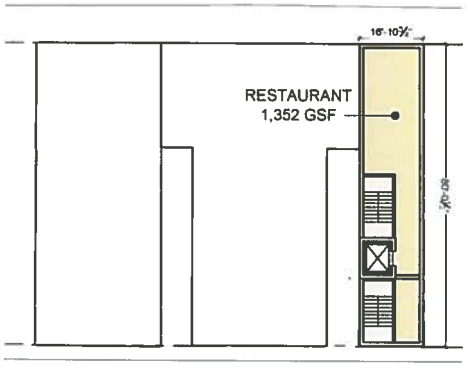
Exhibit J

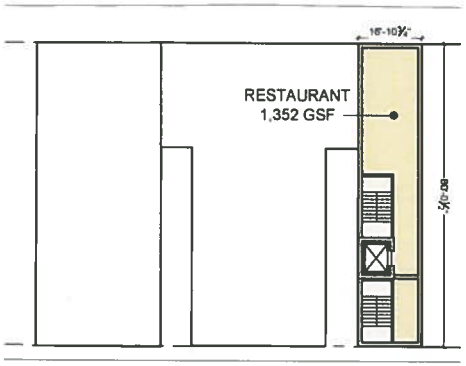
Schematic Designs for Building Reuse Scenarios by Solomon Cordwell Buenz Architects

RITTENHOUSE SQUARE
PHILADELPHIA, PA
SEPTEMBER 21, 2015
SOUTHERN LAND COMPANY
SCB

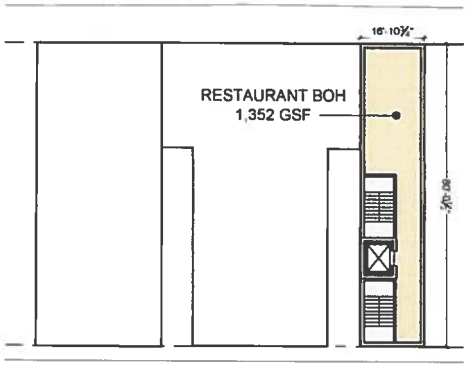
1904 SANSOM RESTAURANT



GROUND FLOOR PLAN



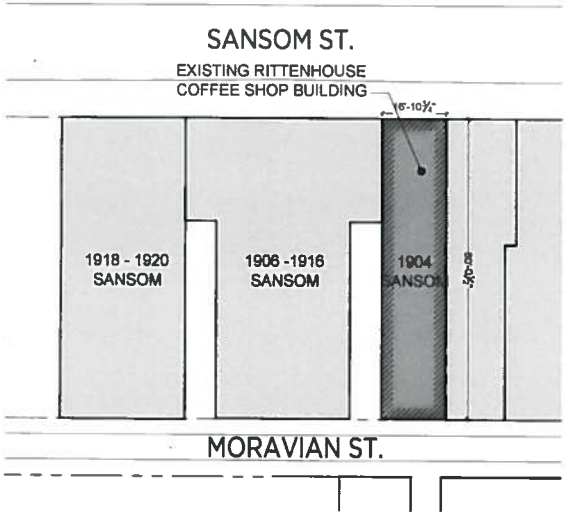
LEVELS 2 FLOOR PLAN



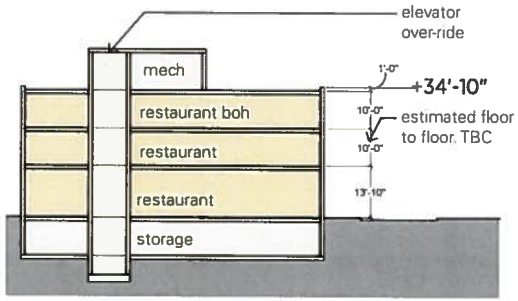
LEVEL 3 FLOOR PLAN

COFFEE SHOP / RESTAURANT			
FLOOR	BOH / MECH	RETAIL	GSF
3	426	926	1,352
2	562	790	1,352
1	562	790	1,352
	1,550	2,506	4,056

AREA TABULATION



EXISTING FOOTPRINT



N-S BUILDING SECTION

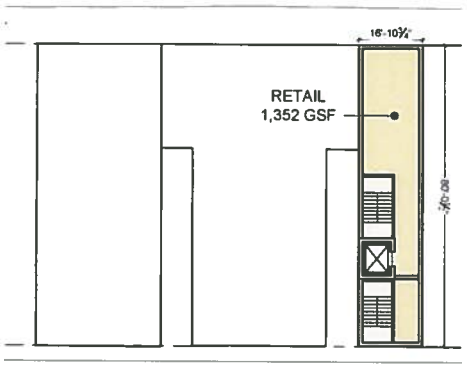
SOUTHERN LAND COMPANY

SLC RITTENHOUSE SQUARE

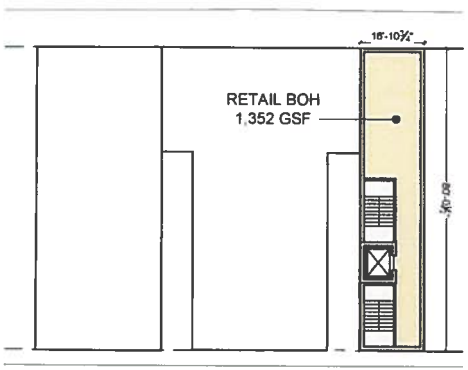
2015.023 10.15.2015

1904 SANSOM RETAIL

GROUND FLOOR PLAN



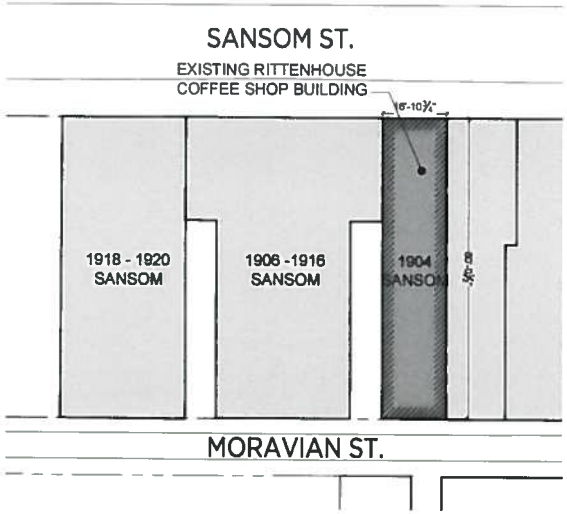
LEVELS 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

