

Landmark Abstract

131 Centerville Road, Lancaster, PA 17603
Telephone 717-293-9760 Fax 717-293-5714

CERTIFICATE OF INFORMATION

The information as set forth herein **COVERS 7/22/2008 TO 01/11/2016** and was collected from the public record available in **BERKS** County Courthouse. Landmark Abstract assumes no responsibility or liability for errors with respect to indexing made by any County employees of the County offices in which they are employed. Liability under this Certificate of Information when used as a basis for issuance of title insurance by a company other than Landmark Abstract is strictly limited to the cost of the search.

FILE NO: 3839-1

APPLICANT: COLLEEN BRELJE – BARLEY SNYDER

PROPERTY LOCATION: LOT 2 OF NARROW FABRIC MINOR SUBDIVISION
WEST READING BOROUGH
BERKS COUNTY, PENNSYLVANIA

RECORD OWNERS: FULTON BANK, N.A.

RECORD OWNER DEED: BEING THE SAME PREMISES which Eric J. Weaknecht, Sheriff of the County of Berks, in the State of Pennsylvania by Deed dated October 14, 2014 and recorded October 15, 2014 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Instrument No. 2014034065 granted and conveyed unto Fulton Bank, N.A., their successors or assigns.

(Deed copy attached.)

BUYER/PURCHASER (if applicable):

ASSESSMENT: Account No: 23 DIFFERENT ASSESSMENTS (SEE COPIES ATTACHED)

:

MORTGAGES: None.

JUDGMENTS: None.

TAX LIENS: None.

SUITS: None.

SECURED TRANSACTIONS (Recorder of Deeds): None.

DOMESTIC RELATIONS – SUPPORT ARREARAGES: Not searched or certified.

OTHER: None.

EASEMENTS, MISCELLANEOUS TITLE OBJECTIONS, GROUND RENTS, AND UNRECORDED DEEDS:

1. Subject to the legal operation and effect of the set-back lines, plan notes, easements, conditions and encumbrances as shown on Subdivision Plan Book 274, Page 12; and Subdivision Plan Book 302, Page 291.
2. Subject to rights granted to Metropolitan Edison Company as set forth in Miscellaneous Book 130, Page 208; Miscellaneous Book 248, Page 957; Miscellaneous Book 264, Page 275; Miscellaneous Book 266, Page 139; Miscellaneous Book 293, Page 258; Record Book 2585, Page 1108; and Record Book 5012, Page 1801.
3. Subject to Easement and License Agreement as set forth in Record Book 2554, Page 1328.
4. Subject to Memorandum of Agreement for Spring PCS Site Agreement as set forth in Record Book 4304, Page 84.
5. Subject to Easement given by The Belovich Group to Narrow Fabric Industries as set forth in Record Book 5306, Page 1024.
6. Subject to Stormwater Facilities Maintenance Monitoring Agreement as set forth in Record Book 4763, Page 266.
7. Subject to Installment Sale Agreement for Unit 22 of Building 4 as set forth in Record Book 5287, Page 2241.
8. Excepting therefrom premises conveyed in Record Book 5045, Page 1229 (Lot 3).
9. Excepting therefrom premises conveyed in Record Book 5050, Page 968 (Lot 2).
10. Excepting therefrom premises conveyed in Record Book 5080, Page 2246 (Lot 1).
11. Excepting therefrom premises conveyed in Record Book 5097, Page 687 (Lot 8).
12. Excepting therefrom premises conveyed in Record Book 5106, Page 525 (Lot 6).
13. Excepting therefrom premises conveyed in Record Book 5116, Page 1464 (Lot 7).
14. Excepting therefrom premises conveyed in Record Book 5117, Page 1305 (Lot 12).
15. Excepting therefrom premises conveyed in Record Book 5117, Page 1320 (Lot 9).
16. Excepting therefrom premises conveyed in Record Book 5117, Page 1324 (Lot 11).
17. Excepting therefrom premises conveyed in Record Book 5128, Page 1782 (Lot 13).
18. Excepting therefrom premises conveyed in Record Book 5141, Page 1755 (Lot 14).
19. Excepting therefrom premises conveyed in Record Book 5158, Page 2112 (Lot 5).
20. Excepting therefrom premises conveyed in Record Book 5178, Page 1968 (Lot 15).
21. Excepting therefrom premises conveyed in Record Book 5201, Page 154 (Lot 21).
22. Excepting therefrom premises conveyed in Record Book 5210, Page 304 (Lot 16).
23. Excepting therefrom premises conveyed in Record Book 5217, Page 341 (Lot 20).

24. Excepting therefrom premises conveyed in Record Book 5217, Page 345 (Lot 19).
25. Excepting therefrom premises conveyed in Record Book 5228, Page 686 (Lot 23).
26. Excepting therefrom premises conveyed in Record Book 5228, Page 691 (Lot 24).
27. Excepting therefrom premises conveyed in Record Book 5229, Page 364 (Lot 18).
28. Excepting therefrom premises conveyed in Record Book 5231, Page 806 (Lot 17).
29. Excepting therefrom premises conveyed in Record Book 5236, Page 2316 (Lot 27).
30. Excepting therefrom premises conveyed in Record Book 5236, Page 2372 (Lot 28).
31. Excepting therefrom premises conveyed in Record Book 5253, Page 1291 (Lot 35).
32. Excepting therefrom premises conveyed in Record Book 5260, Page 1362 (Lot 32).
33. Excepting therefrom premises conveyed in Record Book 5266, Page 1009 (Lot 33).
34. Excepting therefrom premises conveyed in Record Book 5267, Page 1500 (Lot 31).
35. Excepting therefrom premises conveyed in Record Book 5268, Page 2293 (Lot 29).
36. Excepting therefrom premises conveyed in Record Book 5271, Page 820 (Lot 4).
37. Excepting therefrom premises conveyed in Record Book 5344, Page 1199 (Lot 26).
38. Excepting therefrom premises conveyed in Record Book 5344, Page 1203 (Lot 10).
39. Excepting therefrom premises conveyed in Record Book 5355, Page 548 (Lot 34).
40. Excepting therefrom premises conveyed in Record Book 5368, Page 131 (Lot 37).
41. Excepting therefrom premises conveyed in Record Book 5374, Page 636 (Lot 25).
42. Excepting therefrom premises conveyed in Record Book 5383, Page 781 (Lot 36).
43. Excepting therefrom premises conveyed in Record Book 5287, Page 2241 (Lot 22).
44. Excepting therefrom premises conveyed in Instrument No. 2009024094 (Lot 30).
45. Subject to easement(s) of an alley(s).
46. Subject to alley rights as set forth in Record Book 3012, Page 404.
47. Subject to Stormwater Drainage Easement recorded in Instrument No. 2015038361.
48. NOTICE: There is a Foreclosure Action in the chain of title of this property. Landmark Abstract assumes no liability for any defect in the foreclosure proceedings.
49. Payment of County, Township and School Tax for 2015; Payment of County and Township Tax for 2016.

Landmark Abstract

BY:


Title Examiner

Dated: 2/10/2016

Landmark Abstract

131 Centerville Road, Lancaster, PA 17603
Telephone 717-293-9760 Fax 717-293-5714

2/10/2016

ATTN: COLLEEN BRELJE
BarleySnyder, LLC
501 Washington Street
Reading, PA 19603-0942

File No. 3839-1

Location: LOT 2 OF NARROW FABRIC MINOR SUBDIVISION
WEST READING BOROUGH
BERKS COUNTY, PENNSYLVANIA

Owner: FULTON BANK, N.A.
Purchaser:

Information Certificate	\$200.00
TOTAL DUE	\$200.00

Prepared By: Eric J. Weaknecht
Sheriff of Berks Co., PA.
633 Court St.
Reading, Pa. 19601

Return To: SCOTT F. LANDIS, ESQUIRE
126 E. KING STREET
LANCASTER, PA 17602

Premises: *Jolo Silk Dr., Silk Dr.,*
Tulpehocken Ave., Roads/Lot(s) 38/39/40/41
42/43/44/45/46/22/47/48/49/50/51/52/53/
54/55/56/57/58 AND Elm St., Open Space
Borough of West Reading, Berks Co., Pa
Pin: *SEE * ..*

- * ✓ 93 5307 1711 5181; 93 5307 1711 9230 ✓ ²² ³⁸
- ✓ 93 5307 1711 9223; 93 5307 1711 9215 ✓ ³⁹ ⁴⁰
- ✓ 93 5307 1711 8297; 93 5307 1711 8289 ✓ ⁴¹ ⁴²
- ✓ 93 5307 1711 8371; 93 5307 1711 8363 ✓ ⁴³ ⁴⁴
- ✓ 93 5307 1711 8356; 93 5307 1711 8348 ✓ ⁴⁵ ⁴⁶
- ✓ 93 5307 1711 5357; 93 5307 1711 5399 ✓ ⁴⁷ ⁴⁸
- ✓ 93 5307 1711 6410; 93 5307 1711 6431 ✓ ⁴⁹ ⁵⁰
- ✓ 93 5307 1711 6452; 93 5307 1711 6483 ✓ ⁵¹ ⁵²
- ✓ 93 5307 1711 7404; 93 5307 1711 7425 ✓ ⁵³ ⁵⁴
- ✓ 93 5307 1711 7446; 93 5307 1711 7468 ✓ ⁵⁵ ⁵⁶
- ✓ 93 5307 1711 8510; 93 5707 1711 6173 ✓ ⁵⁸ *open space*
- ✓ 93 5307 1711 7489 ⁵⁷ *incorrect - should be 5307*

Know all men by these presents

That I, ERIC J. WEAKNECHT, SHERIFF of the County of Berks, in the State of
Pennsylvania, for and in consideration of the sum of
NINE THOUSAND FIVE HUNDRED DOLLARS (9500.00) to me in hand paid,
do hereby grant and convey to...

