

ALTA Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.


This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

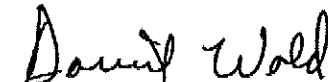
Issued through the Office of
Commonwealth Agency, Inc.
130 S. 18th Street, #2801
Philadelphia, PA 19103

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

Authorized Officer or Licensed Agent

ORT Form 4690 8-1-16
ALTA Commitment for Title Insurance

By  President

Attest  Secretary

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements;
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

to the Proposed Insured.

- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Commitment

SCHEDULE A

Searcher's File Number: **OR2262928**

Agency File Number: **2022-120**

1. Commitment Date: **July 27, 2022**

2. Policy or Policies to be issued:

(a) 2006 ALTA Owner's Policy

Proposed Insured: **To Be Determined**

Proposed Amount: **To Be Determined**

(b) 2006 ALTA Loan Policy

Proposed Insured: **To Be Determined**

Proposed Amount: **To Be Determined**

3. The estate or interest in the land described or referred to in this commitment and covered herein is Fee Simple and title thereto is at the effective date hereof vested in:

Arbor Hills Associates, A PA Limited Partnership by its sole General Partner, Arbor Hills Associates, LLC A Limited Liability Company

BEING, AS TO PART, the same premises that Robert S. Means, Sr., Gladys H. Means and Counseling and Assessment Assoc., Inc., by deed dated January 7, 2002 and recorded February 14, 2002 in the Office of the Recorder of Deeds of Chester County, PA, in [Record Book 5201 page 2347](#), granted and conveyed unto Arbor Hills Associates, A PA Limited Partnership by its sole General Partner, Arbor Hills Associates, LLC A Limited Liability Company, in fee.

AND BEING, AS TO PART, the same premises that Ivette S. Means, by deed dated January 3, 2002 and recorded February 14, 2002 in the Office of the Recorder of Deeds of Chester County, PA, in [Record Book 5201 page 2352](#), granted and conveyed unto Arbor Hills Associates, A PA Limited Partnership by its sole General Partner, Arbor Hills Associates, LLC A Limited Liability Company, in fee.

AND BEING, AS TO PART, the same premises that Commonwealth of Pennsylvania Department of Transportation, by deed dated August 5, 2021 and recorded December 21, 2021 in the Office of the Recorder of Deeds of Chester County, PA, in [Record Book 10770 page 862](#), granted and conveyed unto Arbor Hills Associates, A PA Limited Partnership, in fee.

4. The Land referred to in this Commitment is described in Schedule C hereof.

FOR INFORMATIONAL PURPOSES ONLY

**830 Horseshoe Pike
East Brandywine, PA**

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

Township: East Brandywine
County of Chester

Countersigned:
Commonwealth Agency Inc

Marc A. Frangione

Authorized Officer or Licensed Agent

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By *C. Monroe* President
Attest *David Wald* Secretary

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

SCHEDULE B - I

All of the following Requirements must be met:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest insured.
2. Payment of all taxes, charges, dues, fees and assessments levied and/or assessed against the subject premises, which are due and payable.
3. Proof that there are no agreement(s) of sale other than the one under which the present conveyance is being made.
4. Proof of identity, legal age, competency of Grantors/Mortgagors and marital status (including deaths, divorces or separation) affecting any individual Grantor/Mortgagor herein.
5. Execution of Company's affidavit of title and two forms of identification (one of which must be photo-identification) to be provided by parties to the transaction.
6. Proof of payment of real estate taxes and municipal charges (including water, sewer, trash or other services provided by the municipality) for the three years preceding the current year and the current year, if due.
7. Proof that no Municipal or Authority improvements have been made or ordered to be made abutting or fronting on premises covered by this commitment.
8. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
9. Pay the premiums, fees, and charges for the Policy to the Company.
10. Proper instruments creating the estate or interest to be insured must be validly executed and duly recorded:

DEED: Arbor Hills Associates, A PA Limited Partnership by its sole General Partner, Arbor Hills Associates, LLC A Limited Liability Company
TO: To Be Determined
DATED:

MORTGAGE: To Be Determined
TO: To Be Determined
DATED:
AMOUNT: To Be Determined

11. The following items are to be satisfied and/or released of record:

MORTGAGE:
NONE

JUDGMENTS:
NONE

MUNICIPAL LIENS:
NONE

TAXES:

No liens filed of record. Receipts for current year and prior three years taxes to be produced and filed with the company.

Assessment: **\$134,370.00**

Parcel: **30-6-39**

WATER/SEWER RENTS:

Receipts for current year and prior three years billing to be produced and filed with the company.

12. The website of the Pennsylvania Department of Human Services, Bureau of Child Support Enforcement, requires that a Social Security Number be provided in order to identify possible child support arrearages. Social Security Numbers of individual sellers and borrowers must be provided for searching in advance of closing. If support arrearages are found, Certificate for Domestic Relations to be obtained.
13. NOTICE: Due to the varying and strict recording requirements, in the 67 counties of Pennsylvania, the Recorder of Deeds Office located within the county where the property is located must be contacted regarding the proper document preparation guidelines. Be advised paper size, margin size, address and parcel number placement, ink color, and font size represent some, but not necessarily all, of the requirements which must be complied with for a document to be accepted for recording. The telephone number of the Recorder of Deeds in Chester County is (610) 344-6330.
14. Regarding Limited Partnership requirements of **Arbor Hills Associates, a PA Limited Partnership**, the following must be provided to the satisfaction of the company:
 - a. Certificate forming Limited Partnership, to be filed in the Department of State.
 - b. Current Partnership Agreement to be produced, examined and possible additional requirements to be added.
 - c. Names of all General Partners and proof that they are all of the General Partners of Limited Partnership to be furnished and additional searches made.
 - d. Present documents to be insured to be made by Limited Partnership, with the joinder of all General Partners.
 - e. Furnish proof that Limited Partnership is presently in good standing with the Commonwealth of Pennsylvania.
15. Purchasers names to be furnished and searched and/or possible additional objections to be added to same.
16. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined, and entered as aforesaid, it is agreed that as between the Company, the applicant for this Commitment, and every person relying on this Commitment, the Company cannot be required to approve any such evaluation in excess of \$100,000.00 and the total liability of the Company on account of this Commitment shall not exceed said amount.

Searcher's File Number: **OR2262928**

Agency File Number: **2022-120**

Notice and Disclosure

- The Commonwealth of Pennsylvania Department of Insurance requires that we send the following notice to you, our applicant, prior to closing. They further require that you, the applicant forward this notice to the consumer in advance of the day of closing: your title insurance fee covers the cost of closing on the insured real estate property if it takes place during regular office hours and at the office of the title insurance agent or underwriter. If your closing takes place at a location or time of your choosing, or that of your lender or realtor, the title insurance agent or underwriter may impose an additional charge for this special service. You may determine the amount of this additional charge, if any, by contacting the party listed on the bottom of Schedule A.
- The Enhanced Coverage Homeowner's Policy of Title Insurance and/or the Expanded Coverage Residential Loan Policy is available for most 1-4 family, owner-occupied residences at an additional cost. Please contact the agent that issued this Commitment for additional information regarding these policies.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

SCHEDULE B - II
EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. Right or claims of parties in possession not shown by the public records.
2. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date on which the proposed insured acquires of record for value the estate or interest, or mortgage thereon, covered by this commitment.
5. Possible additional tax assessment for new construction and/or major improvements.
6. Title to that part of the premises within the bed or right of way of any road, street, highway, etc., is subject to public and/or private rights therein.
7. Rights granted to Chester Valley Electric Co. as set forth in [Misc Book 56 page 426](#).
8. Rights granted to Transcontinental Gas Pipe Line Corporation as set forth in [Misc Book 95 page 75](#); a Supplemental Right of Way Agreement thereto respecting a 2nd pipe line in [Misc Book 115 page 560](#); Supplemental Right of Way Agreement respecting an additional pipe line in [Misc Book 153 page 96](#).
9. Rights granted to Philadelphia Electric Co. as set forth in [Misc Book 121 page 293](#).
10. Cathodic Protection Easements to Transcontinental Gas Pipe Line Corporation as set forth in [Misc Books 194 page 368](#) and [202 page 835](#).
11. Declaration of Access and Utility Easements as set forth in [Record Book 10492 page 1254](#).
12. Legal operation and effect of all matters including, but not limited to, applicable easements, notes, setback lines, and conditions relative to Plan as set forth in Plan No. [20846](#).

SCHEDULE C

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected situate in the Township of East Brandywine, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Final Minor Subdivision Plan for Arbor Hills Associates, made by DL Howell, Civil Engineering and Land Planning, West Chester, PA, dated 10/14/2020, last revised 1/18/2021 and recorded 4/1/2021 as Plan #20846, as follows, to wit:

BEGINNING at a point on the title line in the bed of Horseshoe Pike (U.S. Route #322 - LR 137 - S.R. 0322), said point being a corner of lands now or late of Michael G. & Rose R. Ciarlone (as shown on said plan): Thence from said point of beginning extending along said title line crossing a Transcontinental Gas Pipe Line Easement South 42 degrees 58 minutes 36 seconds East 353.03 feet to a point on the line dividing the Townships of East Brandywine and Caln, being a corner of Lot #1; Thence leaving said title line extending partially along said Township dividing line, along Lots #1 and #2 and re-crossing said pipe line easement South 85 degrees 42 minutes 07 seconds West 2,299.18 feet to a point in line of lands now or late of Joseph & Barbara S. Siple, being a corner of Lot #2; Thence leaving said township line extending along lands of Siple North 06 degrees 04 minutes 08 seconds West 120.90 feet to a point, being a common corner of lands of Siple and lands now or late of East Brandywine Township; Thence extending along said Township lands and along lands now or late of Hudson L. & Kathleen A. Voltz North 04 degrees 07 minutes 16 seconds West 219.23 feet to a point, a corner of lands of Voltz; Thence extending along lands of Voltz, along the cul-de-sac of Heritage Court and along lands now or late of James W. & Karen L. Gerlach North 81 degrees 55 minutes 08 seconds East 388.89 feet to a point, a common corner of lands of Gerlach and lands now or late of Tim Hawes; Thence extending along lands of Hawes, lands now or late of Bernard M. & Joyce J. Cellini, lands now or late of Raymond J. & Patti Ann Cellini and partially along lands now or late of Joseph J., Jr. & Dorothy M. Madrigale North 81 degrees 50 minutes 12 seconds East 1,109.99 feet to a point in line of lands of Madrigale, being a corner of lands now or late of Ciarlone aforesaid; Thence leaving lands of Madrigale and extending along lands of Ciarlone the 3 following courses and distances; 1) South 44 degrees 02 minutes 14 seconds East 429.11 feet to a point, thence 2) North 81 degrees 50 minutes 11 seconds East 123.61 feet to a point, thence 3) North 45 degrees 57 minutes 46 seconds East 245.25 feet to the first mentioned point and place of beginning.

BEING Lot #3 as shown on the above mentioned Plan.

EXCEPTING and RESERVING therefrom and thereout a portion of the land from Arbor Hills Associates, a Pennsylvania Limited Partnership to the Commonwealth of Pennsylvania Department of Transportation for highway purposes by Fee Simple Deed dated 9/23/2020 and recorded 10/23/2020 in Record Book 10320 page 251.