OTHER RETAIL			
FLOOR	BOH / MECH	RETAIL	GSF
3	426	926	1,352
2	562	790	1,352
1	562	790	1,352
	1,550	2,506	4,056

AREA TABULATION



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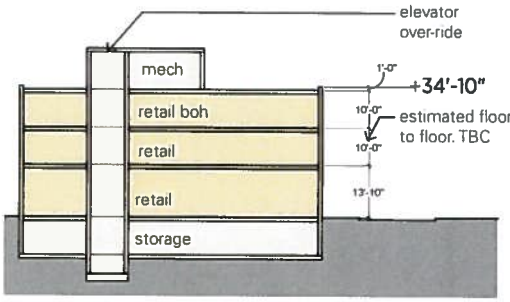


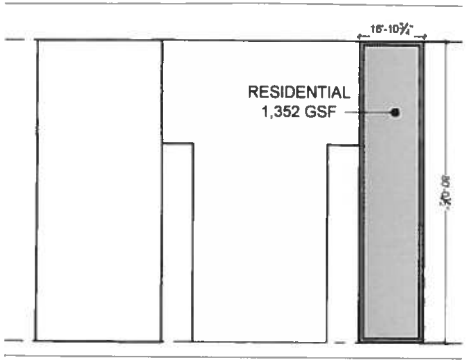
N-S BUILDING SECTION

SOUTHERN LAND COMPANY

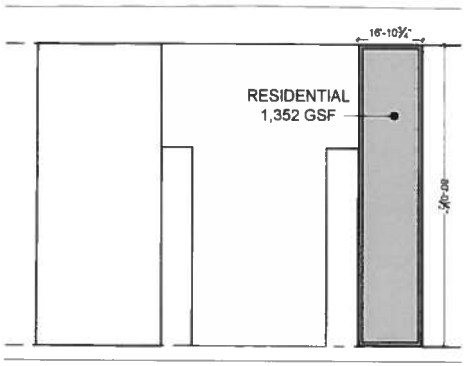
SLC RITTENHOUSE SQUARE

2015.023 10.15.2015

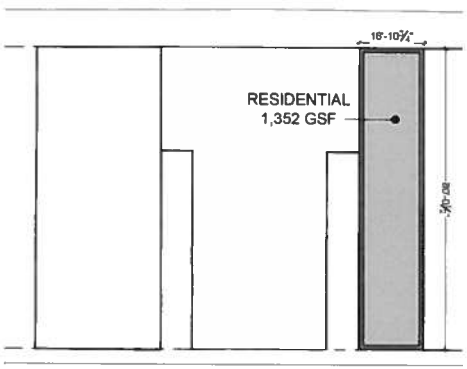
1904 SANSOM RESIDENTIAL (SINGLE FAMILY)



GROUND FLOOR PLAN



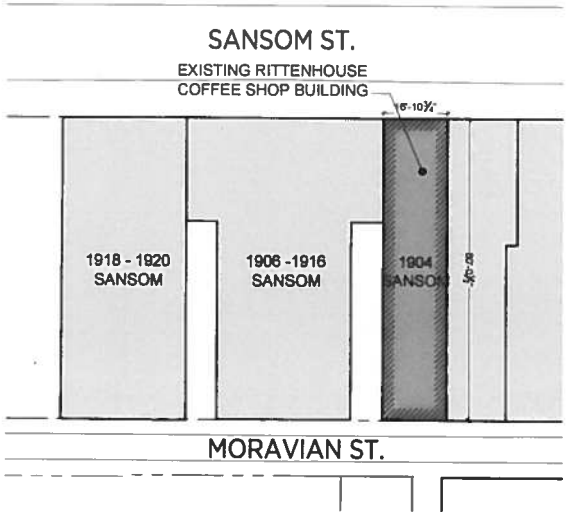
LEVELS 2 FLOOR PLAN



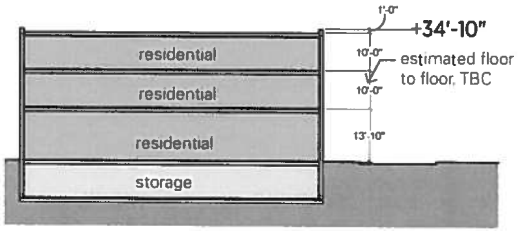
LEVEL 3 FLOOR PLAN

RESIDENTIAL (SINGLE FAMILY)			
FLOOR	BOH / MECH	RESIDENTIAL	GSF
3		1,352	1,352
2		1,352	1,352
1		1,352	1,352
	0	4,056	4,056

