



LEGAL DESCRIPTION FOR A LEASE AREA
TO BE ACQUIRED FROM
THE COUNTY OF ALLEGHENY

ALL THAT CERTAIN lease area situate in the Township of Findlay, County of Allegheny and the Commonwealth of Pennsylvania and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the southerly Legal Right-of-Way Line for Business State Route 6060;

thence, through the lands of The County of Allegheny by the following thirty-seven (37) courses and distances:

- 1.) South 27 degrees 53 minutes 15 seconds East, a distance of 225.57 feet to a point;
- 2.) South 04 degrees 33 minutes 13 seconds West, a distance of 607.59 feet to a point;
- 3.) South 21 degrees 48 minutes 48 seconds West, a distance of 291.31 feet to a point;
- 4.) South 88 degrees 50 minutes 52 seconds East, a distance of 200.30 feet to a point;
- 5.) South 40 degrees 40 minutes 36 seconds East, a distance of 84.36 feet to a point;
- 6.) by an arc of a curve curving to the left, having a radius of 83.39 feet, an arc distance of 130.99 feet and a chord bearing of South 04 degrees 19 minutes 24 seconds West, a distance of 117.93 feet to a point;
- 7.) South 49 degrees 19 minutes 24 seconds West, a distance of 104.04 feet to a point;
- 8.) North 88 degrees 50 minutes 52 seconds West, a distance of 364.89 feet to a point;
- 9.) South 05 degrees 25 minutes 40 seconds West, a distance of 186.47 feet to a point;
- 10.) North 84 degrees 34 minutes 20 seconds West, a distance of 170.73 feet to a point;
- 11.) South 77 degrees 45 minutes 00 seconds West, a distance of 459.86 feet to a point;
- 12.) North 86 degrees 21 minutes 53 seconds West, a distance of 736.73 feet to a point;
- 13.) South 03 degrees 31 minutes 13 seconds West, a distance of 312.88 feet to a point;
- 14.) North 86 degrees 26 minutes 30 seconds West, a distance of 716.91 feet to a point;
- 15.) by an arc of a curve curving to the right, having a radius of 75.00 feet, an arc distance of 166.37 feet and a chord bearing of North 22 degrees 53 minutes 39 seconds West, a distance of 134.30 feet to a point;
- 16.) North 40 degrees 39 minutes 13 seconds East, a distance of 51.23 feet to a point;
- 17.) by an arc of a curve curving to the left, having a radius of 100.00 feet, an arc distance of 107.67 feet and a chord bearing of North 09 degrees 48 minutes 30 seconds East, a distance of 102.54 feet to a point;
- 18.) North 21 degrees 02 minutes 12 seconds West, a distance of 86.58 feet to a point;
- 19.) North 43 degrees 00 minutes 55 seconds West, a distance of 181.54 feet to a point;
- 20.) North 02 degrees 12 minutes 54 seconds West, a distance of 631.05 feet to a point;
- 21.) by an arc of a curve curving to the left, having a radius of 150.00 feet, an arc distance of 201.75 feet and a chord bearing of North 86 degrees 51 minutes 42 seconds West, a distance of 186.88 feet to a point;
- 22.) by an arc of a curve curving to the right, having a radius of 160.00 feet, an arc distance of 223.07 feet and a chord bearing of North 85 degrees 27 minutes 11 seconds West, a distance of 205.44 feet to a point;
- 23.) North 45 degrees 30 minutes 46 seconds West, a distance of 100.00 feet to a point;
- 24.) North 09 degrees 04 minutes 15 seconds West, a distance of 157.80 feet to a point;
- 25.) North 07 degrees 07 minutes 30 seconds East, a distance of 88.68 feet to a point;
- 26.) North 24 degrees 50 minutes 15 seconds East, a distance of 106.16 feet to a point;
- 27.) by an arc of a curve curving to the right, having a radius of 82.03 feet, an arc distance of 168.13 feet and a chord bearing of North 83 degrees 33 minutes 21 seconds East, a distance of 140.21 feet to a point;
- 28.) South 37 degrees 43 minutes 34 seconds East, a distance of 151.29 feet to a point;
- 29.) North 60 degrees 28 minutes 52 seconds East, a distance of 151.31 feet to a point;
- 30.) South 61 degrees 22 minutes 01 seconds East, a distance of 168.58 feet to a point;
- 31.) North 30 degrees 00 minutes 07 seconds East, a distance of 504.48 feet to a point;
- 32.) North 11 degrees 53 minutes 55 seconds East, a distance of 154.58 feet to a point;
- 33.) by an arc of a curve curving to the left, having a radius of 200.00 feet, an arc distance of 238.58 feet and a chord bearing of North 22 degrees 16 minutes 30 seconds West, a distance of 224.68 feet to a point;
- 34.) North 56 degrees 26 minutes 55 seconds West, a distance of 207.79 feet to a point;
- 35.) North 75 degrees 15 minutes 21 seconds West, a distance of 48.47 feet to a point;
- 36.) South 66 degrees 51 minutes 10 seconds West, a distance of 79.47 feet to a point;
- 37.) North 81 degrees 43 minutes 47 seconds East, a distance of 118.03 feet to a point;