Parcel No: 30-6-39



OLD REPUBLIC TITLE

FACTS		WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.		
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none">• Social Security number and employment information• Mortgage rates and payments and account balances• Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>		
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.		
Reasons we can share your personal information		Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus		Yes	No
For our marketing purposes — to offer our products and services to you		No	We don't share
For joint marketing with other financial companies		No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences		Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness		No	We don't share
For our affiliates to market to you		No	We don't share
For non-affiliates to market to you		No	We don't share
		Go to www.oldrepublictitle.com (Contact Us)	

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Old Republic Title doesn't jointly market.</i>

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	Kansas City Management Group, LLC	L.T. Service Corp.
Lenders Inspection Company	Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.
Old Republic National Commercial Title Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.
Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.
RamQuest Software, Inc.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	The Title Company of North Carolina
Trident Land Transfer Company, LLC				

Case #2006-24378

Case Number	2006-24378
Commencement Date	9/25/2006
Last Filing Date	9/25/2006
Days Open	5993
Case Type	Lien Commonwealth of PA
PFA Number	
Caption Plaintiff	PENNA DEPT OF REV
Caption Defendant	DAN LEPORE & SONS CO
Lis Pendens Indicator	No
Status	1 - OPEN
Judge	
Remarks	
Sealed	No
Interpreter Needed	

Plaintiffs

Name	Address	Country	Counsel	Notify	Sequence	Status
PENNA DEPT OF REV	DEPT 280946 HARRISBURG, PA 17128-0946			Yes	1	

Defendants

Name	Address	Country	Counsel	Notify	Sequence	Status
DAN LEPORE & SONS CO	501 WASHINGTON ST CONSHOHOCKEN, PA 19428-1959			Yes	1	

Docket Entries

Seq.	Filing Date	Docket Type	Docket Text	Sealed	Filing ID
0	9/25/2006	Lien Commonwealth of PA		No	6392903

Judgments

For	Against	Date	Amount
PENNA DEPT OF REV	DAN LEPORE & SONS CO	9/25/2006	\$87,925.64

BUREAU OF COMPLIANCE
P.O. Box 280948
HARRISBURG, PA 17128-0946



REV-159 CM AFP (6/96)

31.00

WE ARE FILING THIS BOND LIEN BECAUSE YOU FAILED
TO FILE SECURITY WITH THE COURT IN ACCORDANCE
WITH THE PROVISIONS OF RULE 1782 OF
THE APPELLANT PROCEDURE



2006-24378-0000
9/25/2006 3:12:21 PM
Lien Commonwealth of PA
William E. Donnelly
Montgomery County Prothonotary

COURT OF COMMON PLEAS OF MONTGOMERY
89-067256

COUNTY, PENNSYLVANIA

NAME AND ADDRESS:

DAN LEPORE & SONS CO
501 WASHINGTON ST
CONSHOHOCKEN PA19428-1959

TO THE PROTHONOTARY OF SAID COURT:
PURSUANT TO THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA
THERE IS HEREBY TRANSMITTED A CERTIFIED COPY OF LIEN
TO BE ENTERED OF RECORD IN YOUR COUNTY.

CERTIFIED COPY OF LIEN

CLASS OF TAX	TAX PERIOD (OR DUE DATE)	DATE OF ASSESSMENT DETERMINATION OR SETTLEMENT	IDENTIFYING NUMBER	TAX	TOTAL
S&U	09/30/03-01/31/06	12/13/2006		\$0.00	\$87,894.64
TOTALS				\$ 0.00	\$87,894.64
INTEREST COMPUTATION DATE 12/13/2006				FILING FEE (\$)	\$31.00
The undersigned, the Secretary of revenue (or his authorized delegate) of the Commonwealth of Pennsylvania, certifies this to be true and correct copy of a lien against the above named taxpayer for unpaid tax, interest, additions or penalties thereon due from such taxpayer and which, after demand for payment thereof, remains unpaid. The amount of such unpaid tax, interest, additions or penalties is a lien in favor of the commonwealth of Pennsylvania upon the taxpayer's property, real, personal, or both, as the case may be.				ADDITIONAL INTEREST	
				SETTLEMENT TOTAL	\$87,925.64

SECRETARY OF REVENUE
(OR AUTHORIZED DELEGATE)

PART 1 - TO BE RETAINED BY RECORDING OFFICE

SEP 13 2006

DATE

DAN LEPORE & SONS CO

NOTICE OF TAX LIEN

FD-302 (Rev. 11-27-70)

—day in

CLERK (or Registrar)

LEADS FOR TAXES

Information on wiretap section takes arises under section 148 of the Physical Code, 72 P.S. Section 140j, as amended.

BRIS under Section 945 of the Tax Reform Code of 1971, 72 P.S. Section 7745, as amended.

the Tax Reform Code of 1971, 72 P.S. Section 8112-C, as amended.

Liquid Fuels Tax Act, 72 P.S. Section 2614-N, is amended.

Tax Act, 72 P.S. Section 2515, as amended.

the Vehicle Code, (75 Pa. C.S.-7612).

Liens for Embellishment Tax and Estate Tax arise under the Embellishments and Estate Tax of 1962, Act of December 13, 1962, P.L. 87-283, Section 1 et seq., 72 Pa. C.S.A. Section 130, et seq., for decedents with date of death prior to December 13, 1962, arise under the Embellishment and Estate Tax Act of 1976, 72 P.S. Section 2605 - 101 et. seq.).

Occupancy Tax and Public Improvement Assistance Fund Taxes and Fees and Under Section 265, Act of March 4, 1971, No. 2 amended, 72 P.S. Section 7242.

Vehicle Code, (75 Pa C.S. 7822).

Items for Liquid Fuels and Fuels Tax, and the tax imposed in section 7582 of the Vehicle Code (75 Pa. C.S. 7582) were under Chapter 98 of the Vehicle Code. (75 Pa. C.S. 9813).

LIEN FOR TAXES, PENALTIES AND INTEREST

General Information:

Continuation of the Lien provides under the Fiscal Code arise as the case of well-known (temporarily) and are taken into the financial charges and property, both real and personal, with no further notice. The filing of a notice of lien with a county probate court is not a requirement, and the lien remains in full force and validity without filing of notice until paid.

INTEREST ON LOANS for loans on Real Estate which continues until the tax is paid.

Personal Income Tax - Employer Withholding Tax - 2000

See First, Sales and Use Tax - Liquid Fuel - 2000 - Section 1700 -
Motor Vehicle Sales Tax and Motor Fuel Tax. Since the tax
on gasoline and liquid fuel and excise tax on all items used
in the manufacture as well as retail and resale of items are
levied, but only when they have been sold and delivered to
the purchaser, the tax on the sale of the item being property is
assessed and shall not attach to stock of goods, wares, or mer-
chandise particularly sold in the ordinary course of business of
the taxpayer. The item has priority from the date of purchase.

STATE OF FLORIDA NOTICE FORM

Place of filing: The Police of Lam shall be filed.
(a) In the case of Real Property, in the office of the Prothonotary of the county in which the property subject to the Lien is situated and (b) in the case of Personal Property, wherever transfer of title takes place in the office of the Prothonotary of the county in which the property subject to Lien is situated.

NOTICE OF POLICE AND PRIORITY OF NOTICE

EXCERPTS: According to the Fiscal Code, the Notice of Lien is automatically retained and does not require filing by the Notice by the Commonwealth. Any Notice of Lien filed by the Commonwealth shall have priority to, and be paid in full, before any other obligation, judgment, claim, item, or error is satisfied from a subsequent judicial sale of realty with such property may be observed. **EXCERPTS:** The Commonwealth does not maintain priority of tax liens over any existing non-tax liens which are properly recorded at the time that the lien is filed. See, Act of December 12, 1990, P.L. 1015, No. 135.

RELEASE OF LIEN

The Secretary of this department may issue a Certificate of Release of any lien imposed with respect to any tax if it is the liability as stated, satisfaction consisting of payment of the amount assessed together with all interest and costs in respect thereof, or if the liability has become totally unenforceable.

EXEMPTION: Interest on Conservation Easement Tax is complete after the lien is paid.

CLASSES OF TAX

- | | |
|--------|--|
| E.S. | (42) Capital Stock Tax |
| F.F. | (42) Foreign Franchise Tax |
| G.L. | (53) Corporate Loans Tax |
| G.M.T. | (64) Corporate Net Income Tax |
| G.N. | (65) Corporation Income Tax |
| H.A. | (13) Gross Receipts Tax |
| I.T. | (23) Public Utility Realty Tax |
| J.T. | (33) Shares Tax |
| K.E. | (60) Corporate Loans Tax (banks) |
| L.E. | (60) Net Earnings Tax |
| M.I. | (64) Gross Professions Tax |
| N.L. | (75) Marital Deductions Tax |
| P.L.T. | (33) Cooperative Associations |
| P.A. | PA Income Tax (Pa.-60) |
| P.A. | PA Income Tax (Employer Method) (Pa.-60) |

DECLARATION OF ACCOUNT

The "TOTAL" (Column 6) for each type of box listed on this Notice of Lido summarizes the balance of tax due (Column 5) plus various additions and/or penalties, and assessed and accrued interest to the latest computation date on the face of the Notice.

the interest computation date, the payment must include the item plus the costs and accrued interest from the interest computation date to and through the payment date.

Interest is imposed at the following rates:

-	C.L.E.R.-C.A.S.T.	-	6X	PER	ANNUAL	(due date)
-	E.L.W.C.-G.P.-M.Y.	-	6X	SER	ANNUAL	(due date)
-	P.U.M.	-	6X	PER	ANNUAL	(due date)
-		-	LT	PER	BIRTH or DEATH	

P.I.T., E.M.T.
 3.6 U.
 R.T.T.
 CN, & EST.
 L.F.T., F.W.T.
 M.C.R.T. x
 0.8.F.T

- 3/4 of 12 per month
 - 3/4 of 12 per month or
 - 62 per annum
 - 42 per annum
 - 12 per month or fraction
 - 12 per month or fraction
 - 12 per month or fraction
 - 12 per month or fraction

The interest rate that will be applied to the loan will be the rate in effect on January 1, 1982, the PA Department of Revenue will calculate the daily interest on all tax delinquencies using an annual interest rate that will vary from one calendar year to calendar year. The applicable interest rates are as follows.

... was usually 0.612 at the following

Year	Value	Unit	Interpret Factor
1/1/82	2876	12/5/1/82	-8905548
1/1/83	2876	12/5/1/83	-8984531
1/1/84	2876	12/5/1/84	-898381
1/1/85	2876	12/5/1/85	-891556
1/1/86	2876	12/5/1/86	-892524
1/1/87	2876	12/5/1/87	-889367
1/1/88	2876	12/5/1/88	-893881
1/1/89	2876	12/5/1/89	-893347
1/1/90	2876	12/5/1/90	-890192
1/1/91	2876	12/5/1/91	-892647
1/1/92	2876	12/5/1/92	-891192
1/1/93	2876	12/5/1/93	-891192
1/1/94	2876	12/5/1/94	-891192
1/1/95	2876	12/5/1/95	-891192
1/1/96	2876	12/5/1/96	-891192
1/1/97	2876	12/5/1/97	-891192
1/1/98	2876	12/5/1/98	-891192
1/1/99	2876	12/5/1/99	-891192
1/1/00	2876	12/5/1/00	-891192
1/1/01	2876	12/5/1/01	-891192
1/1/02	2876	12/5/1/02	-891192
1/1/03	2876	12/5/1/03	-891192
1/1/04	2876	12/5/1/04	-891192
1/1/05	2876	12/5/1/05	-891192
1/1/06	2876	12/5/1/06	-891192
1/1/07	2876	12/5/1/07	-891192
1/1/08	2876	12/5/1/08	-891192
1/1/09	2876	12/5/1/09	-891192
1/1/10	2876	12/5/1/10	-891192
1/1/11	2876	12/5/1/11	-891192
1/1/12	2876	12/5/1/12	-891192
1/1/13	2876	12/5/1/13	-891192
1/1/14	2876	12/5/1/14	-891192
1/1/15	2876	12/5/1/15	-891192
1/1/16	2876	12/5/1/16	-891192
1/1/17	2876	12/5/1/17	-891192
1/1/18	2876	12/5/1/18	-891192
1/1/19	2876	12/5/1/19	-891192
1/1/20	2876	12/5/1/20	-891192
1/1/21	2876	12/5/1/21	-891192
1/1/22	2876	12/5/1/22	-891192
1/1/23	2876	12/5/1/23	-891192
1/1/24	2876	12/5/1/24	-891192
1/1/25	2876	12/5/1/25	-891192
1/1/26	2876	12/5/1/26	-891192
1/1/27	2876	12/5/1/27	-891192
1/1/28	2876	12/5/1/28	-891192
1/1/29	2876	12/5/1/29	-891192
1/1/30	2876	12/5/1/30	-891192
1/1/31	2876	12/5/1/31	-891192
1/1/32	2876	12/5/1/32	-891192
1/1/33	2876	12/5/1/33	-891192
1/1/34	2876	12/5/1/34	-891192
1/1/35	2876	12/5/1/35	-891192
1/1/36	2876	12/5/1/36	-891192
1/1/37	2876	12/5/1/37	-891192
1/1/38	2876	12/5/1/38	-891192
1/1/39	2876	12/5/1/39	-891192
1/1/40	2876	12/5/1/40	-891192
1/1/41	2876	12/5/1/41	-891192
1/1/42	2876	12/5/1/42	-891192
1/1/43	2876	12/5/1/43	-891192
1/1/44	2876	12/5/1/44	-891192
1/1/45	2876	12/5/1/45	-891192
1/1/46	2876	12/5/1/46	-891192
1/1/47	2876	12/5/1/47	-891192
1/1/48	2876	12/5/1/48	-891192
1/1/49	2876	12/5/1/49	-891192
1/1/50	2876	12/5/1/50	-891192
1/1/51	2876	12/5/1/51	-891192
1/1/52	2876	12/5/1/52	-891192
1/1/53	2876	12/5/1/53	-891192
1/1/54	2876	12/5/1/54	-891192
1/1/55	2876	12/5/1/55	-891192
1/1/56	2876	12/5/1/56	-891192
1/1/57	2876	12/5/1/57	-891192
1/1/58	2876	12/5/1/58	-891192
1/1/59	2876	12/5/1/59	-891192
1/1/60	2876	12/5/1/60	-891192
1/1/61	2876	12/5/1/61	-891192
1/1/62	2876	12/5/1/62	-891192
1/1/63	2876	12/5/1/63	-891192
1/1/64	2876	12/5/1/64	-891192
1/1/65	2876	12/5/1/65	-891192
1/1/66	2876	12/5/1/66	-891192
1/1/67	2876	12/5/1/67	-891192
1/1/68	2876	12/5/1/68	-891192
1/1/69	2876	12/5/1/69	-891192
1/1/70	2876	12/5/1/70	-891192
1/1/71	2876	12/5/1/71	-891192
1/1/72	2876	12/5/1/72	-891192
1/1/73	2876	12/5/1/73	-891192
1/1/74	2876	12/5/1/74	-891192
1/1/75	2876	12/5/1/75	-891192
1/1/76	2876	12/5/1/76	-891192
1/1/77	2876	12/5/1/77	-891192
1/1/78	2876	12/5/1/78	-891192
1/1/79	2876	12/5/1/79	-891192
1/1/80	2876	12/5/1/80	-891192
1/1/81	2876	12/5/1/81	-891192
1/1/82	2876	12/5/1/82	-8905548

will receive a constant interest rate until the delinquent balance is paid in full.