FULTON BANK, N.A.

of

LANCASTER, PA 17604

THEIR SUCCESSORS OR ASSIGNS,
THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:-

ALL THAT CERTAIN lot or piece of land together with a brick building and other improvements erected thereon, located on the west side of Tulpehocken Street, being Lot No. 2 as shown on the Narrow Fabric Minor Subdivision, recorded in Plan Book Volume 274, Page 12, Berks County Records, situate in the Borough of West Reading, County of Berks, Commonwealth of Pennsylvania, more fully bounded and described as follows to wit:

BEGINNING at a marble monument on the west topographical building line of Tulpehocken Street, sixty feet (60') wide, a corner of property belonging to Bruce L. Albrecht trading as Albrecht-Bagenstose Partnership, said point being the northeastern most corner of the herein described Lot No. 2;

THENCE extending in a southeasterly direction along the west topographical building line of Tulpehocken Street on a line bearing South twenty-nine degrees, two minutes, fifty-four seconds East (S. 29° 02' 54" E.), a distance of five hundred forty-five feet and forty-seven hundredths of one foot (545.47') to an iron pin on the point of intersection of the west topographical building line of Tulpehocken Street and the north topographical building line of Walnut Street, sixty feet (60') wide;

THENCE extending in a southwesterly direction along the north topographical building line of Walnut Street on a line bearing South sixty degrees, fifty-seven minutes, six seconds West (S. 60° 57' 06" W.) a distance of one hundred thirty five feet (135') to an iron pin;

THENCE extending in a southeasterly direction on a line bearing South twenty-nine degrees, two minutes, fifty-four seconds East (S. 29° 02' 54" E.), a distance of thirty feet (30') to an iron pin a corner of property belonging to Village Associates;

THENCE extending in a southwesterly direction along property belonging to Village Associates the two (2) following courses and distances to wit:

1. On a line bearing South sixty degrees, fifty-seven minutes, six seconds West (S. 60° 57' 06" W.), a distance of two hundred ninety feet and twenty-three hundredths of one foot (290.23') to an iron point of curve;
2. Along said curve deflecting to the right having a radius of one hundred seventy-nine feet and fifty-one hundredths of one foot (179.51'), a central angle of twenty-six degrees, six minutes, fifteen seconds (26° 06' 15"), a chord of eighty-one feet and eight hundredths of one foot (81.08'), a chord bearing of South seventy-four degrees, zero minutes, fourteen seconds West (S. 74° 00' 14" W.), and a distance along the arc of eighty-one feet and seventy-nine hundredths of one foot (81.79') to an iron pin on the south side of a vacated twenty foot (20') wide alley;

THENCE extending in a northwesterly direction crossing the above mentioned vacated twenty foot (20') alley on a line bearing North thirty-one degrees, thirty-three minutes, fifty-three seconds West (N. 31° 33' 53" W.), a distance of ten feet and fifty-nine hundredths of one foot (10.59') to an iron pin of the centerline of the above vacated twenty foot (20') wide alley;

THENCE extending in a northwesterly direction along the centerline of the above mentioned vacated twenty foot (20') wide alley on a line bearing North eighty-six degrees, fifty-five minutes, eighteen seconds West (N. 86° 55' 18" W.), a distance of forty-nine feet and sixty-nine hundredths of one foot (49.69') to a P.K. spike on the eastern terminus of twenty foot (20') wide alley;

THENCE extending in a northeasterly direction along the eastern terminus of a twenty foot (20') wide alley line bearing North three degrees, four minutes, forty-two seconds East (N. 3° 04' 42" E.), a distance of ten feet (10') to a P.K. spike on the north side of a twenty foot (20') wide alley.

THENCE extending in a northwesterly direction along the north side of a twenty foot (20') wide alley on a bearing North eighty-six degrees, fifty-five minutes, eighteen seconds West (N. 86° 55' 18" W.), a distance of sixty-two and forty hundredths of one foot (62.40') to a P.K. spike a corner of Lot No. 1 as shown on the above mentioned recorded plan;

THENCE extending along Lot No. 1 as shown on the above mentioned recorded plan the two (2) following courses and distances to wit:

1. In a northwesterly direction on a line bearing North one degree, fourteen minutes, fifty-nine seconds East (N. 1° 14' 59" E.), a distance of three hundred twenty-two feet and twenty-five hundredths of one foot (322.25') iron pin;

2. In a northwesterly direction on a line bearing North one degree, fifty-four minutes, fourteen seconds West (N. 1° 54' 14" E.), a distance of two hundred twenty-one feet and ninety-one hundredths of one foot (221.91') P.K. spike a corner of property belonging to Bruce L. Albrecht trading as Albrecht-Bagenstose Partnership;

THENCE extending in a northeasterly direction along property belonging to Bruce L. Albrecht trading as Albrecht-Bagenstose Partnership on a line bearing North sixty degrees, fifty-seven minutes, six seconds East (N. 60° 57' 06" E.), a distance of three hundred thirty-five feet and thirty-five hundredths of one foot (335.35') to the PLACE OF BEGINNING.

CONTAINING in area 6.163 acres of land.

PARCEL NO. 93-5307-17-11-67251 (?)
 PARCEL NO. 93-5307-17-11-5181-6722
 PARCEL NO. 93-5307-17-11-9230-38
 PARCEL NO. 93-5307-17-11-9223-39
 PARCEL NO. 93-5307-17-11-9215-40
 PARCEL NO. 93-5307-17-11-8297-41
 PARCEL NO. 93-5307-17-11-8289-42
 PARCEL NO. 93-5307-17-11-8371-43
 PARCEL NO. 93-5307-17-11-8363-44
 PARCEL NO. 93-5307-17-11-8356-45
 PARCEL NO. 93-5307-17-11-8348-46
 PARCEL NO. 93-5307-17-11-5357-47

PARCEL NO. 93-5307-17-11-5399-48
PARCEL NO. 93-5307-17-11-6410-49
PARCEL NO. 93-5307-17-11-6431-50
PARCEL NO. 93-5307-17-11-6452-51
PARCEL NO. 93-5307-17-11-6483-52
PARCEL NO. 93-5307-17-11-7404-53
PARCEL NO. 93-5307-17-11-7425-54
PARCEL NO. 93-5307-17-11-7446-55
PARCEL NO. 93-5307-17-11-7468-56
PARCEL NO. 93-5307-17-11-7489-57
PARCEL NO. 93-5307-17-11-8510-58
PARCEL NO. 93-5307-17-11-6173- *open space*

BEING THE SAME PREMISES which Gregory Sarangoulis, Co-Partner, and Kevin Timochenko, Co-Partner, *via* KGPTR1, a Pennsylvania general partnership, by Deed dated January 23, 2006 and recorded January 25, 2006 in the Office of the Recorder of Deeds in and for the County of Berks in Book 4763 Page 1888, granted and conveyed unto The Belovich Group, its successor and assigns.

Excepting therefrom premises conveyed in Record Book 5045, Page 1229 (Lot 3).
Excepting therefrom premises conveyed in Record Book 5050, Page 968 (Lot 2).
Excepting therefrom premises conveyed in Record Book 5128, Page 1782 (Lot 13).
Excepting therefrom premises conveyed in Record Book 5158, Page 2112 (Lot 5).
Excepting therefrom premises conveyed in Record Book 5228, Page 686 (Lot 23).
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Excepting therefrom premises conveyed in Record Book 5383, Page 781 (Lot 36).
Excepting therefrom premises conveyed in Record Book 5106, Page 525 (Lot 6).
Excepting therefrom premises conveyed in Record Book 5116, Page 1464 (Lot 7).
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Excepting therefrom premises conveyed in Record Book 5141, Page 1755 (Lot 14).
Excepting therefrom premises conveyed in Record Book 5210, Page 304 (Lot 16).
Excepting therefrom premises conveyed in Record Book 5217, Page 345 (Lot 19).

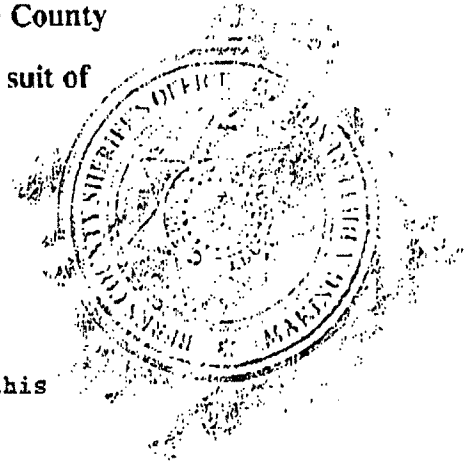
Excepting therefrom premises conveyed in Record Book ~~5217~~, Page ~~341~~ (Lot 20).
Excepting therefrom premises conveyed in Record Book ~~5201~~, Page 154 (Lot 21).
Excepting therefrom premises conveyed in Record Book ~~5344~~, Page 1199 (Lot 26).
Excepting therefrom premises conveyed in Record Book ~~5097~~, Page 687 (Lot 8).
Excepting therefrom premises conveyed in Record Book ~~5117~~, Page 1320 (Lot 9).
Excepting therefrom premises conveyed in Record Book ~~5117~~, Page 1324 (Lot 11).
Excepting therefrom premises conveyed in Record Book ~~5117~~, Page 1305 (Lot 12).
Excepting therefrom premises conveyed in Record Book ~~5080~~, Page 2246 (Lot 1).
Excepting therefrom premises conveyed in Record Book ~~5178~~, Page 1968 (Lot 15).
Excepting therefrom premises conveyed in Record Book _____, Page _____ (Lot 30). 2009024094
Excepting therefrom premises conveyed in Record Book ~~5387~~, Page ~~2247~~ (Lot 22).

The same having been sold by me to the said grantee on the 8th day of August, 2014, after due advertisement according to law under and by virtue of a writ of execution Mortgage Foreclosure issued on the 30th day of May, 2014 out of the Court of Common Pleas of the County of Berks, State of Pennsylvania, as of No. 13-24274 at the suit of

FULTON BANK NA

Against

BELOVICH GROUP INC



IN WITNESS WHEREOF I have hereunto affixed my signature this 14th day of October, 2014.

Eric J. Weaknecht
ERIC J. WEAKNECHT
Sheriff of Berks County, PA

Commonwealth of Pennsylvania,
Berks County } SS

On this 14th day of October, 2014, before me, Ann LR Fitzgerald Deputy Prothonotary, the undersigned officer, personally appeared ERIC J. WEAKNECHT, SHERIFF OF BERKS COUNTY, PENNSYLVANIA, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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

I hereby certify that the precise residence of the grantee herein named is

ONE PENN SQUARE, PO BOX 4887
LANCASTER, PA 17604



Marianne R. Sutton Prothonotary

ERIC J. WEAKNECHT
For Grantee

Ann LR Fitzgerald
Deputy Prothonotary

13-24274

DEED POLL

ERIC J. WEAKNECHT
Sheriff of Berks County

TO:

FULTON BANK, N.A.