AREA TABULATION

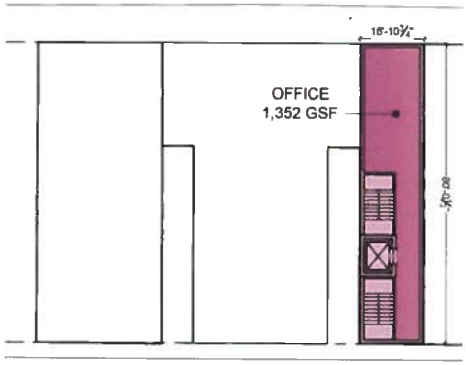


EXISTING FOOTPRINT

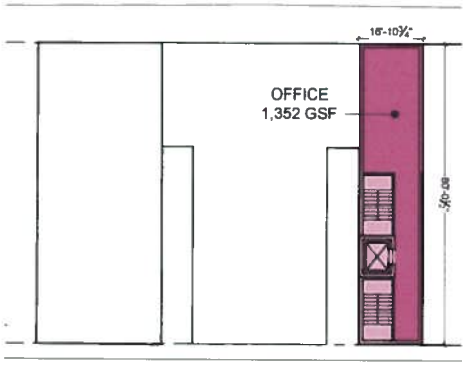


N-S BUILDING SECTION

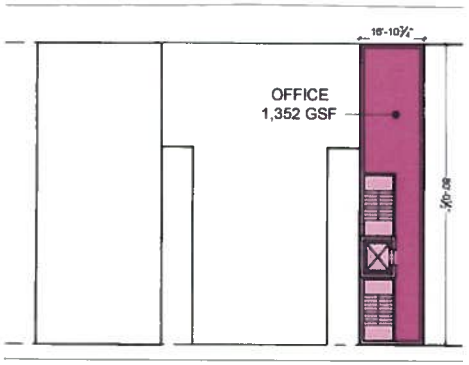
1904 SANSOM OFFICE



GROUND FLOOR PLAN



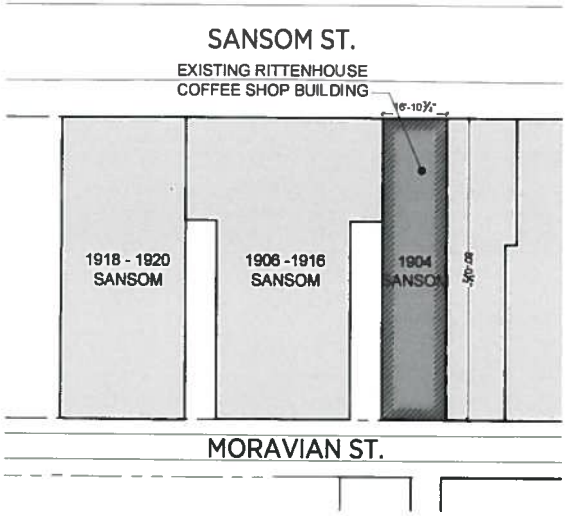
LEVELS 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

OFFICE			
FLOOR	BOH / MECH	OFFICE NSF	GSF
3	426	926	1,352
2	426	926	1,352
1	426	926	1,352
	1,278	2,778	4,056

AREA TABULATION



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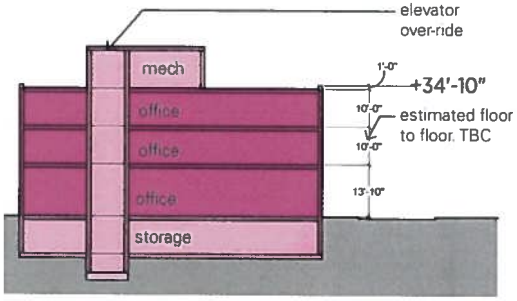