thence, with the easterly Legal Right-of-Way Line for Moon-Clinton Road (SR3089) by an arc of a curve curving to the left, having a radius of 409.17 feet, an arc distance of 250.32 feet and a chord bearing of North 04 degrees 30 minutes 34 seconds West, a distance of 246.44 feet to a point;

thence, through said lands of The County of Allegheny by the following six (6) courses and distances:

- 1.) South 70 degrees 21 minutes 11 seconds East, a distance of 141.69 feet to a point;
- 2.) South 84 degrees 55 minutes 32 seconds East, a distance of 79.89 feet to a point;
- 3.) South 71 degrees 00 minutes 47 seconds East, a distance of 62.59 feet to a point;
- 4.) South 62 degrees 41 minutes 40 seconds East, a distance of 279.65 feet to a point;
- 5.) North 70 degrees 48 minutes 28 seconds East, a distance of 137.46 feet to a point;
- 6.) North 26 degrees 05 minutes 08 seconds East, a distance of 106.96 feet to a point;

thence, with said southerly Legal Right-of-Way Line for Business State Route 6060 by the following ten (10) course and distances:

- 1.) South 63 degrees 54 minutes 52 seconds East, a distance of 200.00 feet to a point;
- 2.) North 26 degrees 05 minutes 08 seconds East, a distance of 8.62 feet to a point;
- 3.) by an arc of a curve curving to the left, having a radius of 3449.04 feet, an arc distance of 437.05 feet and a chord bearing of South 60 degrees 01 minutes 56 seconds East, a distance of 436.76 feet to a point;
- 4.) South 26 degrees 20 minutes 15 seconds West, a distance of 15.00 feet to a point;
- 5.) by an arc of a curve curving to the left, having a radius of 3464.04 feet, an arc distance of 264.50 feet and a chord bearing of South 65 degrees 51 minutes 00 seconds East, a distance of 264.44 feet to a point;
- 6.) South 21 degrees 57 minutes 45 seconds West, a distance of 10.00 feet to a point;
- 7.) by an arc of a curve curving to the left, having a radius of 3474.04 feet, an arc distance of 162.34 feet and a chord bearing of South 69 degrees 22 minutes 35 seconds East, a distance of 162.33 feet to a point;
- 8.) North 19 degrees 17 minutes 06 seconds East, a distance of 25.00 feet to a point;
- 9.) by an arc of a curve curving to the left, having a radius of 3449.04 feet, an arc distance of 409.32 feet and a chord bearing of South 74 degrees 06 minutes 54 seconds East, a distance of 409.08 feet to a point;
- 10.) South 77 degrees 30 minutes 53 seconds East, a distance of 658.55 feet to the Point of Beginning of the herein described Lease Area.

CONTAINING 116.0 acres or 5,052,960 square feet, more or less. Said Legal Description was calculated from a preliminary Lease Area Mapping Exhibit CAD File. The final lease area legal description may vary slightly, in accordance with the completed results and findings of a future ALTA/ACSM Land Title Survey.



Baker Michael Baker Jr., Inc. A Unit of Baker Group Corporation 4301 Dutch Ridge Road Beaver, Pennsylvania 15009	Horizon Properties 375 Southpointe Boulevard Suite 410 Canonsburg, PA 15317 Phone: 724-743-7722	DESIGNED F.A.L. 01/17/08 DATE DRAWN F.A.L. 01/17/08 DATE CHECKED D.W.L. 01/17/08 DATE APPROVED DATE	REVISION DATE BY DESCRIPTION 04/03/08 F.T.H. ADDED PROPOSED LEASE LINE AND LEGAL DESCRIPTION		DICK'S SPORTING GOODS.	CORPORATE HEADQUARTERS CAMPUS EXISTING PROPERTY PARCEL EXHIBIT PROJECT NO: 112495 DATE: JAN. 07, 2008	SHEET
---	--	---	--	--	-------------------------------	--	-------