...names that became delinquent on or after January 1, 1982 are subject to a variable interest rate that changes each calendar year.

INTEREST = BALANCE OF TAX UNPAID X NUMBER OF DAYS DELINQUENT X
DAILY INTEREST FACTOR.

Case #2006-24379

Case Number	2006-24379
Commencement Date	9/25/2006
Last Filing Date	9/25/2006
Days Open	5993
Case Type	Lien Commonwealth of PA
PFA Number	
Caption Plaintiff	PENNA DEPT OF REV
Caption Defendant	DAN LEPORE & SONS INC
Lis Pendens Indicator	No
Status	1 - OPEN
Judge	
Remarks	
Sealed	No
Interpreter Needed	

Plaintiffs

Name	Address	Country	Counsel	Notify	Sequence	Status
PENNA DEPT OF REV	DEPT 280948 HARRISBURG, PA 17128-0948			Yes	1	

Defendants

Name	Address	Country	Counsel	Notify	Sequence	Status
DAN LEPORE & SONS INC	501 WASHINGTON ST CONSHOHOCKEN, PA 19428-1959			Yes	1	

Docket Entries

Seq.	Filing Date	Docket Type	Docket Text	Sealed	Filing ID
0	9/25/2006	Lien Commonwealth of PA		No	6392912

Judgments

For	Against	Date	Amount
PENNA DEPT OF REV	DAN LEPORE & SONS INC	9/25/2006	\$85,656.67

BUREAU OF COMPLIANCE
P.O. Box 280948
HARRISBURG, PA 17128-0946



REV-159 CM APP (6/96)

WE ARE FILING THIS BOND LIEN BECAUSE YOU FAILED
TO FILE SECURITY WITH THE COURT IN ACCORDANCE
WITH THE PROVISIONS OF RULE 1782 OF THE
APPELLANT PROCEDURE



2006-24379-0000
9/25/2006 3:15:19 PM
Lien Commonwealth of PA
William E. Donnelly
Montgomery County Prothonotary

COURT OF COMMON PLEAS OF MONTGOMERY
89-067256

COUNTY, PENNSYLVANIA

NAME AND ADDRESS:

DAN LEPORE & SONS CO
501 WASHINGTON ST
CONSHOHOCKEN PA 19428-1959

TO THE PROTHONOTARY OF SAID COURT:
PURSUANT TO THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA
THERE IS HEREBY TRANSMITTED A CERTIFIED COPY OF LIEN
TO BE ENTERED OF RECORD IN YOUR COUNTY.

CERTIFIED COPY OF LIEN

CLASS OF TAX	TAX PERIOD (OR DUE DATE)	DATE OF ASSESSMENT DETERMINATION OR SETTLEMENT	IDENTIFYING NUMBER	TAX	TOTAL
S&U	09/30/2003	12/14/2006			\$85,525.67
TOTALS				\$ 0.00	\$85,525.67
INTEREST COMPUTATION DATE 12/14/2006				FILING FEE (\$)	\$31.00
The undersigned, the Secretary of revenue (or his authorized delegate) of the Commonwealth of Pennsylvania, certifies this to be true and correct copy of a lien against the above named taxpayer for unpaid tax, interest, additions or penalties thereon due from such taxpayer and which, after demand for payment thereof, remains unpaid. The amount of such unpaid tax, interest, additions or penalties is a lien in favor of the commonwealth of Pennsylvania upon the taxpayer's property, real, personal, or both, as the case may be.				ADDITIONAL INTEREST	
				SETTLEMENT TOTAL	\$85,556.67

SECRETARY OF REVENUE
(OR AUTHORIZED DELEGATE)

SEP 14 2006

DATE

PART 1 - TO BE RETAINED BY RECORDING OFFICE

COMMONWEALTH OF PENNSYLVANIA

VS

DAN LEPORE & SONS CO

NOTICE OF TAX LIEN

Filed this _____ day of _____

CLERK (or Register)

LIENS FOR TAXES

Lien for Corporation Taxes arises under Section 1401 of the Fiscal Code, 72 P.S. Section 1401, as amended.

Lien for Personal Income Tax and Employer Withholding Taxes arises under Section 346 of the Tax Reform Code of 1971, 72 P.S. Section 7303, as amended.

Lien for Real Estate Transfer Tax arises under Section 1112-C of the Tax Reform Code of 1971, 72 P.S. Section 1112-C, as amended.

Lien for Liquid Fuels Tax arises under Section 13 of the Liquid Fuels Tax Act, 72 P.S. Section 2411-13, as amended.

Lien for Fuel Use Tax arises under Section 13 of the Fuel Use Tax Act, 72 P.S. Section 2414-13, as amended.

Lien for Motor Vehicle Road Tax arises under Chapter 94 of the Vehicle Code, 75 Pa. C.S. 76153.

Lien for Inheritance Tax and Estate Tax arises under the Inheritance and Estate Tax of 1982, Act of December 13, 1982, P.L. 1982, No. 225 Section 1 et seq., 72 Pa. C.S. Section 5101 et seq. (for decedents with date of death prior to December 13, 1982). Liens arise under the Inheritance and Estate Tax Act of 1961, 72 P.S. Section 2401 - 101 et seq.).

Lien for State or State and Local Sales, Use and Hotel Occupancy Tax and Public Transportation Assistance Fund Taxes and Fuel Tax arises under Section 242, Act of March 4, 1971, No. 2 as amended, 72 P.S. Section 7202.

Lien for Motor Fuel Tax arises under Chapter 95 of the PA Vehicle Code, 75 Pa. C.S. 76153.

Lien for Liquid Fuels and Fuels Tax, and the tax imposed in Section 203 of the Vehicle Code (75 Pa. C.S. 76152) arises under Chapter 95 of the Vehicle Code, 75 Pa. C.S. 76153.

LIEN FOR TAXES, PENALTIES AND INTEREST

General Information:

Information for Liens provided under the Fiscal Code arises at the time of settlement (assessment) and are liens upon the property and property, both real and personal, with no further notice. The filing of a Notice of Lien with a county probatorial is not a finality, and the lien remains in full force and validity without filing of return until paid.

Information for Liens on Real Estate which continues until the tax is paid.

Personal Income Tax, Employer Withholding Tax, Real Estate Tax, Liquid Fuels Tax, Fuel Use Tax, Motor Vehicle Road Tax, and Motor Fuel Tax, all County of Allegheny, and Liquid Fuels and Fuel Tax, all Liens upon the property as well as real and personal property of taxpayers, but only after they have been entered and collected or recorded by the probatorial or the county where such property is situated and shall not attach to stock of goods, wares, or merchandise regularly sold in the ordinary course of business of the taxpayer. The lien has priority from the date of entry of record.

PLACE OF FILING NOTICE FORM

Place of Filing: The Notice of Lien shall be filed: (a) In the case of Real Property, in the office of the probatorial of the county in which the property subject to the lien is situated and (b) In the case of Personal Property, whether tangible or intangible in the office of the probatorial of the county in which the property subject to the lien is situated.

AUTOMATIC REVIVAL OF NOTICE AND PRIORITY OF NOTICE

EXEMPTION: Notice: According to the Fiscal Code, the Notice of Lien is automatically revived and does not require refiling of the Notice by the Commonwealth. Any Notice of Lien filed by the Commonwealth shall have priority to, and be paid in full, before any other obligation, judgment, claim, lien, or estate is satisfied from a subsequent judicial sale or liability with which the property may be charged. EXEMPTION: The Commonwealth does not maintain priority of tax liens over any existing mortgages or liens which are properly recorded at the time that the tax lien is filed. See Act of December 12, 1974, P.L. 1975, No. 133.

RELEASE OF LIEN

The Secretary or his designee may issue a Certificate of Release of any Lien imposed with respect to any tax if (1) the liability is satisfied, satisfaction consisting of payment of the amount assessed together with all interest and costs in respect thereof, or (2) the liability has become totally unenforceable. EXEMPTION: Interest on Corporation Taxes is computed after the 15th of each month.

CLASSES OF TAX

- C.S. (43) Capital Stock Tax
- P.F. (42) Foreign Trust Tax
- C.L. (43) Corporate Income Tax
- C.M.T. (43) Corporate Net Income Tax
- C.L. (43) Corporation Income Tax
- C.N. (43) Gross Receipts Tax
- P.U.R. (42) Public Utility Realty Tax
- B.T. (43) Shares Tax
- B.L. (43) Corporate Land Tax (Bank)
- M.E. (43) Net Earnings Tax
- G.P. (46) Gross Premiums Tax
- M.I. (43) Marine Insurance Tax
- C.A. (43) Cooperative Associations
- P.I.T. (43) Income Tax (Partners)
- P.A. Income Tax (Employer Withholding)

SETTLEMENT OF ACCOUNT

The "TOTAL" column is for each type of tax listed on this Notice of Lien comprises the balance of tax due (Column 5) plus assessed additions and/or penalties, and interest and second interest to the interest computation date on the face of the Notice.

If payment or settlement of the account is made after the latest computation date, the payment must include the lien financing costs and accrued interest from the interest computation date to and through the payment date.

For any delinquent taxes due on or before December 31, 1981, interest is imposed at the following rates:

- C.S., P.F., C.L., C.M.T., C.L. - 4% per annum (due date to payment date)
- C.L., C.N., C.P., M.I., B.L., B.T., G.P., M.E., C.A., P.I.T., P.A. - 4% per annum (due date to payment date)
- P.U.R. - 1% per month or fraction (due date to payment date)
- P.I.T., C.N.T. - 3/4 of 1% per month or fraction
- S.A.U. - 3/4 of 1% per month or fraction
- R.T.V. - 4% per annum
- M.E. & EST. - 1% per month or fraction
- C.L., F.I., F.O.T. - 1% per month or fraction
- M.C.R.T. - 1% per month or fraction
- O.P.T. - 1% per month

For all taxes that are originally due and payable on and after January 1, 1982, the PA Department of Revenue will calculate daily interest on all tax delinquencies using an annual interest rate that will vary from calendar year to calendar year. The applicable interest rates are as follows.

INTEREST: Interest is calculated on a daily basis at the following rates.