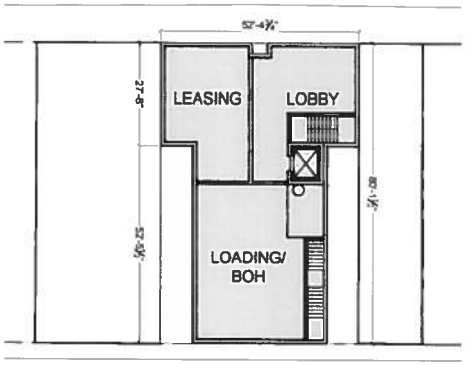
N-S BUILDING SECTION

SOUTHERN LAND COMPANY

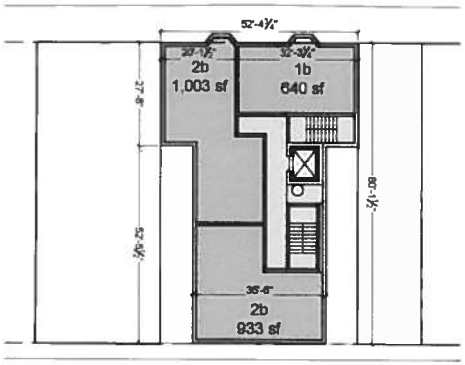
SLC RITTENHOUSE SQUARE

2015.023 10.15.2015

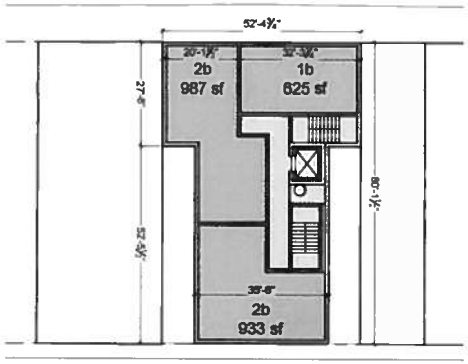
1906 - 1916 SANSOM RENTAL



GROUND FLOOR PLAN



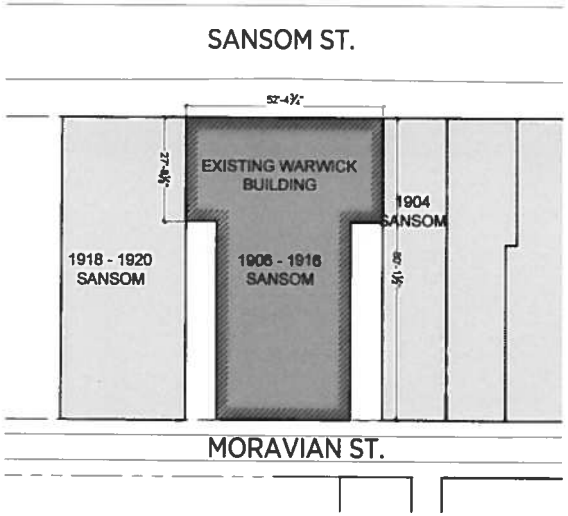
LEVELS 2-6 FLOOR PLAN



LEVEL 7 FLOOR PLAN

RESIDENTIAL (RENTAL)			
FLOOR	BOH / MECH	RENTAL NSF	GSF
7	767	2,545	3,312
6	767	2,576	3,343
5	767	2,576	3,343
4	767	2,576	3,343
3	767	2,576	3,343
2	767	2,576	3,343
1	3,300	0	3,300
	7,902	**15,425**	**23,327**

AREA TABULATION



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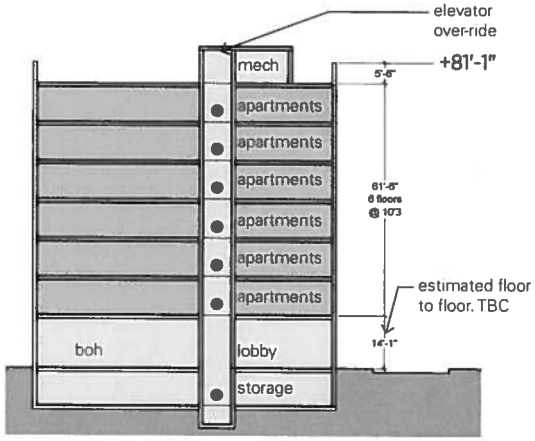
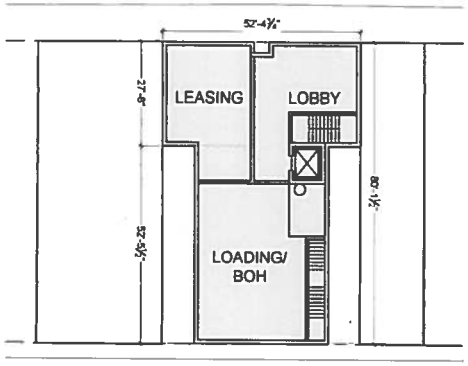
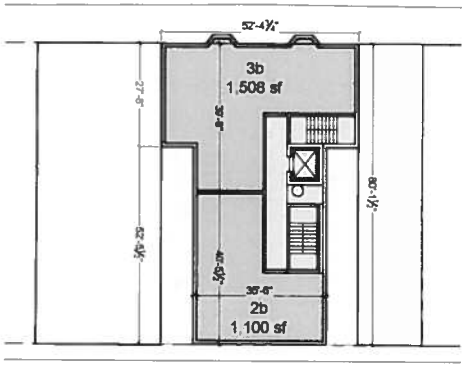


N-S BUILDING SECTION

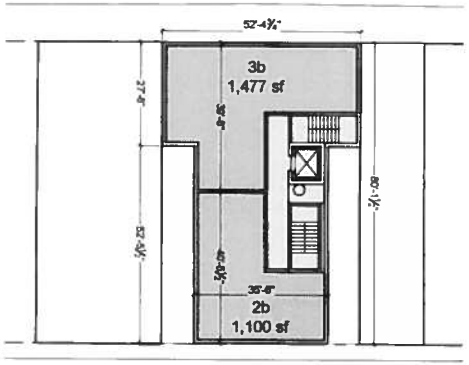
1906 - 1916 SANSOM CONDO



GROUND FLOOR PLAN



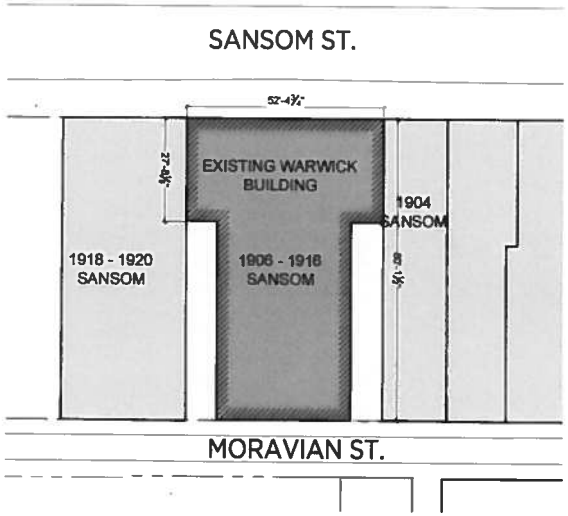
LEVELS 2-6 FLOOR PLAN



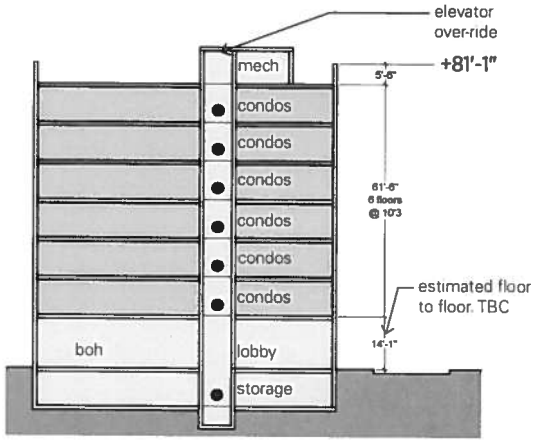
LEVEL 7 FLOOR PLAN

RESIDENTIAL (CONDO)			
FLOOR	BOH / MECH	CONDO NSF	GSF
7	735	2,577	3,312
6	735	2,608	3,343
5	735	2,608	3,343
4	735	2,608	3,343
3	735	2,608	3,343
2	735	2,608	3,343
1	3,300	0	3,300
	7,710	15,617	23,327

