERTAIN** tracts, pieces or parcels of land, with the improvements erected thereon, if any, described and identified on Exhibit "A" attached hereto and made a part hereof.

**TOGETHER** with all and singular the property, buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, riparian grants and rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, rights, title, interest, property, claim and demand whatsoever of it, the said party of the first part, as well at law as in equity or otherwise, howsoever, of, in, and to the same and every part thereof.

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THE SAID PARTY OF THE FIRST PART FURTHER hereby releases and quitclaims unto the said party of the second part, its successors and assigns, all right, title and interest of said party of the first part in and to, all that certain tract, piece or parcel of land, with the improvements erected thereon, if any, described and identified on Exhibit "B" attached hereto and made a part hereof (the "Quitclaim Property"). Party of the first part, by itself and its successors and assigns, hereby disclaims all covenants, representations and warranties however arising, whether express, implied, statutory or otherwise and party of the second part accepts the Quitclaim Property without any covenants, representation or warranty by party of the first part.

Notwithstanding any provision herein to the contrary, party of the first part makes no warranties of any nature or kind, whether statutory, express, implied or otherwise, with respect to the physical or environmental condition of the Quitclaim Property and party of the second part, by acceptance of this Deed, accepts the Quitclaim Property "AS IS" and "WITH ALL FAULTS," without any representation or warranty by party of the first part.

AS TO TAX PARCEL NO. 06-153.00-006, a consolidated legal description prepared by Landmark Science & Engineering, dated as of December 23, 2016, incorporating both the tract, piece or parcel of land described on Exhibit "A" for Tax Parcel Number 06-153.00-006 and the tract, piece or parcel of land described on Exhibit "B", is attached hereto as Exhibit "C".

THIS DEED IS SUBJECT TO the qualifications, reservations, and other matters set forth on Exhibit "D", attached hereto and made a part hereof.

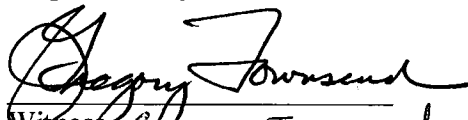
**BEING** part of the same lands and premises which E. I. du Pont de Nemours and Company, by Corrective Deed dated January 31, 2017, and recorded on February 8, 2017, in the Office of the Recorder of Deeds in and for New Castle County, Delaware, as Instrument Number 20170208-0007225, did grant and convey unto The Chemours Company FC, LLC, in fee.

**GRANTEE'S ADDRESS:**


Diamond State Port Corporation  
c/o Executive Director  
1 Hausel Road  
Wilmington, Delaware 19801

IN WITNESS WHEREOF, the said party of the first part has caused this Indenture to be executed, delivered and sealed by its duly authorized agent as of the day, month and year aforesaid.

*Signed, Sealed and Delivered in  
the presence of:*

  
Witness: Gregory Townsend

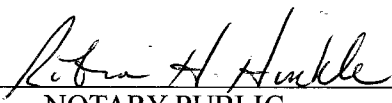
THE CHEMOURS COMPANY FC, LLC

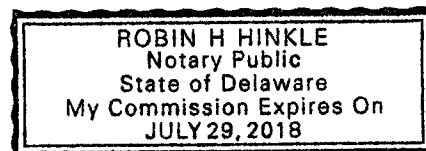
By:   
Name: Sheryl A. Telford  
Title: Director, Environmental, Health,  
Safety and Remediation

STATE OF DELAWARE                    )  
  )SS.  
COUNTY OF NEW CASTLE            )

BE IT REMEMBERED, That on this 23<sup>rd</sup> day of February, 2017, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Sheryl A. Telford, the Director of Environmental, Health, Safety and Remediation of The Chemours Company FC, LLC, party to this Indenture, personally known to me to be such, and has acknowledged this Indenture to be her act and deed on behalf of the company.

GIVEN under my Hand and Seal of Office, the day, month and year aforesaid.