PREMISES:

200 Silk Dr., Silk Dr.,
Tulpehocken Ave., Roads/Lot(s) 38/39/40/41
42/43/44/45/46/22/47/48/49/50/51/52/53/
54/55/56/57/58 AND Elm St., Open Space
Borough of West Reading, Berks Co., Pa
Pin: *SEE **

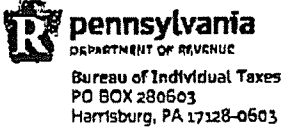
Sold as property of:

BELOVICH GROUP INC

Recorder of Deeds-----\$*317.00*

- * 93 5307 1711 5181; 93 5307 1711 9230
- 93 5307 1711 9223; 93 5307 1711 9215
- 93 5307 1711 8297; 93 5307 1711 8289
- 93 5307 1711 8371; 93 5307 1711 8363
- 93 5307 1711 8356; 93 5307 1711 8348
- 93 5307 1711 5357; 93 5307 1711 5399
- 93 5307 1711 6410; 93 5307 1711 6431
- 93 5307 1711 6452; 93 5307 1711 6483
- 93 5307 1711 7404; 93 5307 1711 7425
- 93 5307 1711 7446; 93 5307 1711 7468
- 93 5307 1711 8510; 93 5707 1711 6173
- 93 5307 1711 7489

REV-183 EX (04-10)



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

Table with 2 columns: Recorder's Use Only, Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: Scott F. Landis, Esquire; Telephone Number: (717) 229-5201; Mailing Address: 126 E. King Street, Lancaster, PA 17602

B. TRANSFER DATA

Grantor(s)/Lessor(s): Berks County Sheriff; Mailing Address: 633 Court Street, Reading, PA 19601

C. Date of Acceptance of Document

Grantee(s)/Lessee(s): Fulton Bank, N.A.; Mailing Address: One Penn Square, P.O. Box 4887, Lancaster, PA 17604

D. REAL ESTATE LOCATION

Street Address: 206 Silk St, Tulpehocken, Berks; City, Township, Borough: West Reading; School District: Wyomissing; Tax Parcel Number: *See attached

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? [] Y [X] N

Table with 3 columns: 1. Actual Cash Consideration (Successful bid of \$9,500.00), 2. Other Consideration (+0.00), 3. Total Consideration (= 9,500.00), 4. County Assessed Value (*See attached), 5. Common Level Ratio Factor (X 1.31), 6. Fair Market Value (**See attached)

F. EXEMPTION DATA

Table with 3 columns: 1a. Amount of Exemption Claimed (100%), 1b. Percentage of Grantor's Interest in Real Estate (100%), 1c. Percentage of Grantor's Interest Conveyed (100%)

Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession.
Transfer to a trust.
Transfer from a trust.
Transfer between principal and agent/straw party.
Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
Transfer from mortgagor to a holder of a mortgage in default.
Corrective or confirmatory deed.
Statutory corporate consolidation, merger or division.
Other (Please explain exemption claimed.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: Scott F. Landis; Date: 9/25/14

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Parcel Number	County Assessed Value	Fair Market Value
93-5307-17-11-5181	\$95,000.00	\$124,450.00
93-5307-17-11-9230	\$27,400.00	\$35,894.00
93-5307-17-11-9223	\$21,400.00	\$28,034.00
93-5307-17-11-9215	\$21,400.00	\$28,034.00
93-5307-17-11-8297	\$21,400.00	\$28,034.00
93-5307-17-11-8289	\$21,400.00	\$28,034.00
93-5307-17-11-8371	\$21,400.00	\$28,034.00
93-5307-17-11-8363	\$21,400.00	\$28,034.00
93-5307-17-11-8356	\$21,400.00	\$28,034.00
93-5307-17-11-8348	\$27,400.00	\$35,894.00
93-5307-17-11-5357	\$28,100.00	\$36,811.00
93-5307-17-11-5399	\$20,200.00	\$26,462.00
93-5307-17-11-6410	\$20,200.00	\$26,462.00
93-5307-17-11-6431	\$20,200.00	\$26,462.00
93-5307-17-11-6452	\$20,200.00	\$26,462.00
93-5307-17-11-6483	\$20,200.00	\$26,462.00
93-5307-17-11-7404	\$20,200.00	\$26,462.00
93-5307-17-11-7425	\$20,200.00	\$26,462.00
93-5307-17-11-7446	\$20,200.00	\$26,462.00
93-5307-17-11-7468	\$20,200.00	\$26,462.00
93-5307-17-11-8510	\$25,000.00	\$32,750.00
93-5307-17-11-6173	\$13,800.00	\$18,078.00
93-5307-17-11-7489	\$20,200.00	\$26,462.00

* from Complaint in Foreclosure

EXHIBIT "D"

ALL THAT CERTAIN lot or piece of land together with a brick building and other improvements erected thereon, located on the west side of Tulpehocken Street, being Lot No. 2 as shown on the Narrow Fabric Minor Subdivision, recorded in Plan Book Volume 274, Page 12, Berks County Records, situate in the Borough of West Reading, County of Berks, Commonwealth of Pennsylvania, more fully bounded and described as follows to wit:

BEGINNING at a marble monument on the west topographical building line of Tulpehocken Street, sixty feet (60') wide, a corner of property belonging to Bruce L. Albrecht trading as Albrecht-Bagenstose Partnership, said point being the northeastern most corner of the herein described Lot No. 2;

THENCE extending in a southeasterly direction along the west topographical building line of Tulpehocken Street on a line bearing South twenty-nine degrees, two minutes, fifty-four seconds East (S. 29° 02' 54" E.), a distance of five hundred forty-five feet and forty-seven hundredths of one foot (545.47') to an iron pin on the point of intersection of the west topographical building line of Tulpehocken Street and the north topographical building line of Walnut Street, sixty feet (60') wide;

THENCE extending in a southwesterly direction along the north topographical building line of Walnut Street on a line bearing South sixty degrees, fifty-seven minutes, six seconds West (S. 60° 57' 06" W.) a distance of one hundred thirty five feet (135') to an iron pin;

THENCE extending in a southeasterly direction on a line bearing South twenty-nine degrees, two minutes, fifty-four seconds East (S. 29° 02' 54" E.), a distance of thirty feet (30') to an iron pin a corner of property belonging to Village Associates;

THENCE extending in a southwesterly direction along property belonging to Village Associates the two (2) following courses and distances to wit:

1. On a line bearing South sixty degrees, fifty-seven minutes, six seconds West (S. 60° 57' 06" W.), a distance of two hundred ninety feet and twenty-three hundredths of one foot (290.23') to an iron point of curve;

2. Along said curve deflecting to the right having a radius of one hundred seventy-nine feet and fifty-one hundredths of one foot (179.51'), a central angle of twenty-six degrees, six minutes, fifteen seconds (26° 06' 15"), a chord of eighty-one feet and eight hundredths of one foot (81.08'), a chord bearing of South seventy-four degrees, zero minutes, fourteen seconds West (S. 74° 00' 14" W.), and a distance along the arc of eighty-one feet and seventy-nine hundredths of one foot (81.79') to an iron pin on the south side of a vacated twenty foot (20') wide alley;

THENCE extending in a northwesterly direction crossing the above mentioned vacated twenty foot (20') alley on a line bearing, North thirty-one degrees, thirty-three minutes, fifty-three seconds West (N. 31° 33' 53" W.), a distance of ten feet and fifty-nine hundredths of one foot (10.59') to an iron pin of the centerline of the above vacated twenty foot (20') wide alley;

THENCE extending in a northwesterly direction along the centerline of the above mentioned vacated twenty foot (20') wide alley on a line bearing North eighty-six degrees, fifty-five minutes, eighteen seconds West (N. 86° 55' 18" W.), a distance of forty-nine feet and sixty-nine hundredths of one foot (49.69') to a P.K. spike on the eastern terminus of twenty foot (20') wide alley;

THENCE extending in a northeasterly direction along the eastern terminus of a twenty foot (20') wide alley line bearing North three degrees, four minutes, forty-two seconds East (N. 3° 04' 42" E.), a distance of ten feet (10') to a P.K. spike on the north side of a twenty foot (20') wide alley.

THENCE extending in a northwesterly direction along the north side of a twenty foot (20') wide alley on a bearing North eighty-six degrees, fifty-five minutes, eighteen seconds West (N. 86° 55' 18" W.), a distance of sixty-two and forty hundredths of one foot (62.40') to a P.K. spike a corner of Lot No. 1 as shown on the above mentioned recorded plan;

THENCE extending along Lot No. 1 as shown on the above mentioned recorded plan the two (2) following courses and distances to wit:

1. In a northeasterly direction on a line bearing North one degree, fourteen minutes, fifty-nine seconds East (N. 1° 14' 59" E.), a distance of three hundred twenty-two feet and twenty-five hundredths of one foot (322.25') iron pin;

2. In a northwesterly direction on a line bearing North one degree, fifty-four minutes, fourteen seconds West (N. 1° 54' 14" E.), a distance of two hundred twenty-one feet and ninety-one hundredths of one foot (221.91') P.K. spike a corner of property belonging to Bruce L. Albrecht trading as Albrecht-Bagenstose Partnership;

THENCE extending in a northeasterly direction along property belonging to Bruce L. Albrecht trading as Albrecht-Bagenstose Partnership on a line bearing North sixty degrees, fifty-seven minutes, six seconds East (N. 60° 57' 06" E.), a distance of three hundred thirty-five feet and thirty-five hundredths of one foot (335.35') to the PLACE OF BEGINNING.

CONTAINING in area 6.163 acres of land.

PARCEL NO. 5307-17-11-7251

BEING THE SAME PREMISES which Gregory Sarangoulis, Co-Partner, and Kevin Timochenko, Co-Partner, t/a KGPTR1, a Pennsylvania general partnership, by Deed dated January 23, 2006 and recorded January 25, 2006 in the Office of the Recorder of Deeds in and for the County of Berks in Book 4763 Page 1888, granted and conveyed unto The Belovich Group, its successor and assigns.

Excepting therefrom premises conveyed in Record Book 5045, Page 1229 (Lot 3). ✓
Excepting therefrom premises conveyed in Record Book 5050, Page 968 (Lot 2). ✓
Excepting therefrom premises conveyed in Record Book 5128, Page 1782 (Lot 13). ✓
Excepting therefrom premises conveyed in Record Book 5158, Page 2112 (Lot 5). ✓

Excepting therefrom premises conveyed in Record Book 5228, Page 686 (Lot 23). ✓
Excepting therefrom premises conveyed in Record Book 5228, Page 691 (Lot 24). ✓
Excepting therefrom premises conveyed in Record Book 5229, Page 364 (Lot 18). ✓
Excepting therefrom premises conveyed in Record Book 5231, Page 806 (Lot 17). ✓
Excepting therefrom premises conveyed in Record Book 5236, Page 2316 (Lot 27). ✓
Excepting therefrom premises conveyed in Record Book 5236, Page 2372 (Lot 28). ✓
Excepting therefrom premises conveyed in Record Book 5253, Page 1291 (Lot 35). ✓
Excepting therefrom premises conveyed in Record Book 5260, Page 1362 (Lot 32). ✓
Excepting therefrom premises conveyed in Record Book 5266, Page 1009 (Lot 33). ✓
Excepting therefrom premises conveyed in Record Book 5267, Page 1500 (Lot 31). ✓
Excepting therefrom premises conveyed in Record Book 5268, Page 2293 (Lot 29). ✓
Excepting therefrom premises conveyed in Record Book 5271, Page 820 (Lot 4). ✓
Excepting therefrom premises conveyed in Record Book 5355, Page 548 (Lot 34). ✓
Excepting therefrom premises conveyed in Record Book 5368, Page 131 (Lot 37). ✓
Excepting therefrom premises conveyed in Record Book 5374, Page 636 (Lot 25). ✓
Excepting therefrom premises conveyed in Record Book 5383, Page 781 (Lot 36). ✓
Excepting therefrom premises conveyed in Record Book 5106, Page 525 (Lot 6). ✓
Excepting therefrom premises conveyed in Record Book 5116, Page 1464 (Lot 7). ✓
Excepting therefrom premises conveyed in Record Book 5344, Page 1203 (Lot 10). ✓
Excepting therefrom premises conveyed in Record Book 5141, Page 1755 (Lot 14). ✓
Excepting therefrom premises conveyed in Record Book 5210, Page 304 (Lot 16). ✓
Excepting therefrom premises conveyed in Record Book 5217, Page 345 (Lot 19). ✓
Excepting therefrom premises conveyed in Record Book 5217, Page 3341 (Lot 20). ✓
Excepting therefrom premises conveyed in Record Book 5201, Page 154 (Lot 21). ✓
Excepting therefrom premises conveyed in Record Book 5344, Page 1199 (Lot 26). ✓

* This description (attached to the Complaint in
Mtg. Enclosure) when compared to the Sheriff's
Deed isn't Excepting Lots 8, 9, 11, 12, 1, 15, 30 + 32

* Lots 8 + 1 above would be those of Holly Zdravetti
+ Shawn + Jennifer Belouch - later to be "settled
upon" in said proceedings.