AREA TABULATION



EXISTING FOOTPRINT



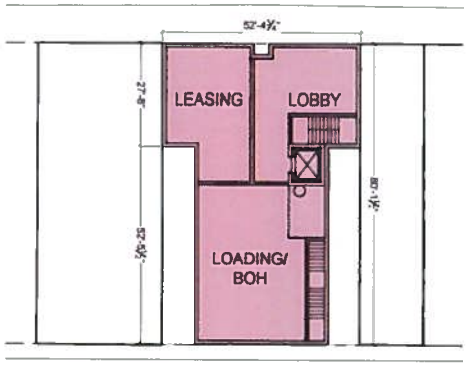
N-S BUILDING SECTION

SOUTHERN LAND COMPANY

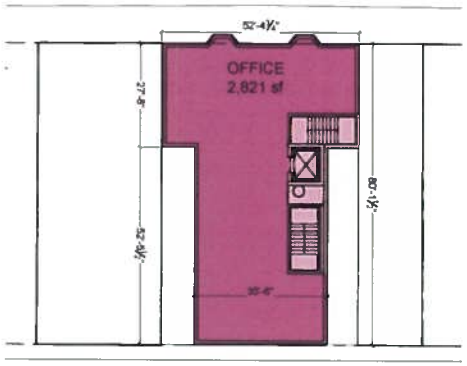
SLC RITTENHOUSE SQUARE

2015.023 10.15.2015

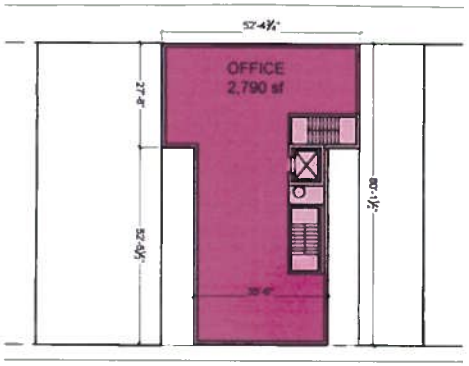
1906 - 1916 SANSOM OFFICE



GROUND FLOOR PLAN



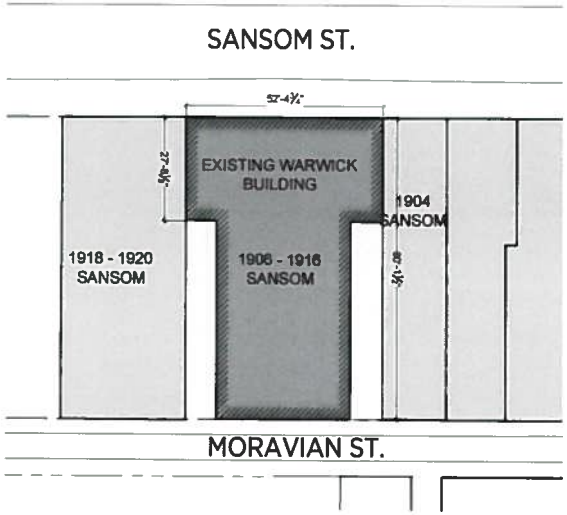
LEVELS 2-6 FLOOR PLAN



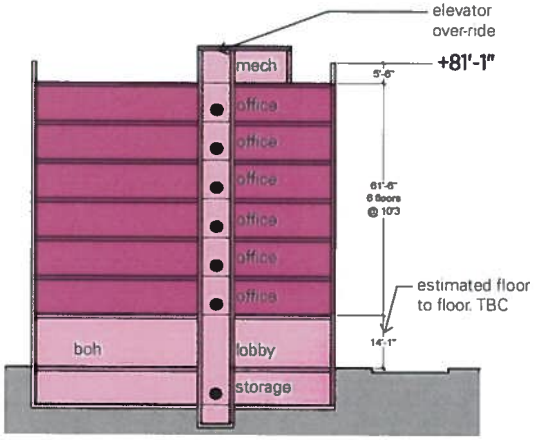
LEVEL 7 FLOOR PLAN

OFFICE			
FLOOR	BOH / MECH	OFFICE NSF	GSF
7	522	2,790	3,312
6	522	2,821	3,343
5	522	2,821	3,343
4	522	2,821	3,343
3	522	2,821	3,343
2	522	2,821	3,343
1	3,300	0	3,300
	6,432	16,895	23,327