  
\_\_\_\_\_  
NOTARY PUBLIC  
*Print or Imprint Name and  
Date Commission Expires*



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**EDGEMOOR TRACT I (TP# 06-153.00-006):**

ALL that certain lot, piece or parcel of land, known as current Tax Parcel No. 06-153.00-006, situate in Wilmington, Brandywine Hundred, New Castle County, Delaware, in accordance with an unrecorded Property Map (#2513 sheet 2 of 2) for Edgemoor Plant, prepared by Pennoni Associates, Inc., with information provided by Dupont's Real Estate Division, last updated on July 20, 2009, and more particularly described by a recent survey performed by Landmark-SE in June 2014, according to the following metes and bounds:

BEGINNING from a railroad spike found at the approximate centerline of the west bound lane of Hay Road, located approximately 1525' +/- southwesterly from the centerline intersection of Hay Road (width varies) and the centerline of Edgemoor Road (width varies), said spike having grid coordinates of N: 636,561.4326', E: 631,186.5156' of NAD1983/91 Delaware State Plane Coordinate System;

THENCE, (by DE SPCS '83/91 Bearing System), generally along said center of the west bound lane of Hay Road, N 33°41'10" E, 813.11', to a concrete monument found on the northwesterly right of way line of Hay Road;

THENCE, generally along said centerline of Hay Road, N 57°07'51" E, 711.49', to a railroad spike found, at the centerline intersection of Hay Road and Edgemoor Road;

THENCE, N 65°21'51" E, 91.85', to a drill hole found, along the southerly side of Lighthouse Road (width varies);

THENCE, leaving said right of way, S 25°55'07" E, 50.00', to a point;

THENCE, N 53°35'37" E, 49.01', to a point;

THENCE, N 23°21'07" W, 40.00', to a point, along the southerly side of Lighthouse Rd;

THENCE, along said right of way, N 65°21'51" E, 767.16', to a railroad spike found, generally at the centerline of Lighthouse Road;

THENCE, along said centerline, N 65°21'51" E, 233.95', to a point;

THENCE, along said centerline, N 58°19'11" E, 580.39', to a point, along the southeasterly side of Lighthouse Road;

THENCE, along lands now or formerly of the State of Delaware, for the following nine (9) courses;

- 1.) S 52°05'28" E, 91.00', to a point;
- 2.) N 18°24'30" E, 88.00', to a concrete monument found;
- 3.) N 58°15'31" E, 82.00', to a rebar found;
- 4.) N 25°56'30" E, 90.00', to a concrete monument found;
- 5.) N 49°03'23" E, 294.53', to a concrete monument found;
- 6.) N 58°15'31" E, 615.99', to a concrete monument found;
- 7.) N 53°39'07" E, 216.47', to an iron pipe found, at a point of curvature;
- 8.) By an arc of a circle curving to the Left, having a radius of 4159.67', an arc length of 263.65', a chord bearing of N 51°50'10" E, a chord distance of 263.60', to a concrete monument found;
- 9.) S 48°29'31" E, 197.88', to a point in the Delaware River, and passing over a concrete monument found at a distance of 90.08';

THENCE, leaving said lands of The State of Delaware, along and through the Delaware River, for the following three (3) courses;

- 1.) S 31°52'28" W, 450.00', to a point;
- 2.) S 31°52'28" W, 160.00', to a point;
- 3.) N 52°45'28" W, 136.80', to a point, near/along the low water line;

THENCE, generally along low water line, S 33°38'30" W, 959.99', to a point;

THENCE, S 52°05'28" E, 281.00', to a point, along existing northeasterly dock-line;

THENCE, S 53°26'31" W, 220.00', to a point, along existing southeasterly dock-line;

THENCE, S 52°05'28" E, 51.00', to a point, along existing southeasterly dock-line;

THENCE, leaving said dock-line, generally following low waterline, by various courses for approximately 2950'±, and by a more direct tie-line, S 37°42'30" W, 2863.46', to a point in the Delaware River;