Delinquent Date	Interest Rate	Daily Interest Factor
1/1/82 thru 12/31/82	2%	.000056
1/1/83 thru 12/31/83	10%	.000286
1/1/84 thru 12/31/84	11%	.000311
1/1/85 thru 12/31/85	12%	.000336
1/1/86 thru 12/31/86	13%	.000361
1/1/87 thru 12/31/87	14%	.000386
1/1/88 thru 12/31/88	15%	.000411
1/1/89 thru 12/31/89	16%	.000436
1/1/90 thru 12/31/90	17%	.000461
1/1/91 thru 12/31/91	18%	.000486
1/1/92 thru 12/31/92	19%	.000511
1/1/93 thru 12/31/93	20%	.000536
1/1/94 thru 12/31/94	21%	.000561
1/1/95 thru 12/31/95	22%	.000586
1/1/96 thru 12/31/96	23%	.000611
1/1/97 thru 12/31/97	24%	.000636
1/1/98 thru 12/31/98	25%	.000661
1/1/99 thru 12/31/99	26%	.000686
1/1/00 thru 12/31/00	27%	.000711
1/1/01 thru 12/31/01	28%	.000736
1/1/02 thru 12/31/02	29%	.000761
1/1/03 thru 12/31/03	30%	.000786
1/1/04 thru 12/31/04	31%	.000811
1/1/05 thru 12/31/05	32%	.000836
1/1/06 thru 12/31/06	33%	.000861
1/1/07 thru 12/31/07	34%	.000886
1/1/08 thru 12/31/08	35%	.000911
1/1/09 thru 12/31/09	36%	.000936
1/1/10 thru 12/31/10	37%	.000961
1/1/11 thru 12/31/11	38%	.000986
1/1/12 thru 12/31/12	39%	.001011
1/1/13 thru 12/31/13	40%	.001036
1/1/14 thru 12/31/14	41%	.001061
1/1/15 thru 12/31/15	42%	.001086
1/1/16 thru 12/31/16	43%	.001111
1/1/17 thru 12/31/17	44%	.001136
1/1/18 thru 12/31/18	45%	.001161
1/1/19 thru 12/31/19	46%	.001186
1/1/20 thru 12/31/20	47%	.001211
1/1/21 thru 12/31/21	48%	.001236
1/1/22 thru 12/31/22	49%	.001261
1/1/23 thru 12/31/23	50%	.001286
1/1/24 thru 12/31/24	51%	.001311
1/1/25 thru 12/31/25	52%	.001336
1/1/26 thru 12/31/26	53%	.001361
1/1/27 thru 12/31/27	54%	.001386
1/1/28 thru 12/31/28	55%	.001411
1/1/29 thru 12/31/29	56%	.001436
1/1/30 thru 12/31/30	57%	.001461
1/1/31 thru 12/31/31	58%	.001486
1/1/32 thru 12/31/32	59%	.001511
1/1/33 thru 12/31/33	60%	.001536
1/1/34 thru 12/31/34	61%	.001561
1/1/35 thru 12/31/35	62%	.001586
1/1/36 thru 12/31/36	63%	.001611
1/1/37 thru 12/31/37	64%	.001636
1/1/38 thru 12/31/38	65%	.001661
1/1/39 thru 12/31/39	66%	.001686
1/1/40 thru 12/31/40	67%	.001711
1/1/41 thru 12/31/41	68%	.001736
1/1/42 thru 12/31/42	69%	.001761
1/1/43 thru 12/31/43	70%	.001786
1/1/44 thru 12/31/44	71%	.001811
1/1/45 thru 12/31/45	72%	.001836
1/1/46 thru 12/31/46	73%	.001861
1/1/47 thru 12/31/47	74%	.001886
1/1/48 thru 12/31/48	75%	.001911
1/1/49 thru 12/31/49	76%	.001936
1/1/50 thru 12/31/50	77%	.001961
1/1/51 thru 12/31/51	78%	.001986
1/1/52 thru 12/31/52	79%	.002011
1/1/53 thru 12/31/53	80%	.002036
1/1/54 thru 12/31/54	81%	.002061
1/1/55 thru 12/31/55	82%	.002086
1/1/56 thru 12/31/56	83%	.002111
1/1/57 thru 12/31/57	84%	.002136
1/1/58 thru 12/31/58	85%	.002161
1/1/59 thru 12/31/59	86%	.002186
1/1/60 thru 12/31/60	87%	.002211
1/1/61 thru 12/31/61	88%	.002236
1/1/62 thru 12/31/62	89%	.002261
1/1/63 thru 12/31/63	90%	.002286
1/1/64 thru 12/31/64	91%	.002311
1/1/65 thru 12/31/65	92%	.002336
1/1/66 thru 12/31/66	93%	.002361
1/1/67 thru 12/31/67	94%	.002386
1/1/68 thru 12/31/68	95%	.002411
1/1/69 thru 12/31/69	96%	.002436
1/1/70 thru 12/31/70	97%	.002461
1/1/71 thru 12/31/71	98%	.002486
1/1/72 thru 12/31/72	99%	.002511
1/1/73 thru 12/31/73	100%	.002536

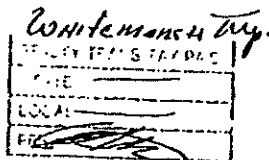
---Taxes that become delinquent on or before December 31, 1981 will remain a constant interest rate until the delinquent balance is paid in full.

---Taxes that become delinquent on or after January 1, 1982 are subject to a variable interest rate that changes each calendar year.

---Interest is calculated as follows:
INTEREST = BALANCE OF TAX UNPAID X NUMBER OF DAYS DELINQUENCY X DAILY INTEREST FACTOR.

016470

95 OCT 20 PM 2:50



19.00
19.00
5.00
5.00

EASEMENT AGREEMENT

It is hereby agreed that HALE PRODUCTS, INC. hereinafter called Grantor, for the sum of ONE (\$1.00) DOLLAR to be paid by the Borough of Conshohocken Authority, a municipality authority incorporated under the laws of the Commonwealth of Pennsylvania, hereinafter called Grantee, does grant, sell and convey unto Grantee an easement and right of way across the lands of said Hale Fire Pump Company, situate in Whitemarsh Township, Montgomery County, Pennsylvania, and described in Deed dated August 13, 1957, and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 2820, Page 189 &c.

The easement and right of way hereby conveyed shall be for an area more particularly describe as follows:

ALL THAT CERTAIN twenty feet (20') wide permanent right-of-way situate in Whitemarsh Township bounded and described in accordance with plan prepared by BCM Eastern Inc., Plymouth Meeting, Pennsylvania, dated March 2, 1987, and revised May 5, 1988 as follows:

BEGINNING at a point formed by the intersection of the south side of Washington Street (30' wide) with the centerline of Jones Street (50' wide and unopened south of Washington Street), thence extending S06°13'E along the property line dividing lands of Hale Fire Pump Company on the west from lands apparently of Anthony G. Biddle, Jr., (formerly lands of the Reading Company on the east) and passing for a portion of the distance along an existing chain link fence a distance of 722.00' to a point, thence extending in and through lands of Hale Fire Pump Company the four (4) following courses and distance:

085129PG0425

1. S 81° 28'E 72.29 to a point
2. S 08° 32' W along the eastward terminus of said right of way a distance of 20.00' to a point
3. N 81° 28'W 87.71' to a point and
4. N 06° 13'W 537.42 to a point

thence extending along the southerly side of Washington Street N83°47'E 20.00' to the first mentioned point and place of beginning.

CONTAINING 12,194 square feet or 0.280 acres of land.

65-00-12685-00-3

INTENDING to describe a twenty feet (20' wide) permanent right of way for maintenance of an existing 18 inch sewer pipe and for construction and maintenance of a proposed 24 inch sewer pipe and appurtenances, said pipes being the outfall line from the Conshohocken Wastewater Treatment Plant to the Schuylkill River said permanent right of way extending from the south side of Washington Street along the easterly most limits of Hale Fire Pump Company to an angle point and southeastward to the terminus of said right of way

Together with a 20' wide temporary right of way on the west side of the permanent right of way from Washington Street to the angle point, and a 40' wide temporary right of way from the angle point to the terminus as shown on the plan.

AS AUGMENTED AND MODIFIED BY ALL THAT CERTAIN strip of ground designated as proposed easement situated in the Township of Whitemarsh, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described in accordance with a Major Subdivision Plan prepared for Hale Products Inc. dated 12/22/94, last revised 9/25/95, as prepared by Robert E. Chester Associated, Ardmore, Pennsylvania:

BEGINNING at an interior point, said point being on the Easterly line of a 20 foot wide sewer easement for the Borough of Conshohocken Sewer Authority, said point being at the distance of 15.49 feet, measured South 06 degrees 13 minutes 00 seconds East along the said 20 foot wide Borough of Conshohocken Sewer Authority right of way from a stone monument, a corner of lands of Lot 1 and lands of Anthony G. Biddle, Jr., said last mentioned point being at the distance of 505.00 feet measured South 06 degrees 13 minutes 00 seconds East from a point formed by the intersection of the centerline of former Jones Street (now vacated) with the Southerly sideline of Washington Street (30

MONTGOMERY COUNTY COMMISSIONER'S REGISTRY
65-00-12685-00-3 WHITEMARSH 500
500 WASHINGTON ST
HALE FIRE PUMP CO
B 012 U 008 L

3335 DATE: 10/19/95

085129PG0426

feet wide); thence from said point of BEGINNING in and through lands of Lot 1, as shown on said plan, South 80 degrees 57 minutes 34 seconds East 51.62 feet to a point; thence continuing South 26 degrees 31 minutes 04 seconds East 86.76 feet to a point on the mean low watermark of the Schuylkill River; thence along the Schuylkill River South 76 degrees 40 minutes 40 seconds West 12.08 feet to a point; thence continuing South 65 degrees 10 minutes 40 seconds West 8.24 feet to a point; thence in and through lands of Lot 1 North 26 degrees 31 minutes 04 seconds West 35.87 feet to a point on the Easterly sideline of a 20 foot wide Borough of Conshohocken Sewer Authority right of way; thence along the Easterly sideline of said right of way North 06 degrees 13 minutes 00 seconds West 20.73 feet to the first mentioned point and place of BEGINNING.

The right of way, easement, rights, and privileges herein granted shall be used for the maintenance of an existing 18 inch sewer pipe and 24 inch sewer pipe and appurtenances said pipes being the outfall line from the Borough of Conshohocken Authority Wastewater treatment Plant to the Schuylkill River.

The easement, rights and privileges granted herein are exclusive, and the Grantor covenants that it will not convey any other easement or conflicting rights within the area covered by this grant.

This instrument shall be binding upon the successors, assigns and transferees of the parties hereto.

In addition to the easement, rights and privileges herein conveyed, Grantee shall have the right to temporarily use so much of the easement area as may be reasonably necessary to construct and install within the easement area granted hereby the facilities contemplated by this grant. Upon completion of any such construction, installation, or maintenance, Grantee shall replace and restore all grass, paving and surfaces, car stops or

005129PG0427

other structures which may have been removed or damaged during the construction period.

Grantee shall have the right to cut and trim grass or shrubbery which may encroach on the easement area herein conveyed, and Grantee shall dispose of all cuttings and trimmings¹ loading and hauling away from the easement area.

The easement, rights, and privileges granted hereunder shall terminate when, or at such time, as the purposes hereof cease to exist, are abandoned by Grantee, or become impossible or performance.

Should Grantee fail to perform any covenant, undertaking, or obligation arising hereunder, all rights and privileges granted hereby shall terminate, and this agreement shall be of no further force or effect.

Grantor also retains, reserves and shall continue to enjoy the use of such easement area for any and all purposes which do not interfere with and prevent the use by Grantee of the within easement including the right to use of the surface of the herein granted easement for walks, parking areas, driveways, loading areas, lawns, plantings and other like uses.

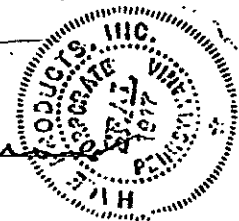
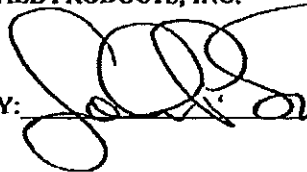
DB5129PG0428

IN WITNESS WHEREOF, this instrument is executed this 6th day of October,

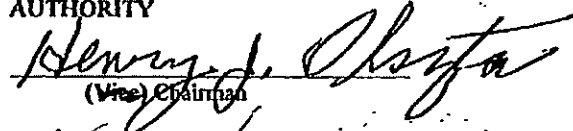
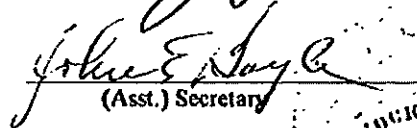
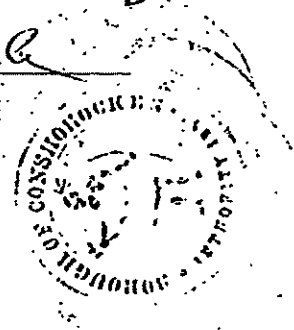
1995.

HALE PRODUCTS, INC:

BY:



BOROUGH OF CONSHOHOCKEN
AUTHORITY

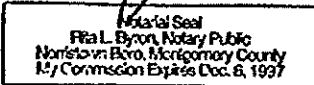

(Vice) Chairman
(Asst.) Secretary

085129PG0429

ACKNOWLEDGMENT

On this, the *16th* day of October, 1995, before me, the undersigned office
personally appeared *John Snow* who acknowledged
himself/herself to be *VICE PRESIDENT*
and as such, being authorized to do so, executed the foregoing instrument for the
purposes therein contained.