*

* Description of Premises
attached to the Proceype
for writ of Execution

No. 13-2474

Judgment Amount: \$891,700.57
Attorney: Scott F. Landis, Esquire

5/30/2014

ALL THAT CERTAIN lot or piece of land together with a brick building and other improvements erected thereon, located on the west side of Tulpehocken Street, being Lot No. 2 as shown on the Narrow Fabric Minor Subdivision, recorded in Plan Book Volume 274, Page 12, Berks County Records, situate in the Borough of West Reading, County of Berks, Commonwealth of Pennsylvania, more fully bounded and described as follows to wit:

BEGINNING at a marble monument on the west topographical building line of Tulpehocken Street, sixty feet (60') wide, a corner of property belonging to Bruce L. Albrecht trading as Albrecht-Bagenstose Partnership, said point being the northeastern most corner of the herein described Lot No. 2;

THENCE extending in a southeasterly direction along the west topographical building line of Tulpehocken Street on a line bearing South twenty-nine degrees, two minutes, fifty-four seconds East (S. 29° 02' 54" E.), a distance of five hundred forty-five feet and forty-seven hundredths of one foot (545.47') to an iron pin on the point of intersection of the west topographical building line of Tulpehocken Street and the north topographical building line of Walnut Street, sixty feet (60') wide;

THENCE extending in a southwesterly direction along the north topographical building line of Walnut Street on a line bearing South sixty degrees, fifty-seven minutes, six seconds West (S. 60° 57' 06" W.) a distance of one hundred thirty five feet (135') to an iron pin;

THENCE extending in a southeasterly direction on a line bearing South twenty-nine degrees, two minutes, fifty-four seconds East (S. 29° 02' 54" E.), a distance of thirty feet (30') to an iron pin a corner of property belonging to Village Associates;

THENCE extending in a southwesterly direction along property belonging to Village Associates the two (2) following courses and distances to wit:

1. On a line bearing South sixty degrees, fifty-seven minutes, six seconds West (S. 60° 57' 06" W.), a distance of two hundred ninety feet and twenty-three hundredths of one foot (290.23') to an iron point of curve;
2. Along said curve deflecting to the right having a radius of one hundred seventy-nine feet and fifty-one hundredths of one foot (179.51'), a central angle of twenty-six degrees, six minutes, fifteen seconds (26° 06' 15"), a chord of eighty-one feet and eight hundredths of one foot (81.08'), a chord bearing of South seventy-four degrees, zero minutes, fourteen seconds West (S. 74° 00' 14" W.), and a distance along the arc of eighty-one feet and seventy-nine hundredths of one foot (81.79') to an iron pin on the south side of a vacated twenty foot (20') wide alley;

Excepting therefrom premises conveyed in Record Book 5045, Page 1229 (Lot 3).
 Excepting therefrom premises conveyed in Record Book 5050, Page 968 (Lot 2).
 Excepting therefrom premises conveyed in Record Book 5128, Page 1782 (Lot 13).
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 Excepting therefrom premises conveyed in Record Book 5260, Page 1362 (Lot 32).
 Excepting therefrom premises conveyed in Record Book 5266, Page 1009 (Lot 33).
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 Excepting therefrom premises conveyed in Record Book 5374, Page 636 (Lot 25).
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 Excepting therefrom premises conveyed in Record Book 5106, Page 525 (Lot 6).
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 Excepting therefrom premises conveyed in Record Book 5344, Page 1203 (Lot 10).
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 Excepting therefrom premises conveyed in Record Book 5217, Page 3341 (Lot 20).
 Excepting therefrom premises conveyed in Record Book 5201, Page 154 (Lot 21).
 Excepting therefrom premises conveyed in Record Book 5344, Page 1199 (Lot 26).
 Excepting therefrom premises conveyed in Record Book 5097, Page 687 (Lot 8).
 Excepting therefrom premises conveyed in Record Book 5117, Page 1320 (Lot 9).
 Excepting therefrom premises conveyed in Record Book 5117, Page 1324 (Lot 11).
 Excepting therefrom premises conveyed in Record Book 5117, Page 1305 (Lot 12).
 Excepting therefrom premises conveyed in Record Book ____, Page ____ (Lot 22).

TO BE SOLD AS THE PREMISES OF THE BELOVICH GROUP, INC.

* Lots 1, 15 + 30
missing as an
Sherriff's Deed

Prepared By **Maria D. Elliott, Esquire**
and Return to: **Barley Snyder**
126 East King Street
Lancaster, PA 17602-2893
717.399.1517

Parcel ID#: **93530717117251 and**
93530717114012 - Part of Tulpehocken Ave, West Reading Borough
655 Walnut Street, West Reading Borough, PA

STORM WATER DRAINAGE **EASEMENT AGREEMENT**

This Storm Water Drainage Easement Agreement (this "**Agreement**") is made as of this 13th day of October, 2015, by and between **FULTON BANK, N.A.**, a national banking association with an address One Penn Square, Lancaster, PA 17602 ("**Fulton**" or "**Grantor**") and **KIMBALL FAMILY LLC**, a Pennsylvania limited liability company, with an address of 14 Gaelsong Lane, Wyomissing, PA 19610 ("**Kimball**" or "**Grantee**").

Background:

Fulton is the owner of a 6.163 acre tract of land located in West Reading Borough, Pennsylvania, bearing tax parcel no. 93530717117251, which is part of the property described in the Sheriff's Deed, Instrument No. 2014034065 recorded in the Recorder of Deeds Office in and for Berks County, Pennsylvania (the "**Recorder's Office**"), and in the Final Plan for Narrow Fabrics, prepared by McCarthy Engineering Associates, P.C., Plan No. 05-001F-P00, dated November 16, 2005, recorded in the Recorder's Office on February 6, 2006 in Plan Book 302, Page 291 (the "**Fulton Property**"). Within the Fulton Property is a private alley, to be dedicated to West Reading Borough ("**Borough**"), located along much of the Fulton Property's western border, known as Chiffon Way.

Kimball is the owner of a 2.03 acre tract of land located at 655 Walnut Street, West Reading Borough, Pennsylvania, bearing tax parcel no. 93530717114012, and as more fully described in a deed dated May 7, 2008 and recorded in the Recorder's Office in Deed Book 5352, Page 1614, and as shown in a plan recorded in Plan Book 306, Page 293 (the "**Kimball Property**"). Chiffon Way is adjacent to the Kimball Property.

A trench drain system currently located on the Kimball Property unintentionally results in excessive erosion near the outfall of Chiffon Way.

To correct the erosion, Kimball intends to connect its existing trench drain system to the existing storm sewer system within Chiffon Way, as shown on a plan entitled "Cashmere Way, Chiffon Way and Walnut Way" (the "**Existing Storm Water Plan for Fulton Property**"), prepared by McCarthy Engineering Associates, P.C., Plan No. 05-001F-P07, dated June 21,

2005, last revised November 16, 2005, attached hereto and incorporated by reference herein as Exhibit A.

Kimball has requested from Fulton, and Fulton has agreed to grant and convey to Kimball, a storm water drainage easement over a portion of Chiffon Way located in the Fulton Property to allow Kimball to install and maintain the proposed catch basin and drainage pipe as shown on the plan attached hereto and incorporated herein as Exhibit B, in order to allow storm water to drain from the Kimball Property through the Fulton Property and to tie in to the existing storm water system within Chiffon Way. The legal description of the storm water drainage easement is attached hereto and incorporated herein by reference as Exhibit C (the "**Drainage Easement**"). The construction plans for the catch basin and drainage pipe are attached hereto and incorporated herein by reference as Exhibit D.

NOW, THEREFORE, Fulton and Kimball, intending to be legally bound and in consideration of One Dollar (\$1.00) and in consideration of the terms and conditions set forth herein, covenant and agree as follows:

1. **Background.** The "Background" section of the Agreement is incorporated herein by reference as though set forth in full.

2. **Storm Water Drainage Easement.**

a. Fulton hereby grants and conveys unto Kimball and its successors and assigns in title a nonexclusive easement for the purposes of constructing, reconstructing, maintaining, repairing and replacing a storm water drainage pipe and catch basin, as well as any necessary storm sewer management facilities ("**Storm Water Management Facilities**"), in order to allow storm water to drain from the Kimball Property through the Fulton Property and to collect and discharge storm water within the Drainage Easement on the Fulton Property, as shown on the plan attached hereto and incorporated herein as Exhibit B, and as more particularly described in the legal description attached hereto and incorporated herein as Exhibit C, pursuant to the terms and conditions set forth herein. Fulton reserves the right to drain storm water into the catch basin and other storm water management facilities located within the Drainage System.

b. Kimball shall construct the storm water facilities within the Drainage Easement and shall repair any damage to the Fulton Property caused by Kimball or its agents or contractors in connection with such work. The owner of the Kimball Property shall maintain and repair, at its sole cost, the Drainage Easement and the storm water facilities located therein. The owner of the Kimball Property shall have the right to enter upon the Fulton Property as necessary to maintain, repair and replace the storm water facilities within the Drainage Easement provided that advance notice is given to the owner of the Fulton Property, or the Borough once Chiffon Way is dedicated, and shall repair any damage caused in the exercise of its rights hereunder.

c. Nothing shall be placed, planted, set or put within the Drainage Easement that would affect the function of the easement. Fulton acknowledges and agrees that the Borough and the owner of the Kimball Property, and their agents and contractors, shall have the right to access the Drainage Easement to inspect storm water facilities at any time.

3. **Construction**

a. Prior to initiating any work on the Fulton Property, Kimball will provide a written construction schedule, and Kimball shall perform the construction work pursuant to the schedule.

b. Prior to construction, Kimball shall deliver a certificate of insurance from Kimball's contractors installing the Storm Water Management Facilities naming Fulton as an additional insured with limits of liability reasonably acceptable to Fulton.

c. The installation and the construction of the Storm Water Management Facilities within the Drainage Easement shall be performed within the Drainage Easement shown on Exhibit A and pursuant to the construction plans and specifications set forth in Exhibit D.

d. All construction work by Kimball and its contractors in installing and constructing the Storm Water Management Facilities shall further be completed in conformance with all applicable laws, ordinances, and governmental approvals. Upon completion and payment of construction work, Kimball shall obtain and provide copies to Fulton of the release of liens from all contractors, subcontractors, and materialmen performing the construction work.

e. Kimball shall not stockpile material on the site other than that which is to be installed or removed within the course of one day's work (exceptions may be allowed if coordinated in advance with Fulton).

f. Kimball shall make any necessary repairs as recommended by the Borough and shall restore the construction site and any area previously disturbed by Kimball to its original condition. In the event that the Storm Water Management Facilities are in need of maintenance, repair, or replacement in the reasonable opinion of Fulton, then Kimball must perform such maintenance, repair or replacement pursuant to all approved governmental plans and permits within thirty (30) days of receipt of written notice from Fulton to that effect.