THENCE, leaving said river, and running along lands now or formerly Ahmed E. Amer L.L.C., N 50°50'59" W, 665.47', to a concrete monument found;

THENCE, along lands of same, S 40°21'31" W, 31.13', to an iron disk in concrete found;

THENCE, along lands of same, and passing over a broken concrete monument found, at a distance of 1137.15', N 49°38'29" W, 1182.36', to the Point and Place of Beginning;

Containing herein 111.88+/- acres of land, by following approximate 2951'+/- low water line, from last "dock-line" course, to point in Delaware River, at southeast corner of property, and excluding 2863.46' tie-line (approximate area including tie-line = 124.072+/- acre).

**EDGEWOOD TRACT II (TP# 06-153.00-003):**

ALL that certain lot, piece or parcel of land, known as current Tax Parcel No. 06-153.00-003, situate in Wilmington, Brandywine Hundred, New Castle County, Delaware, in accordance with an unrecorded Property Map (#2513 sheet 2 of 2) for Edgemoor Plant, prepared by Pennoni Associates, Inc., with information provided by Dupont's Real Estate Division, last updated on July 20, 2009, and in accordance with Record Minor Subdivision Plan for "The Philadelphia, Baltimore & Washington Railroad Company", dated January 13, 1969, as recorded at the Recorder of Deeds, in and for New Castle County, Delaware, as Microfilm # 1257, and more particularly described by a recent survey performed by Landmark-SE in June 2014, according to the following metes and bounds:

BEGINNING from a concrete monument found at on the northerly right of way line of Hay Road (60' wide), as shown on Deldot Construction Plans for Contract #82-091-04, being located approximately 34'+/- from the centerline of Hay Road, and 129'+/- from the centerline of Edgemoor Road, said monument having grid coordinates of N: 637,578.3983', E: 632,095.6532' of NAD1983/91 Delaware State Plane Coordinate System;

THENCE, (by DE SPCS '83/91 Bearing System), along the northerly side of Hay Road, S 57°31'38" W, 288.79', to a point of curvature;

THENCE, By an arc of a circle curving to the Left, having a radius of 1182.92', an arc length of 169.70', a chord bearing of S 53°25'09" W, a chord distance of 169.55', to a point;

THENCE, N 41°59'36" W, 20.43', to a point;

THENCE, S 48°00'24" W, 25.00', to a point in the line of lands now or formerly of Hay Road LLC;

THENCE, along lands of same, N 46°41'54" W, 115.17', to a point in the south-easterly right of way line for Interstate 495;

THENCE, along said right of way, by an arc of a circle curving to the Left, having a radius of 3064.79', an arc length of 506.66', a chord bearing of N 51°11'50" E, a chord distance of 506.08', to a point;

THENCE, along same right of way, N 44°28'43" E, 73.88', to a concrete monument found, at a point on the southerly right of way line for Edgemoor Road;

THENCE, along said right of way line of Edgemoor Road, S 41°23'48" E, 105.91', to a concrete monument found;

THENCE, by a non-tangential arc of a circle curving to the right, having a radius of 170.00', an arc length of 39.69', a chord bearing of S 13°37'51" E, a chord distance of 39.60' to a point;

THENCE, by a compound, non-tangential arc of a circle curving to the right, having a radius of 90.00', an arc length of 60.21', a chord bearing of S 09°24'24" W, a chord distance of 59.09', to a point;

THENCE, by a compound, non-tangential arc of a circle curving to the right, having a radius of 170.00', an arc length of 25.01', a chord bearing of S 53°11'39" W, a chord distance of 24.99', to the concrete monument found at the Point and Place of Beginning;

Containing herein 1.861+/- acres of land.