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



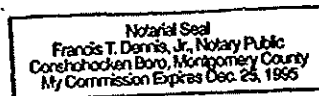
DB5129PG0430

ACKNOWLEDGMENT

On this, the *16th* day of October, 1995, before me, the undersigned officer,
personally appeared *HENRY OLSZTA & JOHN BOYLE*
who acknowledged themselves to be *CHAIRMAN & ASST. SECRETARY*
of the Borough of Conshohocken Authority, a municipality authority incorporated under
the laws of the Commonwealth of Pennsylvania, and as such, being authorized to do so,
executed the foregoing instrument for the purposes therein contained.

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

Francis T. Dennis, Jr.



Eugene B. Schindler

DB5129PG0431

STATE TAX
AFFIDAVIT
FILED

FREE SIMPLE DEED - CORPORATION

This Indenture

Made the

17th

day of

October

in the year of our Lord one thousand nine hundred and

ninety five (1995)

Between

HALE PRODUCTS, INC., a Penna. Corporation, Successor to
HALE FIRE PUMP COMPANY, a Penna. Corporation

(hereinafter called the Grantor(s), of the one part, and

DAN LEFORE & SONS REALTY ASSOCIATES, L.P.

(hereinafter called the Grantee(s), of the other part;

Witnesseth

That the said Grantor(s) for and in consideration of the sum of

ONE (\$1.00) DOLLAR

lawful money of the United States of America, unto it well and truly paid by the said Grantee(s), at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee(s) their Heirs and Assigns

ALL THAT CERTAIN tract or parcel of ground with the improvements constructed thereon Situate partly in the Township of Whitemarsh and partly in the Borough of Conshohocken, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described in accordance with a Major Subdivision Plan prepared for Hale Products, Inc., dated 12/22/94, last revised 9/25/95 as prepared by Robert E. Chester Associates, Ardmore, Pennsylvania:

BEGINNING at a point formed by the intersection of the centerline of former Jones Street (now vacated) with the Southerly sideline of Washington Street (30 feet wide); thence from said point of BEGINNING; along the centerline of former Jones Street and along lands of Anthony G. Biddle, Jr. South 06 degrees 13 minutes 00 seconds East 505.00 feet to a stone monument; thence continuing along lands of Anthony G. Biddle, Jr. North 83 degrees 47 minutes 00 seconds East 123.34 feet to a point; thence continuing South 00 degrees 26 minutes 00 seconds East 106.91 feet to a point on the mean low watermark of the Schuylkill River; thence along the Schuylkill River the (5) following courses and distances: 1) South 76 degrees 40 minutes 40 seconds West 45.00 feet to a point; 2) South 65 degrees 10 minutes 40 seconds West 71.66 feet to a point; 3) South 73 degrees 30 minutes 53 seconds West 116.00 feet to a point; 4) South 83 degrees 05 minutes 48 seconds West 122.93 feet to a point; 5) South 80 degrees 49 minutes 54 seconds West 50.00 feet

Premises known by reference: 500 Washington Street
Conshohocken Borough, Pennsylvania

085129PG0435

016472

95 OCT 20 PM 2:55

to a point; thence along lands of Lot 2, as shown on said plan, North 06 degrees 13 minutes 00 seconds West 664.54 feet to a point on the Southerly sideline of Washington Street, aforementioned; thence along the Southerly sideline of Washington Street North 83 degrees 47 minutes 00 seconds East 287.00 feet to the first mentioned point and place of BEGINNING.

BEING Lot # 1 as shown on above mentioned Plan.

CONTAINING: 4.640 acres more or less.

BEING PART of the same premises which Montgomery County Industrial Development Authority, a Pennsylvania Corporation by Indenture bearing date the 27th day of March AD, 1987 and recorded at Norristown in the Office for the Recorder of Deeds, in and for the County of Montgomery on the 6th day of April AD, 1987 in Deed Book 4833 page 2365, granted and conveyed unto Hale Fire Pump Company, a Pennsylvania Corporation, in fee.

BEING COUNTY PARCEL NUMBER: 05-00-11908-00-3 and (PART)
65-00-12685-00-3. (PART)

UNDER AND SUBJECT to restrictions and other matters as of record.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

65-00-12685-00-3 WHITEMARSH

500 WASHINGTON ST

HALE FIRE PUMP CO

B 012 U 008 L

3335 DATE: 10/20/95

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

05-00-11908-00-3 CONSHOHOCKEN

433 WASHINGTON ST

HALE FIRE PUMP CO

B 025 U 009 L

3330 DATE: 10/20/95

WHITEMARSH Twp.

REALTY TRANS TAX PAID
STATE 11,800.00
LOCAL 11,800.00
TOTAL 23,600.00

CONSHOHOCKEN BORO

REALTY TRANS TAX PAID
STATE
LOCAL
FEE

All local Realty Transfer Tax payable to Whitemarsh Township as per North Penn Abstract

085129PG0436

Together with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor(s), as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground described above with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), their Heirs and Assigns, to and for the only proper use and behoof of the said Grantee(s), their Heirs and Assigns forever, under and subject as aforesaid.

RTN		#16472	
CONSHOCKEN BORO	11800.00-	CONSHOCKEN BORO	11800.00
WHITENARSH TWP.	11800.00	STATE STAMP	11800.00
CASH	0.00	TOTAL	23600.00
ITEM 0		CHECK	11800.00
10-23-95 MON W1	CASH-08 1662 14115TH	CHECK	11800.00
		ITEM 2	
		10-20-95 FRI W1	CASH-10 1619 15117TH

And the said Grantor(s), for itself and its Successors and Assigns does by these presents, covenant, grant, promise and agree, to and with the said Grantee(s), their Heirs and Assigns, that the said Grantor(s) its Successors and Assigns all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), their Heirs and Assigns, against the said Grantor(s) its Successors and Assigns and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will BY THESE PRESENTS under and subject as aforesaid.

WARRANT and forever DEFEND.

In Witness Whereof, the said Corporation has caused these presents to be executed and its common or corporate seal hereto affixed.

Signed, Sealed and Delivered
IN THE PRESENCE OF US:
ATTORNEY: *[Signature]*
[Circular Seal: CONSHOCKEN BOROUGH, PA, 19115]

Hale Products, Inc.
BY: *[Signature]*
VICE PRESIDENT.

085129PG0437

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF *Montgomery*

ss:

On this, the *17th* day of *October* 1995
Public for the Commonwealth of Pennsylvania,
personally appeared *John J. Lepore*

, before me, a Notary
the undersigned Officer.

who acknowledged himself (herself) to be the *President*
of *North Penn Abstract Co., Inc.* a corporation, and that *he* as
such Officer, being authorized to do so, executed the foregoing instrument for the
purposes therein contained by signing the name of the corporation by himself (herself) as *President*.

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

Peggy J. Fenech
Peggy J. Fenech, Notary Public
Lansdale Boro Montgomery County
My Commission Expires Sept. 6, 1996
Member: Pennsylvania Association of Notaries

Peggy J. Fenech
Notary Public

NPA 95-13240

DEED.

Rale Products, Inc., a Penna. Corporation

APPROVED
Borough of Conshohocken
Date: *10/20/95* *Jo.*

TO
Dan Lepore & Sons Realty Associates, L.P.

**500 Washington Street, Conshohocken Borough
MONTGOMERY County, Pennsylvania**

**NORTH PENN ABSTRACT CO., INC.
P.O. Box 2, 35 Green Street
Lansdale, Pennsylvania 19446**



Myraime Ryckebusch

The address of the above-named Grantee

is *3500 Lehigh Ave*
Conshohocken, PA 19428
On behalf of the Grantee

DB5129PG0438

17-110 (2-11-85)



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	11,800.00
Book Number	5129
Page Number	485
Date Recorded	10-20-85

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) when 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: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name	North Penn. Abstract Co.		
Telephone Number			
Street Address	City	State	Zip Code
35 Penn. St.	Lansdale	PA	19446

B TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
HAGE PRODUCTS INC.	DAN LEPUCE - Sons Realty Associates L.P.
Street Address	Street Address
700 Spring Mill Ave.	Washington Street
City	City
Conshohocken	Conshohocken
State	State
PA	PA
Zip Code	Zip Code
19428	19428

C PROPERTY LOCATION

Street Address	City, Township, Borough
700 Washington Street	Conshohocken Borough
County	School District
Montgomery	Conshohocken
	Tax Parcel Number
	05-00-11908-06-3

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1.00	+	= \$1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$3,300.00	X 18.17	= \$17,071.00

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
0.00	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. (Attach complete copy of agency/attorney 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. Mortgage Book Number _____, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being 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	Date
Peggy J. Stenhouse	10/17/85

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

Primary Order Information

State PA
County / Town Montgomery
Order Type Property Report
Application No. 10980180
Application Date / Time 2/21/2023 12:00:22 PM
Contact User Name Davis, Aaliyah - adavis@nexabstract.com
Contact User Phone 904-000-0000
Company Name Northeast Executive Abstract Agency, Inc.
Associated Company
Sales Rep
Production User (If opened internally)
Email Confirmation When Complete: packages@nexabstract.com; adavis@nexabstract.com
Brand Fidelity
Customer Reference No. 2302-NEA-4360
Additional Reference No.
BackTitle No.

Seller / Owner

Individual

First Name	Middle Name	Last Name	Status
------------	-------------	-----------	--------

Entity/ Estate / Trust

Entity / Estate / Trust(s)

L.O.S.

\$10.00 / Copy
Hyperlink
Hyperlink
Task
GAAO (C)

- taxes - 0
- probing 111
- R.O.D.'s 11

C-2-13-2023

Property Information

Street No	501	Street Name	Washington Street
City	Conshohocken	State	PA
Municipality		Zip Code	19428
Condominium Name		Unit Number	
Subdivision / Development		Building	
Lot		Phase	
Section		Block	
Tax ID / Parcel No	65-00-12685-003	Township	
New Construction	No	Range	
		New Plat	No
		Vacant Land	No
Section 1/4		1/4 1/4 Section	
Last Deed Book		Page	-
Plat / Condo Book		Page	
Recorded Lot		Recorded Plat	
Plat Instrument Number		Map No.	
Certificate No		Torrens	No
		Abstract	No

Request Product

Selected Product	Due Date
Last Owner Search - Commercial	2/24/2023 12:00:00 PM

Comments

PARID: 650012685003

LEPORE DAN & SONS REALTY ASSOCS LP

501 WASHINGTON ST

Parcel

TaxMapID	65012 008
ParId	65-00-12685-00-3
Land Use Code	3331
Land Use Description	1 - IND:MUL STORY WHSE/MFG 50-100000 S,F
Property Location	501 WASHINGTON ST
Lot #	1
Lot Size	4.3 ACRES
Front Feet	287
Municipality	WHITEMARSH
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	LEPORE DAN & SONS REALTY ASSOCS LP
Name(s)	
Mailing Address	501 WASHINGTON ST
Care Of	
Mailing Address	
Mailing Address	CONSHOHOCKEN PA 19428

Current Assessment

Appraised Value	Assessed Value	Restrict Code
1,014,560	1,014,560	

Estimated Taxes

County	4,299
Montco Community College	396
Municipality	2,398
School District	24,750
Total	31,843
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	17-OCT-95
Sale Price	\$1,180,000
Tax Stamps	11800
Deed Book and Page	5129-0435
Grantor	
Grantee	LEPORE DAN & SONS REALTY ASSOCS LP
Date Recorded	20-OCT-95

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
10-17-1995	\$1,180,000	11800	5129-0435		LEPORE DAN & SONS REALTY ASSOCS LP	10-20-1995
03-27-1987	\$0	0	4833-02365		HALE FIRE PUMP CO	04-06-1987
06-01-1973	\$0	0	-		MONTGOMERY CIDA	

Lot Information

Lot Size	4.3 ACRES
Lot #	1
Remarks	287 X IRR 4.56 AC
Remarks	
Remarks	

Commercial Parcel Summary

No. of Cards	1
Land Use Code	3331
Gross Building Area (Total of all Cards)	52,796
Total Living Units	

Commercial Parcel Summary

Use	Area
WAREHOUSE	43,860
MULTI-USE OFFICE	8,936

Commercial Card Summary

Card	1
Imp Name	HALE FOUNDRY OPERATIONS
Structure Code	401
Structure	MFG/PROCESSING
Sprinkler	N
Units	
Identical Units	1
Year Built	1930
Gross Building Area	
Elevator/Escalator	N

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
1,014,560	1,014,560			O	16-MAY-97
	1,014,560		01-JAN-98	REASSESSMENT	
	55,000		01-JAN-96	SUBDIVISION	
	55,100		01-JAN-94	APPEAL	
	106,400		01-JAN-87		

STATE TAX
AFFIDAVIT
FILED

SEE SIMPLE DEED CORPORATION

This Indenture

Made the

17th

day of

October

in the year of our Lord one thousand nine hundred and

ninety five (1995)

Between

HALE PRODUCTS, INC., a Penna. Corporation, Successor to
HALE FIRE PUMP COMPANY, a Penna. Corporation
(hereinafter called the Grantor(s), of the one part, and

DAN LEFORB & SONS REALTY ASSOCIATES, L.P.