AREA TABULATION

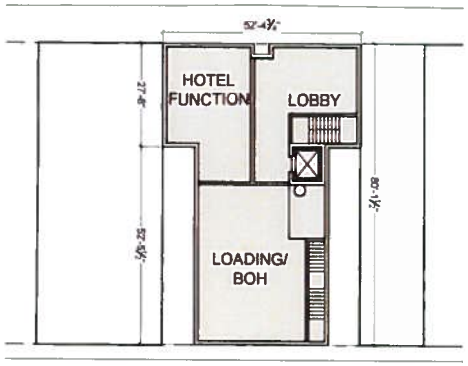


EXISTING FOOTPRINT

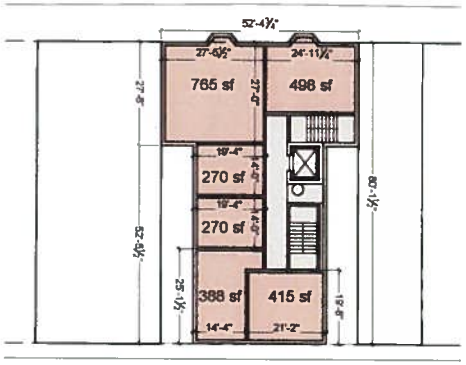


N-S BUILDING SECTION

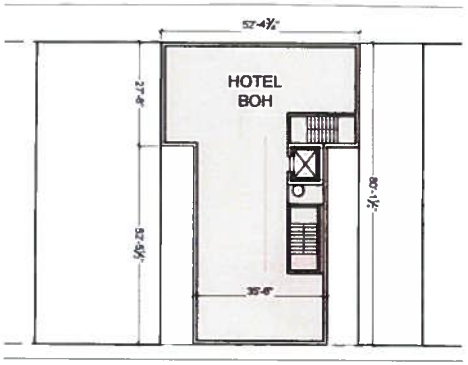
1906 - 1916 SANSOM HOTEL



GROUND FLOOR PLAN



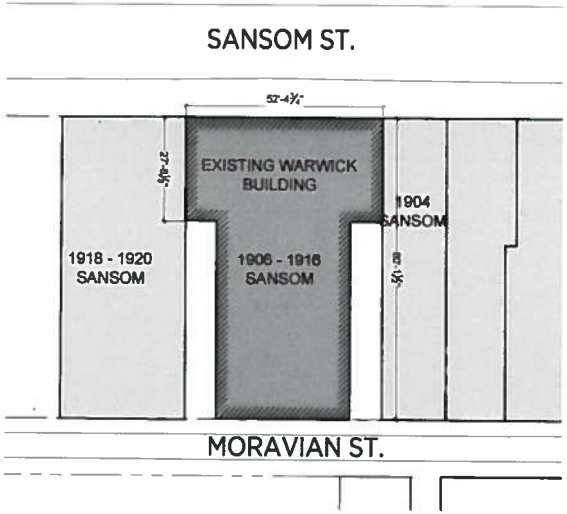
LEVELS 2-6 FLOOR PLAN



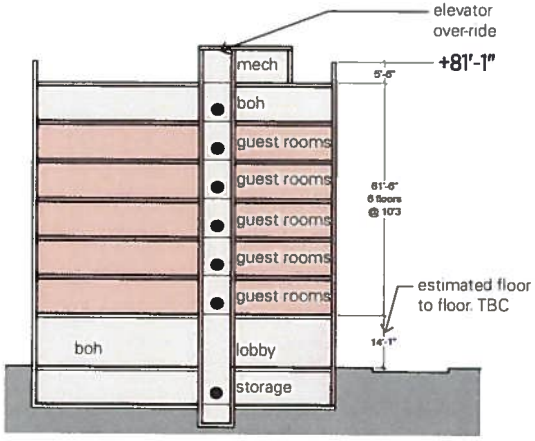
LEVEL 7 FLOOR PLAN

HOTEL			
FLOOR	BOH / MECH	HOTEL	GSF
7	3,312	0	3,312
6	737	2,606	3,343
5	737	2,606	3,343
4	737	2,606	3,343
3	737	2,606	3,343
2	737	2,606	3,343
1	3,300	0	3,300
	10,297	13,030	23,327

AREA TABULATION



EXISTING FOOTPRINT



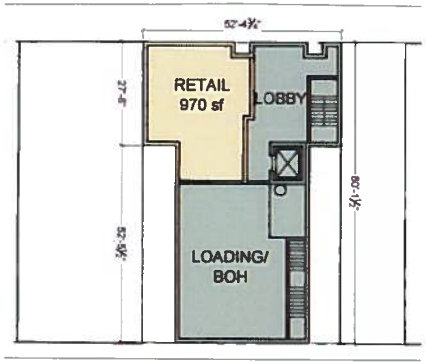
N-S BUILDING SECTION

SOUTHERN LAND COMPANY

SLC RITTENHOUSE SQUARE

2015.023 10.15.2015

1906 - 1916 SANSOM GROUND FLOOR RETAIL ALTERNATES

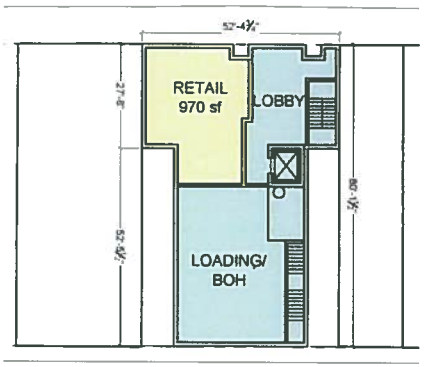


GROUND FLOOR PLAN

RESIDENTIAL (RENTAL)				
FLOOR	BOH / MECH	RETAIL	RENTAL NSF	GSF
7	767		2,545	3,312
6	767		2,576	3,343
5	767		2,576	3,343
4	767		2,576	3,343
3	767		2,576	3,343
2	767		2,576	3,343
1	2,318	970	0	3,288
	6,920	**970**	**15,425**	**23,315**

AREA TABULATION

RENTAL

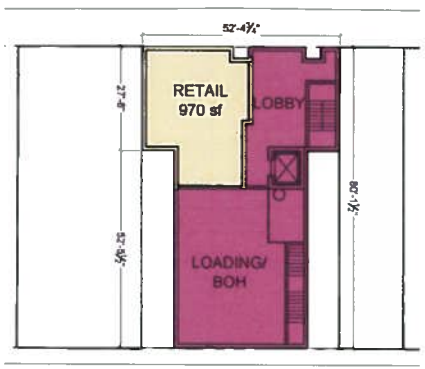


GROUND FLOOR PLAN

RESIDENTIAL (CONDO)				
FLOOR	BOH / MECH	RETAIL	CONDO NSF	GSF
7	735		2,577	3,312
6	735		2,608	3,343
5	735		2,608	3,343
4	735		2,608	3,343
3	735		2,608	3,343
2	735		2,608	3,343
1	2,318	970	0	3,288
	6,728	**970**	**15,617**	**23,315**