Edgemoor Tract II as more recently described as follows:

ALL that certain lot, piece or parcel of land, known as current Tax Parcel No. 06-153.00-003, situate in Wilmington, Brandywine Hundred, New Castle County, Delaware, in accordance with Record Minor Subdivision Plan for " The Philadelphia, Baltimore & Washington Railroad Company", dated January 13, 1969, as recorded at the Recorder of Deeds, in and for New Castle County, Delaware, as Microfilm #1257, and more particularly shown and described in accordance with an ALTA/NSPS Land Title Survey for The Chemours Company FC, LLC Edgemoor Plant prepared by Landmark Science & Engineering, dated December 23, 2016, as follows to wit:

BEGINNING from a concrete monument found at on the northerly right of way line of Hay Road (60' wide), as shown on Deldot Construction Plans for Contract #82-091-04, being located approximately 34'+/- from the centerline of Hay Road, and 129'+/- from the centerline of Edgemoor Road, said monument having grid coordinates of N: 637,578.3983', E: 632,095.6532' of NAD1983/91 Delaware State Plane Coordinate System;

THENCE, (by DE SPCS '83/91 Bearing System), along the northerly side of Hay Road, S 57°31'38" W, 288.79', to a point of curvature;

THENCE, By an arc of a circle curving to the Left, having a radius of 1182.92', an arc length of 169.70', a chord bearing of S 53°25'09" W, a chord distance of 169.55', to a point;

THENCE, N 41°59'36" W, 20.43', to a point;

THENCE, S 48°00'24" W, 25.00', to a point in the line of lands now or formerly of Hay Road LLC;

THENCE, along lands of same, N 46°41'54" W, 115.17', to a point in the south-easterly right of way line for Interstate 495;

THENCE, along said right of way, by an arc of a circle curving to the Left, having a radius of 3064.79', an arc length of 506.66', a chord bearing of N 51°11'50" E, a chord distance of 506.08', to a point;

THENCE, along same right of way, N 44°28'43" E, 73.88', to a concrete monument found, at a point on the southerly right of way line for Edgemoor Road;

THENCE, along said right of way line of Edgemoor Road, S 41°23'48" E, 105.91', to a concrete monument found;

THENCE, by a non-tangential arc of a circle curving to the right, having a radius of 170.00', an arc length of 39.69', a chord bearing of S 13°37'51" E, a chord distance of 39.60' to a point;

THENCE, by a compound, non-tangential arc of a circle curving to the right, having a radius of 90.00', an arc length of 60.21', a chord bearing of S 09°24'24" W, a chord distance of 59.09', to a point;

THENCE, by a compound, non-tangential arc of a circle curving to the right, having a radius of 170.00', an arc length of 25.01', a chord bearing of S 53°11'39" W, a chord distance of 24.99', to the concrete monument found at the Point and Place of Beginning;

Containing herein 1.861+/- acres of land.



**EXHIBIT “B”  
ADDITIONAL LEGAL DESCRIPTION**

**PART OF EDMOOR TRACT I (TP# 06-153.00-006) - DESCRIPTION OF 1.405±  
ACRES OF LAND:**

ALL that certain lot, piece or parcel of land being located between the approximate low water line of the Delaware River and the current easterly property line for lands, now or formerly, of The Chemours Company FC, LLC (Tax Parcel No. 06-153.00-006), situate in the City of Wilmington, Brandywine Hundred, New Castle County, Delaware and shown as the ‘**Subject Parcel, 1.405± acres of land**’ in accordance with an ALTA/NSPS Land Title Survey for The Chemours Company FC, LLC Edgemoor Plant prepared by Landmark Science & Engineering, dated December 23, 2016, and more particularly described by the following metes and bounds:

BEGINNING at a point located at the approximate low water line of the Delaware River, said point being further located the following three (3) courses and distances from a concrete monument found on the southeasterly side of Lighthouse Road at the northeasterly corner for the aforementioned lands, now or formerly, of the E. I. du Pont de Nemours and Company (Tax Parcel No. 06-153.00-006):