Witnesseth

(hereinafter called the Grantee(s), of the other part;

That the said Grantor(s) for and in consideration of the sum of
-----ONE (\$1.00) DOLLAR-----
lawful money of the United States of America, unto it well and truly paid by the said Grantee(s), at and
before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted,
bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell,
alien, enfeoff, release and confirm unto the said Grantee(s) their Heirs and Assigns

ALL THAT CERTAIN tract or parcel of ground with the
improvements constructed thereon Situate partly in the Township
of Whitmarsh and partly in the Borough of Conshohocken, County
of Montgomery, and Commonwealth of Pennsylvania, bounded and
described in accordance with a Major Subdivision Plan prepared
for Hale Products, Inc., dated 12/22/94, last revised 9/25/95 as
prepared by Robert E. Chester Associates, Ardmore, Pennsylvania:

BEGINNING at a point formed by the intersection of the
centerline of former Jones Street (now vacated) with the
Southerly sideline of Washington Street (30 feet wide); thence
from said point of BEGINNING; along the centerline of former
Jones Street and along lands of Anthony G. Biddle, Jr. South 06
degrees 13 minutes 00 seconds East 505.00 feet to a stone
monument; thence continuing along lands of Anthony G. Biddle, Jr.
North 83 degrees 47 minutes 00 seconds East 123.34 feet to a
point; thence continuing South 00 degrees 26 minutes 00 seconds
East 106.91 feet to a point on the mean low watermark of the
Schuylkill River; thence along the Schuylkill River the (5)
following courses and distances: 1) South 76 degrees 40 minutes
40 seconds West 45.00 feet to a point; 2) South 65 degrees 10
minutes 40 seconds West 71.66 feet to a point; 3) South 73
degrees 30 minutes 53 seconds West 116.00 feet to a point; 4)
South 83 degrees 05 minutes 48 seconds West 122.93 feet to a
point; 5) South 80 degrees 49 minutes 54 seconds West 50.00 feet

Premises known by reference: 500 Washington Street
Conshohocken Borough, Pennsylvania

085129PG0435

to a point; thence along lands of Lot 2, as shown on said plan, North 06 degrees 13 minutes 00 seconds West 664.54 feet to a point on the Southerly sideline of Washington Street, aforementioned; thence along the Southerly sideline of Washington Street North 83 degrees 47 minutes 00 seconds East 287.00 feet to the first mentioned point and place of BEGINNING.

BEING Lot # 1 as shown on above mentioned Plan.

CONTAINING: 4.640 acres more or less.

BEING PART of the same premises which Montgomery County Industrial Development Authority, a Pennsylvania Corporation by Indenture bearing date the 27th day of March AD, 1987 and recorded at Norristown in the Office for the Recorder of Deeds, in and for the County of Montgomery on the 6th day of April AD, 1987 in Deed Book 4833 page 2365, granted and conveyed unto Hale Fire Pump Company, a Pennsylvania Corporation, in fee.

BEING COUNTY PARCEL NUMBER: 05-00-11908-00-3 and (part)
65-00-12685-00-3. (part)

UNDER AND SUBJECT to restrictions and other matters as of record.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

65-00-12685-00-3 WHITEMARSH

500 WASHINGTON ST

HALE FIRE PUMP CO

B 012 U 008 L

3335 DATE: 10/20/95

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

05-00-11908-00-3 CONSHOHOCKEN

433 WASHINGTON ST

HALE FIRE PUMP CO

B 025 U 009 L

3330 DATE: 10/20/95

Whitemarsh Twp.

REALTY TRANS TAX PAID
STATE 11,800.00
LOCAL 11,800.00
TOTAL 23,600.00

Conshohocken Boro

REALTY TRANS TAX PAID
STATE
LOCAL
PERM

All local Realty Transfer Tax payable to Whitemarsh Township as per North Penn Abstract

085129PG0436

Together with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor(s), as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground described above with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), their Heirs and Assigns, to and for the only proper use and behoof of the said Grantee(s), their Heirs and Assigns forever, under and subject as aforesaid.

RTN		#16472	
CONSHOCKEN BORO	11800.00-	CONSHOCKEN-BORO	11800.00
WHITEMARSH TWP.	11800.00	STATE STAMP	11800.00
CASH	0.00	TOTAL	23600.00
ITEM 0		CHECK	11800.00
10-23-95 MON W1	CASH-08 1662 14:15TH	CHECK	11800.00
		ITEM 2	
		10-20-95 FRI W1	CASH-10 1619 15:17TH


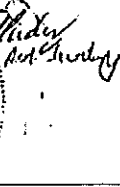
And the said Grantor(s), for itself and its Successors and Assigns

does by these presents, covenant, grant, promise and agree, to and with the said Grantee(s), their Heirs and Assigns, that the said Grantor(s) its Successors and Assigns all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), their Heirs and Assigns, against the said Grantor(s) its Successors and Assigns and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will BY THESE PRESENTS under and subject as aforesaid.

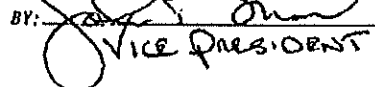
WARRANT and forever DEFEND.

In Witness Whereof, the said Corporation has caused these presents to be executed and its common or corporate seal hereto affixed.

Signed, Sealed and Delivered
IN THE PRESENCE OF US:

Attest:  

Hale Products, Inc.

BY: 
VICE PRESIDENT.

085129PG0437

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF *Montgomery*

On this, the *17th* day of *October* 1995
Public for the Commonwealth of Pennsylvania,
personally appeared *John J. Lepore*

before me, a Notary
the undersigned Officer.

who acknowledged himself (herself) to be the *President*
of *Male Products, Inc.* a corporation, and that *he* as
such Officer, being authorized to do so, executed the foregoing instrument for the
purposes therein contained by signing the name of the corporation by himself (herself) as *President*.

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

Peacy J. Fensheimer, Notary Public
Lansdale Boro Montgomery County
My Commission Expires Sept. 6, 1996
Member, Pennsylvania Association of Notaries

Peacy J. Fensheimer
Notary Public

NPA 95-13240

DEED.

Male Products, Inc., a Penna. Corporation

APPROVED
Borough of Conshohocken
Date: *10/20/95* *Jo*

TO
Dan Lepore & Sons Realty Associates, L.P.

500 Washington Street, Conshohocken Borough
MONTGOMERY County, Pennsylvania

NORTH PENN ABSTRACT CO., INC.
P.O. Box 2, 35 Green Street
Lansdale, Pennsylvania 19446



Thyname Bychinski

The address of the above-named Grantee

is *300 W. Lehigh St.*
Conshohocken PA 19325
On behalf of the Grantee

085129PG0438

REC-100 (1/79)



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	11,800.00
Book Number	5129
Page Number	435
Date Recorded	10-20-85

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) when 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: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name: Horch Rte. Abstract Co. Telephone Number: _____
Street Address: 35 Penn St. City: Lansdale State: PA Zip Code: 19446

B TRANSFER DATA

Grantor(s)/Seller(s): HALL PARQUETS, INC. Date of Acceptance of Document: _____
Street Address: 700 Spring Mill Ave. Donee(s)/Buyer(s): DON LE PUES - Sons Realty Associates, L.P.
City: Conshohocken State: PA Zip Code: 19428 Street Address: Washington Street

C PROPERTY LOCATION

Street Address: 700 Washington Street City, Township, Borough: Conshohocken Borough
County: Montgomery School District: Conshohocken Tax Parcel Number: 05-01-11908-66-3

D VALUATION DATA

1. Actual Cash Consideration: \$1.00 2. Other Consideration: + 3. Total Consideration: = \$1.00 - (\$1,180.00) =
4. County Assessed Value: \$3,300.00 5. Common Level Ratio Factor: X 18.17 6. Fair Market Value: = \$17,011.00

E EXEMPTION DATA

1a. Amount of Exemption Claimed: 0 1b. Percentage of Interest Conveyed: 100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate Tax Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/trust 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. Mortgage Book Number _____, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being 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: Reggie J. Struvenmark Date: 10/17/85

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

Montgomery County

Search Criteria: Search Type: Parcel Id; Recorded Date: 10/17/1995; Parcel Id: 65-00-12685-00-3

Displaying 1-9 of 9 Items

Instrument	Name	Other Name	Type	Recorded	Parcel Id	Verified
PLN A055 00488	CONSHOHOCKEN HALE FIRE PUMP 1 CO HALE PROD INC WHITEMARSH LEPORE DAN & SONS REALTY 1 ASSOCS LP LEPORE HOLDINGS INC	+ 2 MERIDIAN BK + 2	Land Site/Subdivision Plans 18 x 30	10/20/1995	05-00-11908-00-3+	✓
DEED 5129 00449	CONSHOHOCKEN 1 BORO AUTH HALE PROD INC HALE PROD INC 1 WHITEMARSH TWP HALE FIRE PUMP 1 CO HALE PROD INC LEPORE DAN & SONS REALTY 1 ASSOCS LP LEPORE HOLDINGS INC	+ 2 CONSHOHOCKEN BORO AUTH HALE PROD INC HALE PROD INC 2 WHITEMARSH TWP LEPORE DAN & SONS REALTY ASSOCS LP MERIDIAN BK + 2	Deed (ASSIGNMENT)	10/20/1995	05-00-11908-01-2+	✓
DEED 5129 00425	CONSHOHOCKEN 1 BORO AUTH HALE PROD INC HALE PROD INC 1 WHITEMARSH TWP HALE FIRE PUMP 1 CO HALE PROD INC LEPORE DAN & SONS REALTY 1 ASSOCS LP LEPORE HOLDINGS INC	+ 2 CONSHOHOCKEN BORO AUTH HALE PROD INC HALE PROD INC 2 WHITEMARSH TWP LEPORE DAN & SONS REALTY ASSOCS LP MERIDIAN BK + 2	+ Deed (EASEMENT AGREE)	10/20/1995	65-00-12685-00-3	✓
DEED 5129 00432	CONSHOHOCKEN 1 BORO AUTH HALE PROD INC HALE PROD INC 1 WHITEMARSH TWP HALE FIRE PUMP 1 CO HALE PROD INC LEPORE DAN & SONS REALTY 1 ASSOCS LP LEPORE HOLDINGS INC	+ 2 CONSHOHOCKEN BORO AUTH HALE PROD INC HALE PROD INC 2 WHITEMARSH TWP LEPORE DAN & SONS REALTY ASSOCS LP MERIDIAN BK + 2	+ Deed (TERMINATION)	10/20/1995	05-00-11908-00-3+	✓
DEED 5129 00435	CONSHOHOCKEN 1 BORO AUTH HALE PROD INC HALE PROD INC 1 WHITEMARSH TWP HALE FIRE PUMP 1 CO HALE PROD INC LEPORE DAN & SONS REALTY 1 ASSOCS LP LEPORE HOLDINGS INC	+ 2 CONSHOHOCKEN BORO AUTH HALE PROD INC HALE PROD INC 2 WHITEMARSH TWP LEPORE DAN & SONS REALTY ASSOCS LP MERIDIAN BK + 2	Deed (\$1.00)	10/20/1995	05-00-11908-00-3+	✓
MTG 7657 00972	CONSHOHOCKEN 1 BORO AUTH HALE PROD INC HALE PROD INC 1 WHITEMARSH TWP HALE FIRE PUMP 1 CO HALE PROD INC LEPORE DAN & SONS REALTY 1 ASSOCS LP LEPORE HOLDINGS INC	+ 2 CONSHOHOCKEN BORO AUTH HALE PROD INC HALE PROD INC 2 WHITEMARSH TWP LEPORE DAN & SONS REALTY ASSOCS LP MERIDIAN BK + 2	Mortgage (\$1,200,000.00)	10/20/1995	05-00-11908-00-3+	✓
UCC 0095 00978	CONSHOHOCKEN 1 BORO AUTH HALE PROD INC HALE PROD INC 1 WHITEMARSH TWP HALE FIRE PUMP 1 CO HALE PROD INC LEPORE DAN & SONS REALTY 1 ASSOCS LP LEPORE HOLDINGS INC	+ 2 CONSHOHOCKEN BORO AUTH HALE PROD INC HALE PROD INC 2 WHITEMARSH TWP LEPORE DAN & SONS REALTY ASSOCS LP MERIDIAN BK + 2	UCC 1	10/20/1995	05-00-11908-00-3+	✓
MTG 12092 02773	CONSHOHOCKEN 1 BORO AUTH HALE PROD INC HALE PROD INC 1 WHITEMARSH TWP HALE FIRE PUMP 1 CO HALE PROD INC LEPORE DAN & SONS REALTY 1 ASSOCS LP LEPORE HOLDINGS INC	+ 2 CONSHOHOCKEN BORO AUTH HALE PROD INC HALE PROD INC 2 WHITEMARSH TWP LEPORE DAN & SONS REALTY ASSOCS LP MERIDIAN BK + 2	Mortgage Modification	04/24/2007	05-00-11908-00-3+	✓
SAT 1333 00942	CONSHOHOCKEN 1 BORO AUTH HALE PROD INC HALE PROD INC 1 WHITEMARSH TWP HALE FIRE PUMP 1 CO HALE PROD INC LEPORE DAN & SONS REALTY 1 ASSOCS LP LEPORE HOLDINGS INC	+ 2 CONSHOHOCKEN BORO AUTH HALE PROD INC HALE PROD INC 2 WHITEMARSH TWP LEPORE DAN & SONS REALTY ASSOCS LP MERIDIAN BK + 2	Satisfaction of Mortgage	10/29/2010	65-00-12685-00-3+	✓