4. **Access.** The owner of the Kimball Property, its agents, representatives, contractors and subcontractors, shall have the right to enter onto the Fulton Property for those purposes associated with the easement granted herein.

5. **No Interference.** Fulton shall do nothing to interfere with or obstruct the Drainage Easement or Kimball's rights to access and use the Drainage Easement as set forth herein. Notwithstanding the foregoing, Fulton shall reserve the right to enter into the Drainage Easement for purposes of performing any construction related to its property or other improvements near the Drainage Easement and shall have the right to install other utility lines within the Drainage Easement and grant other easements for other utilities within the Drainage Easement as long as Fulton gives notice to Kimball of such utility lines and such utility lines do not interfere with or result in materially additional costs for Kimball's use, maintenance, repair

or replacement of the Storm Water Management Facilities. Except as stated herein, Fulton shall have the full use and enjoyment of the Fulton Property.

6. **Indemnification.** The owner of the Kimball Property shall repair, at its sole cost, any damages or losses caused to the Fulton Property, from or arising out of the owner of the Kimball Property's exercise of its rights under this Agreement or its use of the easement granted herein. The owner of the Kimball Property shall indemnify, defend and hold Fulton harmless from and against any and all claims, damages, suits, losses, causes of action, third party claims, debts, judgments, costs, expenses or fees (including reasonable attorneys' fees) resulting from or arising out of the existence, maintenance, repair, replacement and operation of the Storm Water Management Facilities, the exercise of Kimball's rights herein, the breach of any covenants or obligations of Kimball as stated herein, or its use of the easement granted herein.

7. **Enforcement.** Enforcement of this Agreement may be by proceedings at law or in equity against any party violating or attempting to violate any easement or covenant herein, either to restrain violation, or to recover damages, or otherwise or both. Any party so violating or attempting to violate shall pay the reasonable attorneys' fees and costs of the party seeking enforcement.

8. **Entire Agreement.** This Agreement represents the entire agreement of the parties with respect to the subject matter hereof and, except as specifically set forth herein, shall not be amended or changed in any respect, except by written agreement signed by the parties hereto.

9. **Binding Agreement.** This Agreement shall constitute an easement appurtenant and covenant running with the land and shall be binding upon, and shall inure to the benefit of, the heirs, personal representatives, successors and/or assigns of the parties hereto.

10. **Background and Paragraph Headings.** The Background section is hereby incorporated into this Agreement as though fully referenced herein. Headings are for convenience of reference only and shall not constitute a part of this Agreement. The headings herein in no way define, limit or describe the scope or intent of this document nor in any way affect the terms and provisions hereof.

11. **Recording.** The parties intend that this Agreement shall be recorded in the Recorders Office at Kimball's expense.

12. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the Commonwealth of Pennsylvania.

13. **Covenants Running with the Land.** The rights and obligations hereby created shall constitute covenants running with the land and shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

[signature page to follow]

IN WITNESS WHEREOF, intending to be legally bound, the parties have executed this Easement Agreement under seal the day and year first above written.

Witness/Attest:

GRANTOR:

FULTON BANK, N.A.

By: C. M. Miller, SVP
Name: Clinton M. Miller
Title: Senior Vice President

GRANTEE:

KIMBALL FAMILY LLC

Amy Regua
Amy Regua

By: C. Eve J. Kimball
C. Eve J. Kimball, President and Member
By: Daniel B. Kimball, Jr.
Daniel B. Kimball, Jr., Member

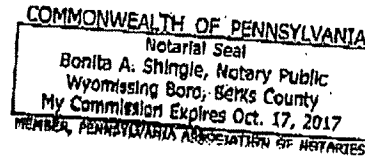
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COMMONWEALTH OF PENNSYLVANIA :
: COUNTY OF BERKS

On October 13, 2015, before me, the undersigned officer, personally appeared C. Eve Kimball, President and Member of Kimball Family LLC, and Daniel B. Kimball, Jr., Member of Kimball Family LLC, who as such members executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

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

Bonita A. Shingle, Notary
Notary Public



COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF LANCASTER)

On this 16th day of OCTOBER, 2015 before me, the undersigned officer, personally appeared Clint Miller, who acknowledged that he is the SR. V.P. of Fulton Bank, a Pennsylvania banking institution, and that as such SR. V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Fulton Bank.

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

Pamela L. Hartman
Notary Public

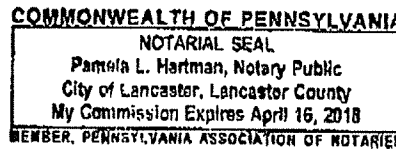


EXHIBIT A

**Existing Storm water Plan for Fulton Property (Chiffon Way)
"Bubble Area"**

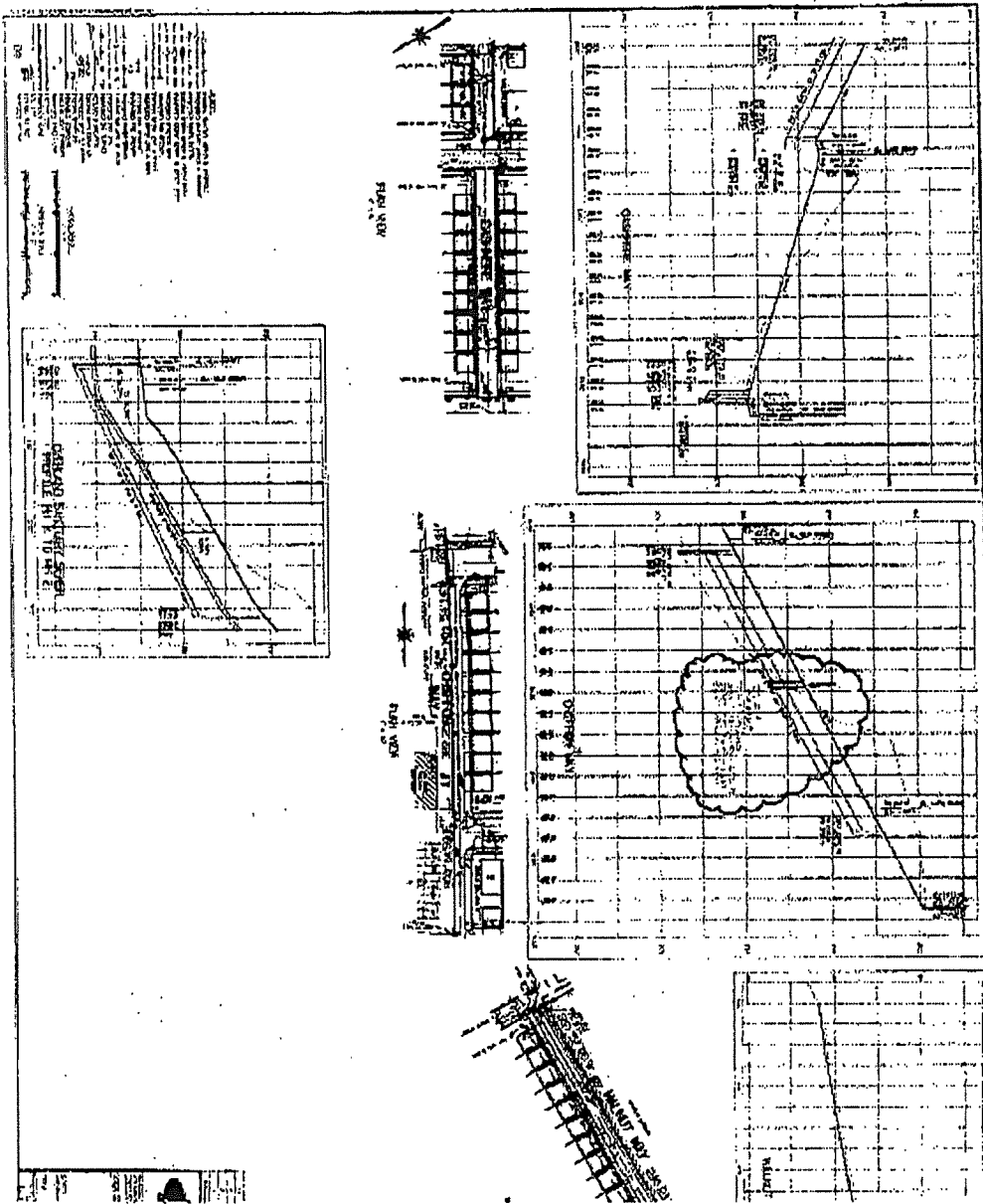


EXHIBIT B

Site Plan for Drainage Easement

credit C
Legal Description of Drainage Easement

All About Children
655 Walnut Street
West Reading, PA 19611

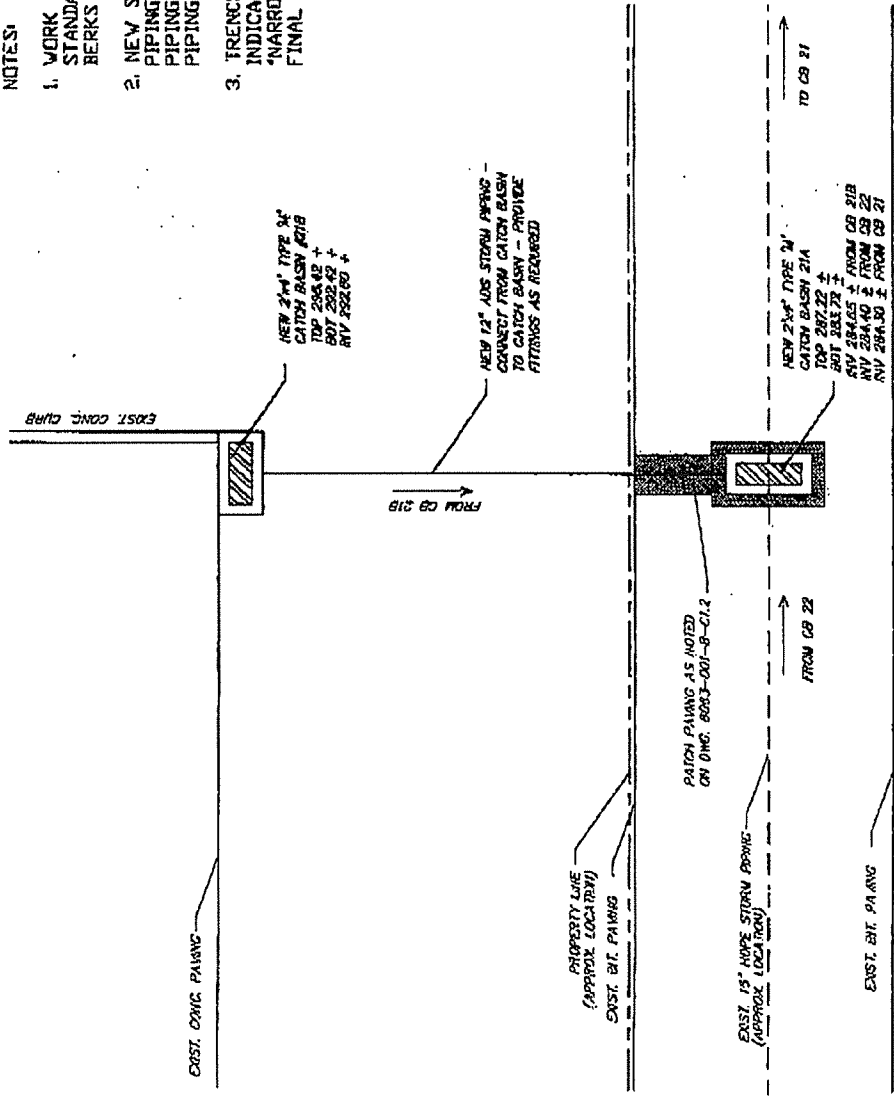
STORMWATER EASEMENT - Description for an easement for the installation of a stormwater pipe to connect the stormwater piping on the All About Children property to the existing stormwater piping in Chiffon Way of the Narrow Fabrics Development, PBV 302, Pg 291; as recorded with the County of Berks, PA:

Beginning at the southeast corner of the property of All About Children at 655 Walnut Street, West Reading, PA 19611; proceeding along the eastern property line of said property to a point two hundred ninety three and seventy-five one hundredths feet (293.75'); then along a line bearing S89°45'01"E a distance of twelve (12.00') feet; then along a line bearing N00°14'59"E a distance of fifteen (15.00') feet; then along a line bearing N89°45'01"W a distance of twelve (12.00') feet back to the eastern property line; then along said property line bearing S00°14'59"W a distance of fifteen (15.00') feet; containing an area of one hundred eighty (180 sf) square feet.

EXHIBIT D
Construction Plans for Catch Basins and Drainage Pipe

NOTES:

1. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD DETAILS OF THE BOROUGH OF WEST READING, BERKS COUNTY, PA.
2. NEW STORMWATER PIPING TO BE HIGH DENSITY POLYETHYLENE PIPING EQUAL TO ADS' SERIES 'N-12 WT', DOUBLE WALL PIPING AND FITTINGS. PROVIDE GASKET MATERIALS FROM THE PIPING SYSTEM MANUFACTURER.
3. TRENCH RESTORATION DETAIL ON DRAWING NO. 8063-001-B-C1.2 INDICATES THE PAVING SYSTEM THICKNESSES NOTED IN THE "NARROW FABRICS" SUBDIVISION & LAND DEVELOPMENT PLANS, FINAL REVISED DATED 11/16/2008.



REVISED 06/24/15 - REVISED PER REVIEW COMMENTS
 REVISED 05/10/15 - SEE Dwg. 8063-001-B-C1.1
 REVISED 07/29/15 - ADDRESS PORTALS OF PIPE
 SEE Dwg. 8063-001-B-C1.1

ALL ABOUT CHILDREN
 603 WALNUT STREET, WEST READING, PA. 19081
 STORM WATER DRAIN CONNECTION TO STORM SYSTEM
 APPENDIX "A"
 PARTIAL SITE PLAN

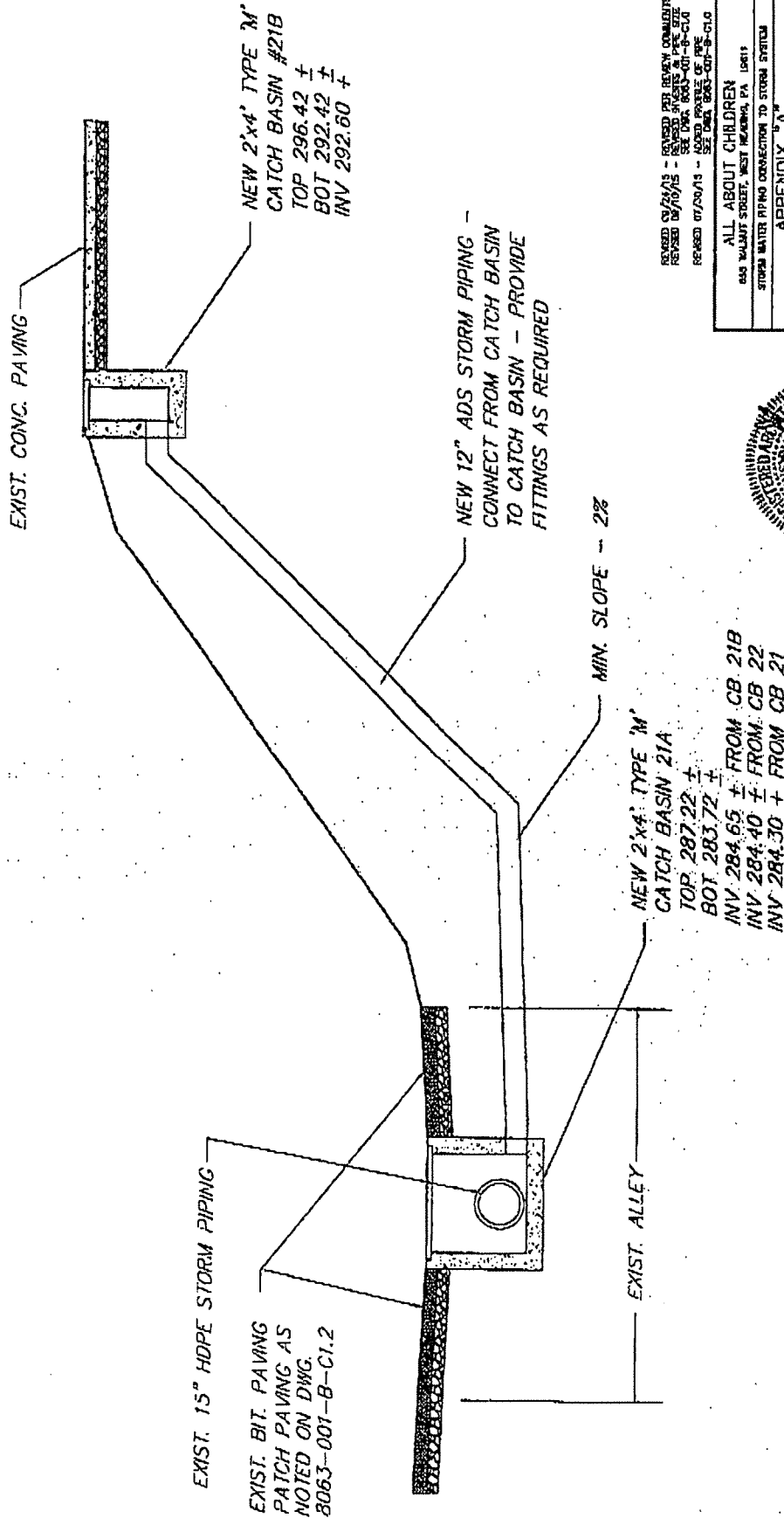
GVC
GREAT VALLEY CONSULTANTS
 ENGINEERS, ARCHITECTS, PLANNERS & SURVEYORS
 25 COLLEGE DRIVE
 WEST READING, PA 19081-1608
 PHONE: 610-336-7700
 FAX: 610-336-7701
 WWW.GVCVALLEYCONSULTANTS.COM

DATE PLOTTED	09/07/15
DATE REVISION	
PROJECT NO.	8063-001-B-C1.0
DRAWING NO.	



PARTIAL SITE PLAN
 SCALE: 1" = 8'

© 2015 ALL RIGHTS RESERVED



PIPING DETAIL
SCALE 1" = 3'

REVISED 07/20/15 - REVISED PER REVIEW COMMENTS
 REVISED 07/10/15 - REVISED PER REVIEW COMMENTS
 SEE DWG. 8063-001-B-C1.2
 REVISED 07/20/15 - SEE DWG. 8063-001-B-C1.0

ALL ABOUT CHILDREN
 645 WALNUT STREET, WEST HAVEN, PA 19381
 STORM WATER PIPING CONNECTION TO STORM SYSTEM

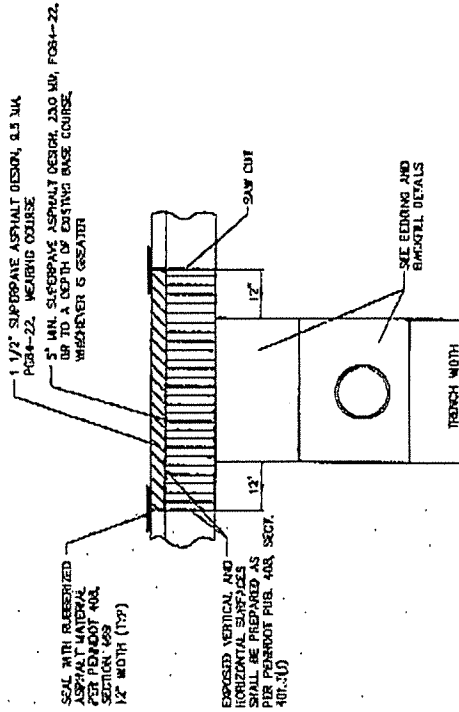
APPENDIX "A"
 PIPING DETAIL

15 CONRAD DRIVE
 WILKESBORO, PA 18100-0028
 PHONE: 717-339-0888
 FAX: 717-339-0889
 www.greatvalleyconsultants.com

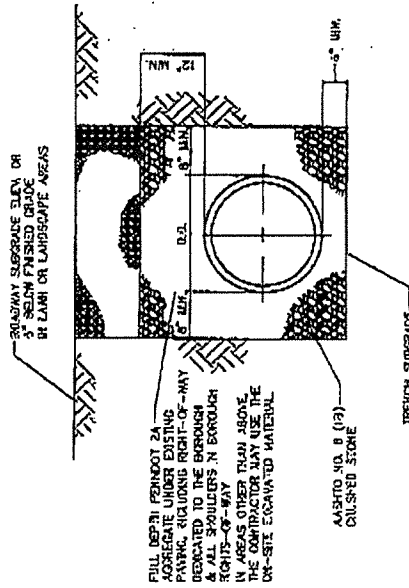
GREAT VALLEY CONSULTANTS
 REGISTERED PROFESSIONAL ENGINEERS & SURVEYORS & COMPLETIONISTS

CHECKED BY: [] DATE: 07/09/15
 APPROVALS: [] DATE: 08/03-001-B-C1.1
 [] DATE: 08/03-001-B-C1.1

BY USE OF THESE RECORDS



FLEXIBLE PAVEMENT PERMANENT TRENCH RESTORATION
NO SCALE



HIGH DENSITY POLYETHYLENE (HDPE) PIPING
NO SCALE

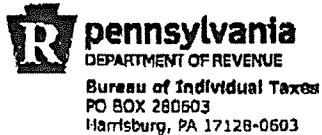
- NOTES:
1. ALL BACKFILL MATERIAL TO BE COMPACTED IN MAX. 5' LIFTS.
 2. WHENEVER PERMITTED 2A AGGREGATE BACKFILL IS NOT REQUIRED, APPROVED SOIL BACKFILL SHALL BE USED, COMPACTED IN MAX. 6' LIFTS.