1. Leaving the southeasterly side of Lighthouse road with the line of the lands, now or formerly, of the E. I. du Pont de Nemours and Company, S 48°29’31” E, 197.88’ to a point in the Delaware River;

THENCE, along and through the Delaware River;

2. S 31°52’28” W, 610.00’ to a point;
3. N 52°45’28” W, 126.80’ the Point of Beginning.

THENCE, from said Point of Beginning, generally along the low waterline of the Delaware River, the following five (5) courses and distances:

1. S 31°47’56” W, 270.02’ to a point;
2. S 32°14’17” W, 270.00’ to a point;
3. S 11° 40’56” W, 175.00’ to a point;
4. S 03°26’11” W, 150.00’ to a point;
5. S 16°29’31” W, 150.00’ to a point on the southeasterly line of the lands, now or formerly, of the E. I. du Pont de Nemours and Company (Tax Parcel No. 06-153.00-006);

THENCE, with the lands, now or formerly, of the E. I. du Pont de Nemours and Company (Tax Parcel No. 06-153.00-006) the following three (3) courses and distances:

1. N 52°05'28" W, 211.00 to a point;
2. N 33°38'30" E, 959.99' to a point;
3. S 52°45'28" E, 10.00' to the Point and Place of Beginning.

CONTAINING within said metes and bounds 1.405 ± acres of land.

**EXHIBIT “C”**  
**REVISED COMPREHENSIVE LEGAL DESCRIPTION**

**FOR EDMOOR TRACT I (TP# 06-153.00-006):**

ALL that certain lot, piece or parcel of land, known as current Tax Parcel No. 06-153.00-006, situate in the City of Wilmington, Brandywine Hundred, New Castle County, Delaware, all as more particularly shown and described in accordance with an ALTA/NSPS Land Title Survey for The Chemours Company FC, LLC Edgemoor Plant prepared by Landmark Science & Engineering, dated December 23, 2016, as follows to wit:

BEGINNING from a railroad spike found at the approximate centerline of the west bound lane of Hay road, located approximately 1525'± southwesterly from the centerline intersection of Hay Road (width varies) and the centerline of Edgemoor Road (width varies), said spike having grid coordinates of N: 636,561.4326', E: 631,186.5156' of NAD1983/ 91 Delaware State Plane Coordinate System;

THENCE, (by DE SPCS '83/91 Bearing System), generally along said center of the west bound lane of Hay Road, N 33°41'10" E, 813.11', to a concrete monument found on the northwesterly right of way line of Hay Road;

THENCE, generally along said centerline of Hay Road, N 57°07'51" E, 711.49', to a railroad spike found, at the centerline intersection of Hay Road and Edgemoor Road;

THENCE, N 65°21'51" E, 91.85', to a drill hole found, along the southerly side of Lighthouse Road (width varies);

THENCE, leaving said right of way, S 25°55'07" E, 50.00', to a point;

THENCE, N 53°35'37" E, 49.01', to a point;

THENCE, N 23°21'07" W, 40.00', to a point, along the southerly side of Lighthouse Road;

THENCE, along said right of way, N 65°21'51" E, 767.16', to a railroad spike found, generally at the centerline of Lighthouse Road;

THENCE, along said centerline, N 65°21'51" E, 233.95', to a point;

THENCE, along said centerline, N 58°19'11" E, 580.39', to a point, along the southeasterly side of Lighthouse Road;

THENCE, along lands now or formerly of the State of Delaware, for the following nine (9) courses:

- 1.) S 52°05'28" E, 91.00', to a point;
- 2.) N 18°24'30" E, 88.00', to a concrete monument found;
- 3.) N 58°15'31" E, 82.00', to a rebar found;
- 4.) N 25°56'30" E, 90.00', to a concrete monument found;
- 5.) N 49°03'23" E, 294.53', to a concrete monument found;
- 6.) N 58°15'31" E, 615.99', to a concrete monument found;
- 7.) N 53°39'07" E, 216.47', to an iron pipe found, at a point of curvature;
- 8.) By an arc of a circle curving to the Left, having a radius of 4159.67', an arc length of 263.65', a chord bearing of N 51°50'10" E, a chord distance of 263.60', to a concrete monument found;
- 9.) S 48°29'31" E, 197.88', to a point in the Delaware River, and passing over a concrete monument found at a distance of 90.08';