Montgomery County

Search Criteria: Search Type: Corporation; Recorded Date: 10/17/1995; Corporation Name: Lepore Dan

Displaying 1-11 of 11 Items

Instrument	Name	Other Name	Type	Recorded	Parcel Id	Verified
DEED 5129 00449	LEPORE DAN & 1 SONS REALTY ASSOCS LP	+ 2 MERIDIAN BK	Deed (ASSIGNMENT)	10/20/1995	05-00-11908-01-2+	✓
DEED 5129 00435	LEPORE DAN & 2 SONS REALTY ASSOCS LP	1 HALE PROD INC	+ Deed (\$1.00)	10/20/1995	05-00-11908-00-3+	✓
DEED 5129 00439	LEPORE DAN & 1 SONS CO INC	+ 2 LEPORE DAN & SONS CO INC	+ Deed (ASST/AGREE)	10/20/1995	05-00-11908-00-3+	✓
DEED 5129 00439	LEPORE DAN & 1 SONS REALTY ASSOCS LP	+ 2 LEPORE DAN & SONS CO INC	+ Deed (ASST/AGREE)	10/20/1995	05-00-11908-00-3+	✓
DEED 5129 00439	LEPORE DAN & 2 SONS CO INC	+ 1 LEPORE DAN & SONS CO INC	+ Deed (ASST/AGREE)	10/20/1995	05-00-11908-00-3+	✓
DEED 5129 00439	LEPORE DAN & 2 SONS REALTY ASSOCS LP	+ 1 LEPORE DAN & SONS CO INC	+ Deed (ASST/AGREE)	10/20/1995	05-00-11908-00-3+	✓
MTG 7657 00972	LEPORE DAN & 1 SONS REALTY ASSOCS LP	+ 2 MERIDIAN BK	Mortgage (\$1,200,000.00)	10/20/1995	05-00-11908-00-3+	✓
UCC 0095- 00978	LEPORE DAN & 1 SONS REALTY ASSOCS LP	+ 2 MERIDIAN BK	UCC 1	10/20/1995	05-00-11908-00-3+	✓
DEED 5240 02002	LEPORE DAN & 2 SONS REALTY ASSOCS LP	1 BIDDLE ANTHONY G JR	Deed (\$139,000.00)	09/21/1998	65-00-12682-00-6	✓
MTG 12092 02773	LEPORE DAN & 1 SONS REALTY ASSOCIATES LP	+ 2 WACHOVIA BANK NATIONAL ASSOCIATION	Mortgage Modification	04/24/2007	05-00-11908-00-3+	✓
SAT 1333 00942	LEPORE DAN & 2 SONS REALTY ASSOCIATES LP	+ 1 WELLS FARGO BANK NA	+ Satisfaction of Mortgage	10/29/2010	65-00-12685-00-3+	✓

Prothonotary • Case Party Search

Search:



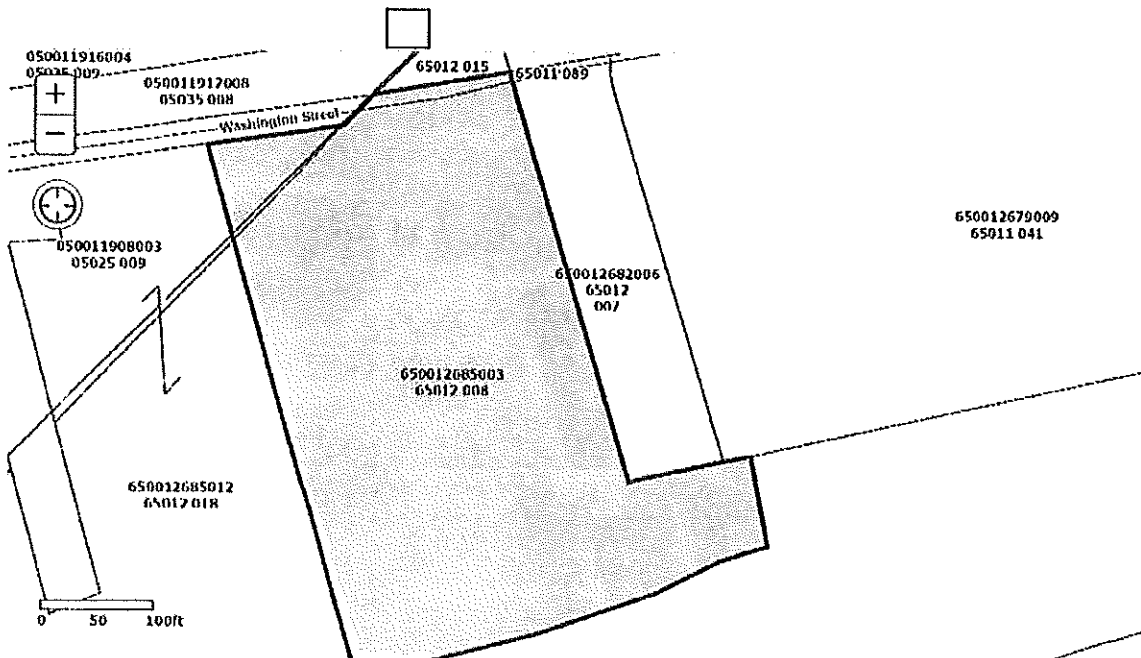
Advanced

Case Number	Party Name	Party Type	Commenced	Case Type	Caption Plaintiff	Caption Defendant	Judgement	Lis Pendens	Status	Parcel Number	Status
1982-04670	LEPORE, DAN & SONS CO INC	D	3/29/1982	WAIVER OF LIENS		LEPORE, DAN & SONS CO INC	Yes	No	1 - OPEN		
1982-04670	LEPORE DAN & SONS CO INC	A	3/29/1982	WAIVER OF LIENS		LEPORE, DAN & SONS CO INC	Yes	No	1 - OPEN		
1983-09767	LEPORE DAN & SONS INC	D	7/5/1983	WAIVER OF LIENS		LEPORE DAN & SONS INC	Yes	No	1 - OPEN		
1983-09767	LEPORE DAN & SONS CO	A	7/5/1983	WAIVER OF LIENS		LEPORE DAN & SONS INC	Yes	No	1 - OPEN		
1989-20525	LEPORE DAN & SONS CO INC	A	12/11/1989	WAIVER OF LIENS		LEPORE, DAN & SONS CO INC	Yes	No	1 - OPEN		
1991-09687	LEPORE DAN & SONS CO	D	5/16/1991	WAIVER OF LIENS		LEPORE DAN & SONS CO	Yes	No	1 - OPEN		
1994-14055	LEPORE DAN & SONS INC	D	7/19/1994	WAIVER OF LIENS		BARCLAY WHITE INC	Yes	No	1 - OPEN		
1997-00946	LEPORE DAN & SONS CO INC	D	1/15/1997	COMMONWEALTH OF PA. LIEN	PENNA UNEMP COMP FUND	LEPORE DAN & SONS CO INC	Yes	No	6 - CLOSED		
1998-14614	LEPORE DAN & SONS INC	D	8/3/1998	WAIVER OF LIENS		LEPORE DAN & SONS INC	Yes	No	1 - OPEN		
1999-08304	LEPORE DAN & SONS INC	D	5/13/1999	WAIVER OF LIENS		LEHRER MCGOVERN BOVIS INC	Yes	No	1 - OPEN		
1999-08304	LEPORE DAN & SONS	A	5/13/1999	WAIVER OF LIENS		LEHRER MCGOVERN BOVIS INC	Yes	No	1 - OPEN		
1999-20996	LEPORE DAN & SONS INC	D	11/30/1999	WAIVER OF LIENS		BARCLAY WHITE INC	Yes	No	1 - OPEN		
2000-15125	LEPORE DAN & SONS INC	D	7/10/2000	WAIVER OF LIENS		BERKSHIRE CONSTR MGMT INC	Yes	No	1 - OPEN		
2000-16034	DAN LEPORE & SONS	D	7/27/2000	WAIVER OF LIENS		BOVIS LEND LEASE	Yes	No	1 - OPEN		
2001-03410	LEPORE DAN & SONS CO	D	2/15/2001	WAIVER OF LIENS		LEPORE DAN & SONS CO	Yes	No	1 - OPEN		
2001-14800	LEPORE DAN & SONS	D	8/2/2001	WAIVER OF LIENS		BRYN MAWR COLLEGE	Yes	No	1 - OPEN		
2001-14800	LEPORE DAN & SONS CO	A	8/2/2001	WAIVER OF LIENS		BRYN MAWR COLLEGE	Yes	No	1 - OPEN		
2003-24166	LEPORE DAN & SONS CO INC	D	12/23/2003	COMMONWEALTH OF PA. LIEN	PENNA UNEMP COMP FUND	LEPORE DAN & SONS CO INC	Yes	No	6 - CLOSED		
2004-17839	LEPORE DAN & SONS CO	D	6/21/2004	WAIVER OF LIENS		BRYN MAWR COLL OF BRYN MAWR TR	Yes	No	1 - OPEN		
2004-23277	LEPORE DAN & SONS CO	D	8/18/2004	WAIVER OF LIENS		LEPORE DAN & SONS CO	Yes	No	1 - OPEN		
2004-25892	LEPORE DAN & SONS INC	D	9/21/2004	WAIVER OF LIENS		SKANSKA USA BLDG INC	Yes	No	1 - OPEN		
2005-15493	LEPORE DAN & SONS CO	D	6/6/2005	WAIVER OF LIENS		BRYN MAWR COLLEGE TRUSTEES	Yes	No	1 - OPEN		
2005-21405	LEPORE DAN & SONS CO	D	8/24/2005	COMMONWEALTH OF PA. LIEN	PENNA DEPT OF REV	LEPORE DAN & SONS CO	Yes	No	6 - CLOSED		
2006-11310	DAN LEPORE & SONS CO	D	5/10/2006	Summons Civil Action	WHITEMARSH TWP	DAN LEPORE & SONS CO	No	No	6 - CLOSED		
2006-24378	DAN LEPORE & SONS CO	D	9/25/2006	Lien Commonwealth of PA	PENNA DEPT OF REV	DAN LEPORE & SONS CO	Yes	No	1 - OPEN		
2006-24379	DAN LEPORE & SONS INC	D	9/25/2006	Lien Commonwealth of PA	PENNA DEPT OF REV	DAN LEPORE & SONS INC	Yes	No	1 - OPEN		
2008-30998	DAN LEPORE & SONS CO	P	10/28/2008	Summons Civil Action	LIBERTY MUTUAL INSURANCE COMPANY	CRUMP, JAMES	Yes	No	4 - OPEN		

Case Number	Party Name	Party Type	Commenced	Case Type	Caption Plaintiff	Caption Defendant	Judgement	Lis Pends	Status	Parcel Number	Status
2016-14316	DAN LEPORE & SONS CO	D	7/14/2016	Mechanics Lien Claim	UNLIMITED RESTORATION SPECIALISTS INC	DAN LEPORE & SONS CO	Yes	No	6 - CLOSED		
2016-14316	DAN LEPORE & SONS REALTY ASSOCIATES	D	7/14/2016	Mechanics Lien Claim	UNLIMITED RESTORATION SPECIALISTS INC	DAN LEPORE & SONS CO	Yes	No	6 - CLOSED		
2018-06233	DAN LEPORE & SONS	D	3/28/2018	Summons Civil Action	BORAS, ROBERT	DAN LEPORE & SONS	No	No	2 - OPEN		
2020-05734	DAN LEPORE & SONS COMPANY	D	4/27/2020	Waiver of Liens		SEVEN TOWER BRIDGE DEVELOPMENT LLC A DELAWARE LIMITED LIABILITY COMPANY	No	No	1 - OPEN		