AREA TABULATION

CONDO

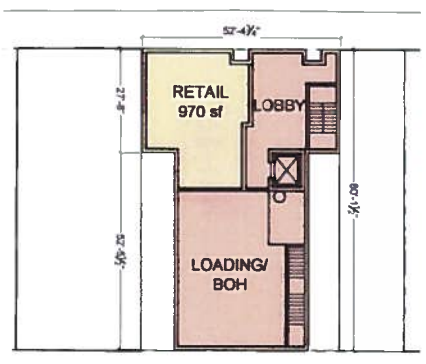


GROUND FLOOR PLAN

OFFICE				
FLOOR	BOH / MECH	RETAIL	OFFICE NSF	GSF
7	522		2,790	3,312
6	522		2,821	3,343
5	522		2,821	3,343
4	522		2,821	3,343
3	522		2,821	3,343
2	522		2,821	3,343
1	2,318	970	0	3,288
	5,450	**970**	**16,895**	**23,315**

AREA TABULATION

OFFICE



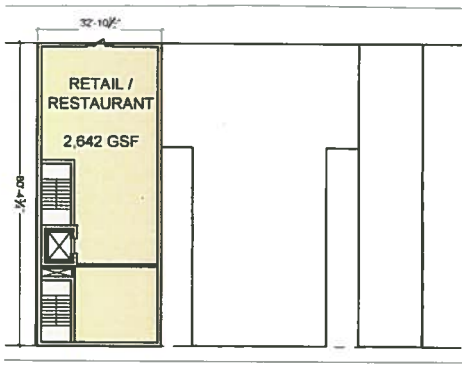
GROUND FLOOR PLAN

HOTEL				
FLOOR	BOH / MECH	RETAIL	HOTEL NSF	GSF
7	3,312		0	3,312
6	737		2,606	3,343
5	737		2,606	3,343
4	737		2,606	3,343
3	737		2,606	3,343
2	737		2,606	3,343
1	2,318	970		3,288
	9,315	970	13,030	23,315

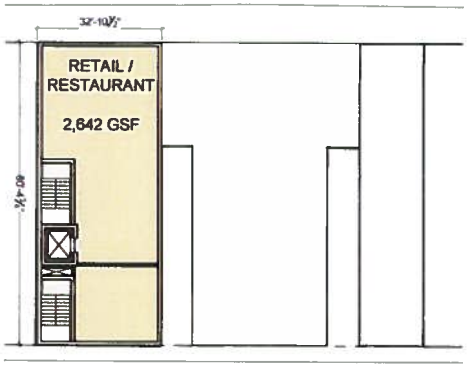
AREA TABULATION

HOTEL

1918 - 1920 **SANSOM** RESTAURANT + RETAIL



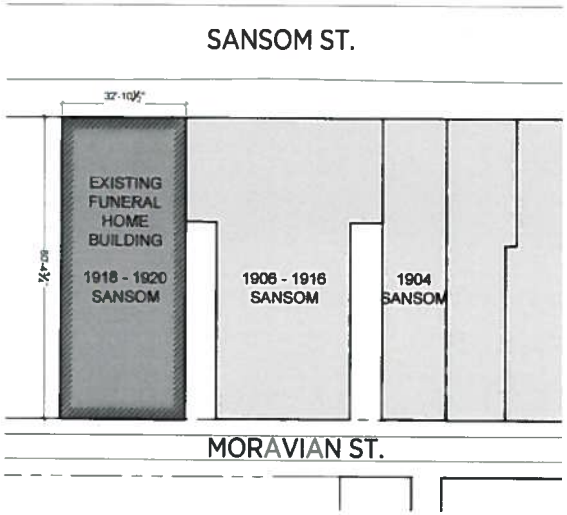
GROUND FLOOR PLAN



LEVEL 2 FLOOR PLAN

COFFEE SHOP / RESTAURANT			
FLOOR	**BOH / MECH**	**NSF**	**GSF**
2	486	2,156	2,642
1	486	2,156	2,642
	972	4,312	**5,284**

AREA TABULATION



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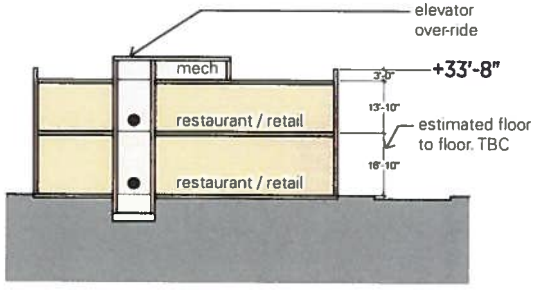


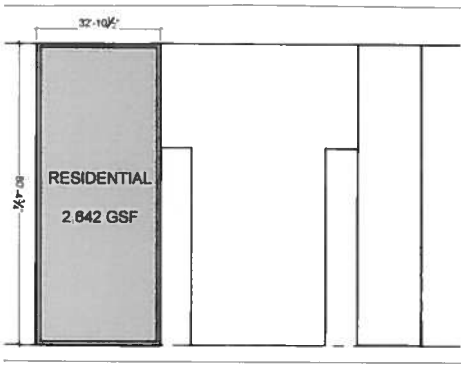
N-S BUILDING SECTION

SOUTHERN LAND COMPANY

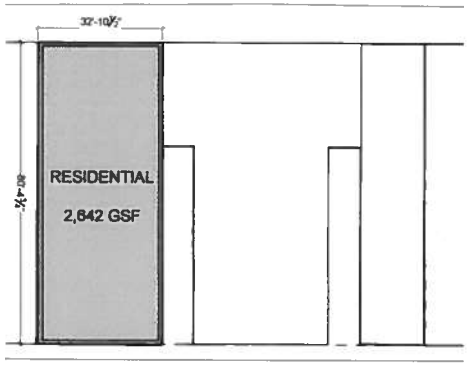
SLC RITTENHOUSE SQUARE

2015.023 10.15.2015

1918 - 1920 **SANSOM** RESIDENTIAL (SINGLE FAMILY)