THENCE, leaving said lands of The State of Delaware, along and through the Delaware River, for the following two (2) courses:

- 1.) S 31°52'28" W, 610.00', to a point;
- 2.) N 52°45'28" W, 126.80', to a point at the approximate low water line of the Delaware River;

THENCE, generally along low water line of the Delaware River, the following five (5) courses:

- 1.) S 31°47'56" W, 270.02' to a point;
- 2.) S 32°14'17" W, 270.00' to a point;
- 3.) S 11°40'56" W, 175.00' to a point;
- 4.) S 03°26'11" W, 150.00' to a point;
- 5.) S 16°29'31" W, 150.00' to a point in northeasterly dock line, being in the line of the lands, now or formerly, of the E. I. du Pont de Nemours and Company (Tax Parcel No. 06-153.00-006);

THENCE, S 52°05'28" E, 70.00', to a point, along northeasterly dock-line;

THENCE, S 53°26'31" W, 220.00', to a point, along existing southeasterly dock-line;

THENCE, S 52°05'28" E, 51.00', to a point, along existing southeasterly dock-line;

THENCE, leaving said dock-line, generally following the low waterline, by various courses for approximately 2950'±, and by a more direct tie-line, S 37°42'30" W, 2863.46', to a point in the Delaware River;

THENCE, leaving said river, and running along lands now or formerly of Ahmed E. Amer L.L.C., N 50°50'59" W, 665.47', to a concrete monument found;

THENCE, along lands of same, S 40°21'31" W, 31.13', to an iron disk in concrete found;

THENCE, along lands of same, and passing over a broken concrete monument found, at a distance of 1137.15', N 49°38'29" W, 1182.36', to the Point and Place of Beginning;

CONTAINING within said metes and bounds 113.29 ± acres of land.

## **EXHIBIT “D”**

This Deed and the conveyance of title effected hereby is:

ALL TAX PARCELS INCLUDED HEREIN ARE SUBJECT TO THE FOLLOWING:

**UNDER AND SUBJECT** to all matters of record and any state of facts that is apparent or disclosed by a survey of the property prepared by Landmark Science & Engineering dated June 18, 2014, as updated December 23, 2016.

**ALSO UNDER AND SUBJECT** to the condition and restriction that in no event shall the property be used as a daycare or child care facility or for residential purposes, or in violation of any environmental law;

**SUBJECT TO ALL** matters of record and any matters not of record, including but not limited to leases, covenants, conditions, restrictions, plans and easements with respect to the property described herein, this reference to which shall not be construed to re-impose any such covenants, conditions, restrictions, plans and easements which have otherwise lapsed, expired or have otherwise been terminated in accordance with their terms or otherwise, as applicable.

Reserving, however, unto E. I. du Pont de Nemours and Company and its successors and assigns, the right, exercisable on reasonable notice to the party of the second part to re-enter upon the hereinabove described lands and premises as may be required to perform and discharge legally binding obligations to third parties and/or authorities having jurisdiction.

### **SOLELY AS TO EDGEMOOR TRACT I (TAX PARCEL NUMBER 06-153.00-006):**

**THE INTEREST CONVEYED HEREBY IS SUBJECT TO THE DECLARATION OF RESTRICTIONS FEBRUARY 20, 2006 AND RECORDED IN THE OFFICIAL RECORDS OF THE NEW CASTLE COUNTY RECORDER OF DEEDS ON MARCH 13, 2006 AND NOTED AS INSTRUMENT NUMBER 20060313-0024180.**

10786387