REVISED 08/24/15 - REVISED PER REVIEW COMMENTS
REVISED 04/10/15 - REVISED PER REVIEW COMMENTS
REVISED 07/20/15 - REVISED PER REVIEW COMMENTS

ALL ABOUT CHILDREN	
500 WALNUT STREET, WEST READING, PA 19411	
STORM WATER PIPING CONNECTION TO STORM SYSTEM	
APPENDIX "A"	
BEDDING / BACKFILL & TRENCH RESTORATION DETAILS	
11 COLLEGE CIRCLE FARMINGTON, PA 17043-1433 PHONE 717-574-8822 FAX 717-574-8877 WWW.GVCONSULTANTS.COM	
DATE: 09/24/15	PROJECT: 8063-001-8-C1.2
DESIGNED BY: GW/STB	DATE: 09/24/15
APPROVED BY: GW/STB	DATE: 09/24/15



© 2015 ALL RIGHTS RESERVED



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

Table with recorder's use only fields: State Tax Paid, Book Number, Page Number, Date Recorded

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: Maria Elliott, Esquire Barley Snyder, LLP; Telephone Number: (717) 299-5201; Mailing Address: 126 East King Street; City: Lancaster; State: PA; ZIP Code: 17602

B. TRANSFER DATA

Date of Acceptance of Document: / /; Grantor(s)/Lessor(s): Fulton Bank, N.A.; Telephone Number: ; Grantee(s)/Lessee(s): Kimball Family LLC; Telephone Number: ; Mailing Address: One Penn Square; City: Lancaster; State: PA; ZIP Code: 17602; Mailing Address: 14 Gaelsong Lane; City: Wyomissing; State: PA; ZIP Code: 19610

C. REAL ESTATE LOCATION

Street Address: Part of Tulpehocken Ave and 655 Walnut Street; City, Township, Borough: West Reading Borough; County: Berks; School District: Wyomissing Area; Tax Parcel Number: Part of 935307117251 and 935307171174012

D. VALUATION DATA

Was transaction part of an assignment or relocation? [] Y [X] N; 1. Actual Cash Consideration: 0.00; 2. Other Consideration: +0.00; 3. Total Consideration: = 0.00; 4. County Assessed Value: Not separately assessed; 5. Common Level Ratio Factor: x 1.32; 6. Computed Value: = Not separately assessed

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed: 100%; 1b. Percentage of Grantor's Interest in Real Estate Easement; 1c. Percentage of Grantor's Interest Conveyed Easement

2. Check Appropriate Box Below for Exemption Claimed.

- Will or Intestate succession.
Transfer to a trust.
Transfer from a trust.
Transfer between principal and agent/straw party.
Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
Transfer from mortgagor to a holder of a mortgage in default.
Corrective or confirmatory deed.
Statutory corporate consolidation, merger or division.
Other (Please explain exemption claimed.) Storm Water Drainage Easement. Value is less than \$100.00

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: [Signature]; Date: 10/29/15

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

REC BK05287-PG2241

AGREEMENT

2008002275 01/14/2008 10:27:46 AM 1

RCD FEE \$27.60

PAGE 1 of 9

Prepared by
GMAC Real Estate Premier Network
One Meridian Blvd, Suite 1A01
Wyomissing PA 19610



BERKS
COUNTY ROD

FREDERICK C SHEELER ROD

P8
N13

Return to
The Belovich Group, Inc
10 Hearthstone Court
Reading PA 19606

Parcel No 206 Silk Drive
West Reading Borough
West Reading PA 19611

File No NA1403125RC

INSTALLMENT AGREEMENT OF SALE

8 JAN 14 09:36
RECORDER OF DEEDS
BERKS COUNTY, PA

INSTALLMENT AGREEMENT OF SALE

THIS AGREEMENT OF SALE made this 11th day of December, 2007, by and between THE BELOVICH GROUP, INC. and its assigned, a corporation presently doing business in Pennsylvania, with its principal location at 10 Hearthstone Court, Reading, PA 19606 (hereinafter called "Seller") and KATHRYN and PETER REGOPOULOS, adult individuals residing at 292 Wiltree Court, State College, PA 16801 (hereinafter called "Buyer").

WITNESSETH:

1. Seller hereby agrees to sell and convey to Buyer, and Buyer agrees to purchase:

ALL THAT CERTAIN lot or piece of ground together with the dwelling erected thereon, being No. 206 Silk Drive, The Villas at West Reading Building #4, Unit #22, West Reading Borough, City of Reading, County of Berks and State of Pennsylvania.
2. Buyer shall pay the Seller the sum of One Hundred Ninety Thousand, Seven Hundred (\$190,700) Dollars as the purchase price, payable as follows:
 - (a) Non-refundable Nine Thousand Five Hundred Thirty Five (\$9,535) Dollars upon execution of this Agreement;
 - (b) Also upon execution of this Agreement, One Hundred Eighty One Thousand, One Hundred Sixty Five (\$181,165) Dollars in the form of a Judgment Note with warrant of attorney to confess judgment thereon;
 - (c) The Judgment Note shall be redeemed for cash for the balance of the purchase price of One Hundred Eighty One Thousand, One Hundred Sixty Five (\$181,165) Dollars, less any principle paid, at the time of final settlement no later than August 10, 2009.
3. Buyer shall have the right to occupy the premises for eighteen (18) months upon these terms:
 - (a) Date of occupancy shall be on or before January 10, 2008;
 - (b) Monthly payments on the balance of the purchase price of One Hundred Eighty One Thousand, One Hundred Sixty Five (\$181,165) Dollars together with interest shall be paid in monthly installments of One Thousand Forty and 19/100 Dollars (~~\$1040.19~~); being based upon a rate of interest of six point eighty nine (6.89%) percent (of \$181,165) per annum, interest only, with a balloon payment due at the end of eighteen (18) months. Monthly payments shall begin on February 10, 2008, and shall continue each thirty (30) days thereafter until August 10, 2009, at which time final settlement shall be held, and all remaining principal and interest due shall be paid to the Seller.
 - (c) Buyer shall have the right to call for final settlement at any time by giving fifteen (15) days written notice.
 - (d) Payments and notices shall be sent to:
THE BELOVICH GROUP, INC.
Attn: Shawn Belovich

PAGE 1 of 7

REC BK408287-PG2242
2008002275 01/14/2008 10 27 48 AM 1
BERKS COUNTY ROD

AGREEMENT

PAGE 2 of 3

10 Hearthstone Court
Reading, PA 19606

4. Should Buyer default in making of the monthly interest payments for ten (10) days; or should Buyer fail to make final settlement by the expiration of the eighteenth (18th) month following occupancy, the deposit shall be retained by the Seller as liquidating damages or as payment on account of the purchase price should the Seller elect to bring suit in assumpsit or for specific performance.
5. Buyer agrees to maintain and keep in full force a homeowner's policy for their own protection.
6. In the event of default, Buyer agrees to vacate the premises immediately and hereby confesses judgment in ejectment in favor of Seller.
7. Conveyance at final settlement shall be by special warranty deed to Buyer. Title shall be a good and marketable fee simple title, free and clear of all liens and encumbrances, subject however to existing visible easements, easements of record, accuracy of description, rights of public utilities, building and development restrictions, zoning laws, and rules, regulations, laws and directives of federal, state, municipal or other governing authorities, and shall be insurable as such at regular rates by a title insurance company maintaining an office at Reading, Pennsylvania.
8. In the event that a good and marketable title, subject as aforesaid, cannot be given by the Seller to the Buyer, the Seller may, at his option, clear the title or rescind this Agreement and return to the Buyer all sums paid on account of the purchase price and reasonable title search charges without interest. Upon return of such sums without interest, Seller shall be released from all liability and this Agreement shall be void and of no further force or effect.
9. Real estate tax apportionment is waived by Seller up to the date of occupancy. Buyer shall be responsible to pay all real estate taxes on the property from the date of occupancy onward.
10. Sewer and water rent and other utility charges, if any, shall be apportioned as of the date of occupancy on the basis of the current terms. Buyer shall notify the appropriate utility companies of the date of occupancy and transfer all utilities accordingly. Buyer assumes all responsibility for payment of utility charges as of the date of occupancy as well as assumes the payment of all homeowners and condominium association fees assessed on the property.
11. Seller agrees to pay for the preparation and acknowledgment of the deed. State and local transfer tax, if any, shall be divided equally between Buyer and Seller. All other expenses of conveyance shall be paid by the Buyer.

PAGE 2 of 7

REC BK05287-PG2243
2008002275 01/14/2008 10 27 48 AM 1
BERKS COUNTY ROD

AGREEMENT

PAGE 3 of 9

12. The risk of loss or damage to said premises by fire and lightning or perils covered by extended coverage insurance, until the delivery of the deed, shall be at the risk of the Buyer. Seller and first mortgagee should be named on such insurance policy.

13. **WARRANTIES** – as provided herein as Addendum "A"
(A) **Assignment of Manufacturer's Warranties:** Seller hereby assigns to Buyer the manufacturer's warranties on all appliances, equipment, and other consumer products to be installed in or on the Property. Copies of these warranties will be delivered to Buyer. Seller makes no warranties, representations, or guarantees, with respect to the appliances, equipment and consumer products and all such warranties, representations, and guarantees are hereby disclaimed. The sole remedy of Buyer as to any such items will be to make such claims as are appropriate under the manufacturer's warranties.

(B) **Limited Warranty:** Except as set forth in any limited warranty that may be provided herewith, **SELLER MAKES NO OTHER REPRESENTATIONS OR WARRANTIES OF ANY NATURE, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THOSE OF WORKMANLIKE CONSTRUCTION, HABITABILITY, DESIGN, CONDITION, QUALITY OR OTHERWISE AS TO THE PROPERTY AND THE RESIDENCE AND OTHER IMPROVEMENTS CONSTRUCTED THEREON, AND SELLER HEREBY EXPRESSLY DISCLAIMS ANY SUCH REPRESENTATIONS OR WARRANTIES.** Buyer hereby acknowledges and accepts such disclaimer and agrees to waive any and all rights Buyer may have by virtue of such representations and warranties. Except for the warranties provided by Seller, Buyer assumes the risk of any and all damage from the date of settlement, occurring in or appearing on the Property regardless of the cause thereof. Buyer's assumption of this risk is partially in consideration of the amount of the purchase price of the Property which is lower than it would be if Seller was to be held responsible for any such risks by virtue of said expressed or implied representations or warranties.

14. The Seller shall deliver the deed of the property on the date of settlement. Formal tender of deed is hereby waived. Final settlement shall be made by the Buyer within eighteen (18) months of occupancy but no later than August 10, 2009.

15. It is agreed by the parties that time shall be of the essence of this Agreement, unless extended by mutual consent in writing.

16. The listing Realtor, if any, shall hold the down payment in escrow for disbursement at occupancy or at the termination of this Agreement or upon default hereunder, as provided by the Act of Assembly, July 9, 1957, P. L. 608, Section 4, as amended.