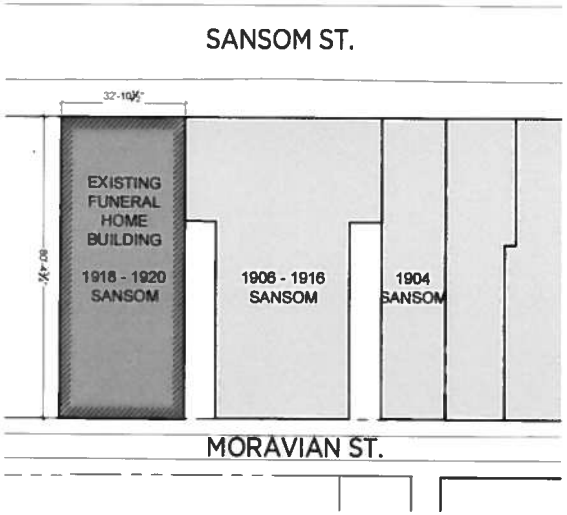
GROUND FLOOR PLAN



LEVEL 2 FLOOR PLAN

RESIDENTIAL (SINGLE FAMILY)	
FLOOR	**GSF**
2	2,642
1	2,642
	5,284

AREA TABULATION



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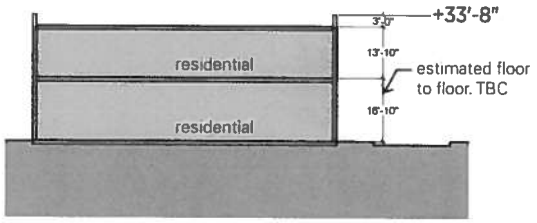


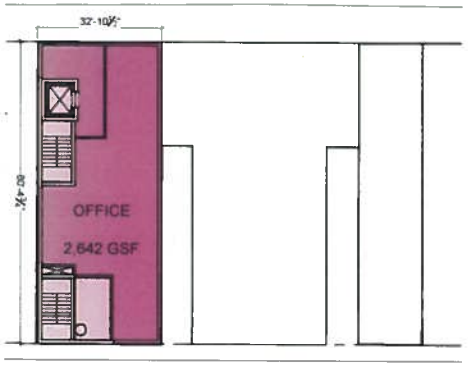
N-S BUILDING SECTION

SOUTHERN LAND COMPANY

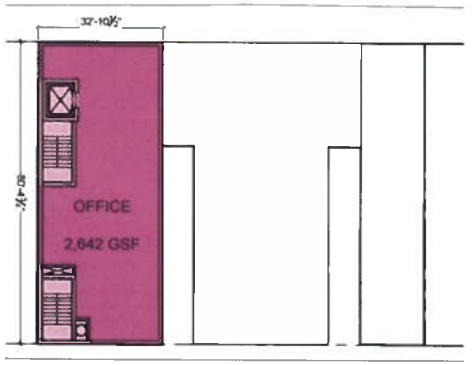
SLC RITTENHOUSE SQUARE

2015.023 10.15.2015

1918 - 1920 SANSOM OFFICE



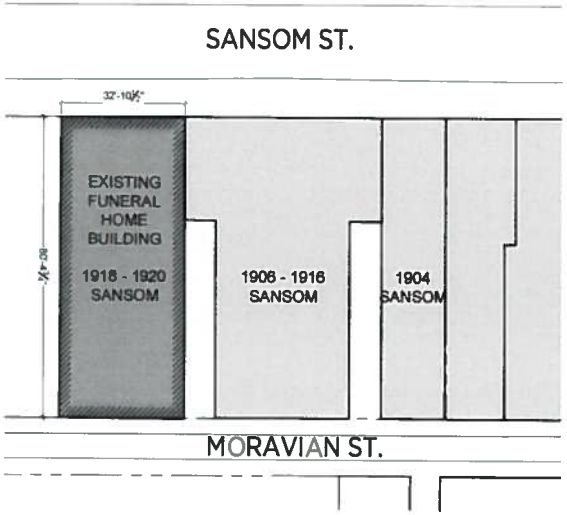
GROUND FLOOR PLAN



LEVEL 2 FLOOR PLAN

OFFICE			
FLOOR	BOH / MECH	OFFICE NSF	GSF
2	511	2,131	2,642
1	669	1,973	2,642
	1,180	4,104	**5,284**

AREA TABULATION



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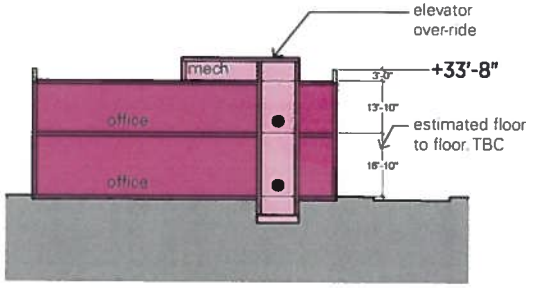

N-S BUILDING SECTION

SOUTHERN LAND COMPANY

SLC RITTENHOUSE SQUARE

2015.023 10.15.2015