17. **GOVERNING LAW, VENUE & PERSONAL JURISDICTION**

(A) The validity and construction of this Agreement, and the rights and duties of the parties, will be governed in accordance with the laws of the Commonwealth of Pennsylvania.

(B) The parties agree that any dispute, controversy or claim arising under or in connection with this Agreement or its performance by either party shall be decided exclusively by and in the state or federal courts sitting in the Commonwealth of Pennsylvania.

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REC BK08287-PG2244
2008002275 01/14/2008 10 27 46 AM 1
BERKS COUNTY ROD

AGREEMENT

PAGE 4 of 9

18. **REAL ESTATE RECOVERY FUND.** A Real Estate Recovery Fund exists to reimburse any persons who have obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who have been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658 or (800) 822-2113 (within Pennsylvania) and (717) 783-4854 (outside Pennsylvania).
19. This Agreement constitutes the entire contract between the parties hereto and there are no other understandings, representations or warranties, oral or written, relating to the subject matter hereof. This Agreement may not be changed, modified or amended, in whole or in part, except in writing, signed by all parties.
20. Wherever used in this Agreement the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
21. Buyer hereby covenants not to assign nor record this Agreement except after first obtaining the prior written consent of Seller endorsed hereon. Any attempted assignment or recordation of this Agreement by Buyer without such consent may, at the option of the Seller, be deemed a default hereunder.
22. Seller and Buyer agree upon extending the dates in this agreement if the Buyer's residence in Florida does not sell.
23. Upon receiving an executed agreement of sale on the Buyer's Florida residence, the Buyer will seek financing for the property at 206 Silk Drive, West Reading, PA
24. **SPECIAL CLAUSES.**
The following is part of this agreement:
EXHIBIT A

NOTICES

INFORMATION REGARDING REAL ESTATE TAXES

Real Estate Tax Proration: For purposes of prorating real estate taxes, the "periods covered" by the tax bills are as follows:

Municipal Taxes: For all counties and municipalities in Pennsylvania, tax bills are for the period January 1 to December 31.

School Taxes: For all school districts, other than the Philadelphia, Pittsburgh and Scranton school districts, the period covered by the tax bill is July 1 to June 30. For the Philadelphia, Pittsburgh and Scranton school districts, tax bills are for the period January 1 to December 31.

PAGE 4 of 7

REC BK05287-PQ2245
2008002275 01/14/2008 10 27 48 AM 1
BERKS COUNTY ROD

AGREEMENT
PAGE 5 of 9

Real Estate Assessment Notice: In Pennsylvania, taxing authorities (school districts and municipalities) and property owners may appeal the assessed value of a property at the time of sale, or at any time thereafter. A successful appeal by a taxing authority may result in a higher assessed value for the property and an increase in property taxes. Also, periodic county-wide property reassessments may change the assessed value of the property and result in a change in property tax.

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW
The Real Estate Seller Disclosure Law requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS** are involved.

The Law defines a number of exceptions where the disclosures do not have to be made:

1. Transfers that are the result of a court order.
2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
3. Transfers from a co-owner to one or more other co-owners.
4. Transfers made to a spouse or direct descendant.
5. Transfers between spouses that result from divorce, legal separation or property settlement.
6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.
7. Transfer of a property to be demolished or converted to non-residential use.
8. Transfer of unimproved real property.
9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
10. Transfers of new construction that has never been occupied when:
 - a. The buyer has received a one-year warranty covering the construction;
 - b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests

4

REC BK06287-PG2248
2008002275 01/14/2008 10 27 46 AM 1
BERKS COUNTY ROD

AGREEMENT
PAGE 8 of 8

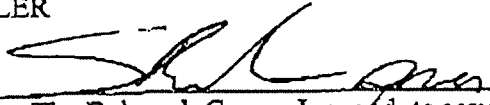
11

Subject to the foregoing, this Agreement and all of its terms and conditions shall extend to and be binding upon the parties hereto and upon their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound hereby, have caused this Agreement to be duly executed the day and year first above written

WITNESSES

SELLER



The Belovich Group, Inc. and its assigned
By Shawn Belovich, President

BUYER



Kathryn Regopoulos



Peter Regopoulos

COMMONWEALTH OF PENNSYLVANIA :

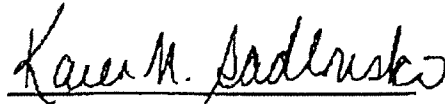
: SS

COUNTY OF BERKS

*President of The Belovich Group, Inc. a corporation, and that he as such President, being authorized to do so, 2007, before me, the undersigned officer,

On this 10th day of JANUARY, personally appeared Shawn Belovich, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained by signing the name of the corporation by himself as President.

IT WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

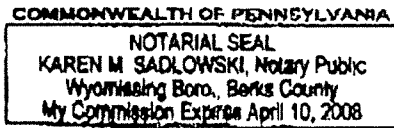


COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KAREN M. SADLOWSKI, Notary Public
Wyomissing Boro., Berks County
My Commission Expires April 10, 2008

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF BERKS :

On this 10th day of January, 2007, before me, the undersigned officer, personally appeared Kathryn Regopoulos, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IT WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

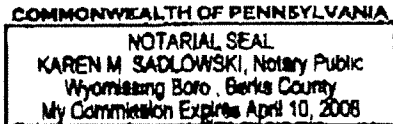


Karen M. Sadlowski

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF BERKS :

On this 10th day of January, 2007, before me, the undersigned officer, personally appeared Peter Regopoulos, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IT WITNESS WHEREOF, I have hereunto set my hand and notarial seal.



Karen M. Sadlowski

2008002275

Frederick C Sheeler
Recorder of Deeds

County of Berks
County Service Center
Reading, PA 19601
610-478-3380
Customer Receipt

Receipt Number: 233771
Operator ID: CJABLONSKI
Station ID: CASHIER3
Submitter Name:
FIRST AMERICAN TITLE INSURANCE COMPANY

AGREEMENT

RECORD BK05287-PG2241 2008002275
Pages: 9
Recorded: 01/14/2008 10:27:46 AM:1

Recording Fee	\$13.00
Recording Page Fee	\$1.00
No of Pages 9	\$8.00
No of Names 3	\$0.00
ROD Improvement Fund	\$5.00
Writ Tax	\$0.50

Total:	\$27.50

Check #31962



RECORDED IN BERKS CO. PA

Frederick C Sheeler
RECORDER OF DEEDS

Prepared By: Eric J. Weaknecht
Sheriff of Berks Co., PA.
633 Court St.
Reading, Pa. 19601

Return To: Charles N. Shurr Jr., Esquire
1100 Berkshire Blvd., Suite 301
PO Box 5828
Wyomissing, Pa 19610

Premises: 203 Silk Drive a/k/a
Unit 30
West Reading Borough

Know all men by these presents

That I, ERIC J. WEAKNECHT, SHERIFF of the County of Berks, in the State of Pennsylvania, for and in consideration of the sum of ONE THOUSAND FOUR HUNDRED DOLLARS (1400.00) to me in hand paid, do hereby grant and convey to...

SUSQUEHANNA BANK

of

LANCASTER, PA 17604

THEIR SUCCESSORS OR ASSIGNS,
THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:-

ALL THAT CERTAIN lot or piece of ground in the Borough of West Reading, County of Berks, and Commonwealth of Pennsylvania, as shown on the plan of "Narrow Fabrics," recorded in Plan Book 320, page 291, Berks County records, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Western side of Cashmere Way, said point being a corner in common with Lot #31 as shown on said plan; THENCE along the Western side of Cashmere Way S 29 degree 02 minutes 54 seconds E 24.00 feet to a point a corner in common with Lot #29 as shown on said plan; THENCE along the same S 60 degree 57 minutes 06 seconds W 99.00 feet to a point on the Eastern side of Silk Drive; THENCE along the same N 29 degree 02 minutes 54 seconds W 24.00 feet to a point a corner in common with Lot #31, aforesaid; THENCE along the same N 60 degree 57 minutes 06 seconds E 99.00 feet to the point and place of Beginning.

BEING Lot #30 as shown on said plan.

PARCEL NUMBER: 5307-17-11-8117

The same having been sold by me to the said grantee on the 8th day of May, 2009, after due advertisement according to law under and by virtue of a writ of execution Mortgage Foreclosure issued on the 21st day of February, 2009 out of the Court of Common Pleas of the County of Berks, State of Pennsylvania, as of No. 08-16200 at the suit of

COMMUNITYBANKS
SUSQUEHANNA BANK

Against

BELOVICH GROUP INC (THE)

IN WITNESS WHEREOF I have hereunto affixed my signature this 28th day of May, 2009.

Eric Weaknecht
ERIC J. WEAKNECHT
Sheriff of Berks County, PA

Commonwealth of Pennsylvania,
Berks County

} SS

DANA J. CAMPBELL On this 28th day of May, 2009, before me, Deputy Prothonotary, the undersigned officer, personally appeared ERIC J. WEAKNECHT, SHERIFF OF BERKS COUNTY, PENNSYLVANIA, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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

I hereby certify that the precise residence of the grantee herein named is

1570 MANHEIM PIKE, P.O. BOX 3300
LANCASTER, PA 17604

ERIC J. WEAKNECHT
For Grantee

Marianne R. Sutton Prothonotary

Marianne R. Sutton
Deputy Prothonotary

08-16200

DEED POLL

ERIC J. WEAKNECHT
Sheriff of Berks County

TO:

SUSQUEHANNA BANK

PREMISES:

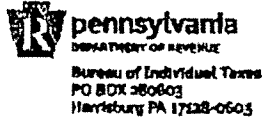
203 Silk Drive a/k/a
Unit 30
West Reading Borough

Sold as property of:

BELOVICH GROUP INC (THE)

Recorder of Deeds-----\$45.00

REV-183 EX (7-08) (1)



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Charles N. Shurr, Jr., Esquire		Telephone Number: (610) 779-0772	
Street Address 1100 Berkshire Blvd., Suite 301, P.O. Box 5828	City Wyomissing	State PA	ZIP Code 19610

B. TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Berks County		Date of Acceptance of Document Susquehanna Bank	
Street Address Berks County Courthouse 6th & Court Streets		Street Address 1570 Manheim Pike, P.O. Box 3300	
City Reading	State PA	ZIP Code 19601	City Lancaster
			State PA
			ZIP Code 17604

C. REAL ESTATE LOCATION

Street Address 203 Silk Drive a/k/a Unit 30 in the Plan of "Narrow Fabrics"		City, Township, Borough West Reading	
County Berks	School District Reading	Tax Parcel Number 5307-17-11-8117	

D. VALUATION DATA

1. Actual Cash Consideration \$1,400.00	2. Other Consideration + 0.00	3. Total Consideration = \$1,400.00
4. County Assessed Value \$119,200.00	5. Common Level Ratio Factor x 1.52	6. Fair Market Value = \$181,184.00

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	--	--

2. Check Appropriate Box Below for Exemption Claimed

- Will or Intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>Clark M. Schulz</i>	Attorney for Susquehanna Bank	Date 5/14/09
---	-------------------------------	------------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.