- Profile
- Accession Statement
- Map
- Metadata
- Related Documents
- Related Images
- Related Videos
- Related Audio
- Related Text
- Related Other
- Related Links
- Related Applications
- Related Records
- Related Reports
- Related Forms
- Related Tools
- Related Services
- Related Organizations
- Related Agencies
- Related Departments
- Related Divisions
- Related Offices
- Related Positions
- Related Personnel
- Related Contractors
- Related Consultants
- Related Suppliers
- Related Vendors
- Related Customers
- Related Beneficiaries
- Related Recipients
- Related Donors
- Related Grantees
- Related Licensees
- Related Permittees
- Related Regulatees
- Related Registrants
- Related Applicants
- Related Candidates
- Related Nominees
- Related Electors
- Related Voters
- Related Jurors
- Related Witnesses
- Related Parties
- Related Defendants
- Related Plaintiffs
- Related Claimants
- Related Debtors
- Related Creditors
- Related Beneficiaries
- Related Recipients
- Related Donors
- Related Grantees
- Related Licensees
- Related Permittees
- Related Regulatees
- Related Registrants
- Related Applicants
- Related Candidates
- Related Nominees
- Related Electors
- Related Voters
- Related Jurors
- Related Witnesses
- Related Parties
- Related Defendants
- Related Plaintiffs
- Related Claimants
- Related Debtors
- Related Creditors

PARID: 650012685003
LEPORE DAN & SONS REALTY ASSOCS LP



Invoice

Remit payment to:

Northeast Executive Abstract Agency, Inc.
479 Old York Road
Jenkintown, PA 19046

Billed to:

Davis Bucco
10 E Sixth Avenue, Suite 100
Conshohocken, PA 19428

Invoice number: 2302-NEA-4360**Invoice date:** February 21, 2023**Please pay before:** February 21, 2023**Our file number:** 2302-NEA-4360

Property:

501 Washington Street
Conshohocken, PA 19428
Montgomery County

DESCRIPTION**AMOUNT**

Last Owner Search

160.00

Invoice total amount due: \$ 160.00

Fidelity National Title Insurance Company

February 21, 2023

Order Number: 10980180

File # 2302-NEA-4360

Property Address: 501 Washington Street
Partly in Whitemarsh Township and
Partly in Conshohocken Borough
Montgomery County, Pa.

GUARANTEED LAST OWNER SEARCH

A Last Owner Search (from date of deed by which property was acquired or other date subsequent thereto specified below) was conducted for the purpose of determining record title owners, liens, and encumbrances which are disclosed by a search of the appropriate public records in Montgomery County, Pennsylvania, against those named below and for search periods indicated below. **Fidelity National Title Insurance Company** hereby certifies this information solely as abstractor and assumes liability as such, for the accuracy hereunder, to an amount not exceeding ONE THOUSAND DOLLARS (\$1,000.00).

Search to commence from date of deed by which property was acquired.

1. DESCRIPTION as in Deed Book [5129 page 435](#).

2. OWNER as disclosed by last deed of record.

Dan Lepore and Sons Realty Associates, L.P.

3. CONVEYANCES affecting premises as described herein.

(a)- [Plan Book A-55 page 488](#)

(b)- Deed Book [5129 page 425](#) (Easement Agreement)

4. MORTGAGES affecting premises since acquisition of title, not satisfied or released.

NONE

5. JUDGMENTS AND LIENS indexed as such in the Prothonotary's Office and not satisfied or released since the acquisition of title or 5 years which ever is the shorter period of time.

A. Plaintiff: Pennsylvania Department of Revenue

Defendant: Dan Lepore and Sons Realty Associates, L.P.

Filed: 9-25-2006 No. [2006-24378](#) in the amount of \$87,925.64

B. Plaintiff: Pennsylvania Department of Revenue

Defendant: Dan Lepore and Sons Realty Associates, L.P.

Filed: 9-25-2006 No. [2006-24379](#) in the amount of \$85,556.67

6. MUNICIPAL CLAIMS affecting premises not satisfied or released since the acquisition of title or 20 years which ever is the shorter period of time.

NONE

7. MECHANICS CLAIMS affecting premises not satisfied or released since the acquisition of title or 5 years which ever is the shorter period of time.

NONE

8. FINANCING STATEMENTS entered in the Recorder of Deeds Office affecting premises and not terminated since the acquisition of title or 5 years which ever is the shorter period of time.

NONE

9. FEDERAL TAX LIENS entered in the last 10 years in the Prothonotary's Office and not discharged or released.

NONE

10. BANKRUPTCIES since the acquisition of title, Indexed In the Federal Courts. (None)

Name Searched: Dan Lepore and Sons Realty Associates, L.P. **From:** 10-17-1995 **To:** 2-13-2023

This search is made through 2-13-2023.

LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

Fidelity National Title Insurance Company

February 21, 2023

Order Number: 10980180
File # 2302-NEA-4360

Property Address: 501 Washington Street
Partly in Whitemarsh Township and
Partly in Conshohocken Borough
Montgomery County, Pa.

GUARANTEED LAST OWNER SEARCH

A Last Owner Search (from date of deed by which property was acquired or other date subsequent thereto specified below) was conducted for the purpose of determining record title owners, liens, and encumbrances which are disclosed by a search of the appropriate public records in Montgomery County, Pennsylvania, against those named below and for search periods indicated below. **Fidelity National Title Insurance Company** hereby certifies this information solely as abstractor and assumes liability as such, for the accuracy hereunder, to an amount not exceeding ONE THOUSAND DOLLARS (\$1,000.00).

Search to commence from date of deed by which property was acquired.

1. DESCRIPTION as in Deed Book 5129 page 435
2. OWNER as disclosed by last deed of record.
Dan Lepore and Sons Realty Associates, L.P.
3. CONVEYANCES affecting premises as described herein.
(a)- Plan Book A-55 page 488
(b)- Deed Book 5129 page 425 (Easement Agreement)
4. MORTGAGES affecting premises since acquisition of title, not satisfied or released.
NONE
5. JUDGMENTS AND LIENS indexed as such in the Prothonotary's Office and not satisfied or released since the acquisition of title or 5 years which ever is the shorter period of time.
 - A. Plaintiff: Pennsylvania Department of Revenue
Defendant: Dan Lepore and Sons Realty Associates, L.P.
Filed: 9-25-2006 No. 2006-24378 in the amount of \$87,925.64
 - B. Plaintiff: Pennsylvania Department of Revenue
Defendant: Dan Lepore and Sons Realty Associates, L.P.
Filed: 9-25-2006 No. 2006-24379 in the amount of \$85,556.67

6. MUNICIPAL CLAIMS affecting premises not satisfied or released since the acquisition of title or 20 years which ever is the shorter period of time.

NONE

7. MECHANICS CLAIMS affecting premises not satisfied or released since the acquisition of title or 5 years which ever is the shorter period of time.

NONE

8. FINANCING STATEMENTS entered in the Recorder of Deeds Office affecting premises and not terminated since the acquisition of title or 5 years which ever is the shorter period of time.

NONE

9. FEDERAL TAX LIENS entered in the last 10 years in the Prothonotary's Office and not discharged or released.

NONE

10. BANKRUPTCIES since the acquisition of title, indexed in the Federal Courts. (None)

Name Searched: Dan Lepore and Sons Realty Associates, L.P. **From:** 10-17-1995 **To:** 2-13-2023

This search is made through 2-13-2023.

LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

54

[illegible][illegible]

NAME OF SUBDIVISION PLAN	SHEET 1 OF 3
OWNER'S OFF.	PROMISED BY
HALE PRODUCTS, INC. WHITEMARSH TWP & CONSDOCKEN EDRO MONTGOMERY COUNTY PENNSYLVANIA	ROBERT E. CHESTER ASSOC. CONSULTING ENGINEERS 119 COLLETS AVENUE - SUITE 175 ARDMORE, PENNA 19003 (215) 645-9570
DATE 12-28-84	DATE 12-28-84
SCALE 1"=4'	SCALE 1"=4'-08"

[illegible]

張其

1. NAME _____
2. DATE _____
3. TIME _____
4. LOCATION _____
5. WEATHER _____
6. WIND _____
7. WAVE _____
8. SEA _____
9. SKY _____
10. TEMP _____
11. MOON _____
12. STARS _____
13. PLANETS _____
14. COMETS _____
15. NEBULAE _____
16. CLUSTERS _____
17. OTHER _____
18. REMARKS _____
19. SKETCH _____
20. SIGNATURE _____
21. INITIALS _____
22. DATE _____
23. TIME _____
24. LOCATION _____
25. WEATHER _____
26. WIND _____
27. WAVE _____
28. SEA _____
29. SKY _____
30. TEMP _____
31. MOON _____
32. STARS _____
33. PLANETS _____
34. COMETS _____
35. NEBULAE _____
36. CLUSTERS _____
37. OTHER _____
38. REMARKS _____
39. SKETCH _____
40. SIGNATURE _____
41. INITIALS _____
42. DATE _____
43. TIME _____
44. LOCATION _____
45. WEATHER _____
46. WIND _____
47. WAVE _____
48. SEA _____
49. SKY _____
50. TEMP _____
51. MOON _____
52. STARS _____
53. PLANETS _____
54. COMETS _____
55. NEBULAE _____
56. CLUSTERS _____
57. OTHER _____
58. REMARKS _____
59. SKETCH _____
60. SIGNATURE _____
61. INITIALS _____
62. DATE _____
63. TIME _____
64. LOCATION _____
65. WEATHER _____
66. WIND _____
67. WAVE _____
68. SEA _____
69. SKY _____
70. TEMP _____
71. MOON _____
72. STARS _____
73. PLANETS _____
74. COMETS _____
75. NEBULAE _____
76. CLUSTERS _____
77. OTHER _____
78. REMARKS _____
79. SKETCH _____
80. SIGNATURE _____
81. INITIALS _____
82. DATE _____
83. TIME _____
84. LOCATION _____
85. WEATHER _____
86. WIND _____
87. WAVE _____
88. SEA _____
89. SKY _____
90. TEMP _____
91. MOON _____
92. STARS _____
93. PLANETS _____
94. COMETS _____
95. NEBULAE _____
96. CLUSTERS _____
97. OTHER _____
98. REMARKS _____
99. SKETCH _____
100. SIGNATURE _____
101. INITIALS _____
102. DATE _____
103. TIME _____
104. LOCATION _____
105. WEATHER _____
106. WIND _____
107. WAVE _____
108. SEA _____
109. SKY _____
110. TEMP _____
111. MOON _____
112. STARS _____
113. PLANETS _____
114. COMETS _____
115. NEBULAE _____
116. CLUSTERS _____
117. OTHER _____
118. REMARKS _____
119. SKETCH _____
120. SIGNATURE _____
121. INITIALS _____
122. DATE _____
123. TIME _____
124. LOCATION _____
125. WEATHER _____
126. WIND _____
127. WAVE _____
128. SEA _____
129. SKY _____
130. TEMP _____
131. MOON _____
132. STARS _____
133. PLANETS _____
134. COMETS _____
135. NEBULAE _____
136. CLUSTERS _____
137. OTHER _____
138. REMARKS _____
139. SKETCH _____
140. SIGNATURE _____
141. INITIALS _____
142. DATE _____
143. TIME _____
144. LOCATION _____
145. WEATHER _____
146. WIND _____
147. WAVE _____
148. SEA _____
149. SKY _____
150. TEMP _____
151. MOON _____
152. STARS _____
153. PLANETS _____
154. COMETS _____
155. NEBULAE _____
156. CLUSTERS _____
157. OTHER _____
158. REMARKS _____
159. SKETCH _____
160. SIGNATURE _____
161. INITIALS _____
162. DATE _____
163. TIME _____
164. LOCATION _____
165. WEATHER _____
166. WIND _____
167. WAVE _____
168. SEA _____
169. SKY _____
170. TEMP _____
171. MOON _____
172. STARS _____
173. PLANETS _____
174. COMETS _____
175. NEBULAE _____
176. CLUSTERS _____
177. OTHER _____
178. REMARKS _____
179. SKETCH _____
180. SIGNATURE _____
181. INITIALS _____
182. DATE _____
183. TIME _____
184. LOCATION _____
185. WEATHER _____
186. WIND _____
187. WAVE _____
188. SEA _____
189. SKY _____
190. TEMP _____
191. MOON _____
192. STARS _____
193. PLANETS _____
194. COMETS _____
195. NEBULAE _____
196. CLUSTERS _____
197. OTHER _____
198. REMARKS _____
199. SKETCH _____
200. SIGNATURE _____
201. INITIALS _____
202. DATE _____
203. TIME _____
204. LOCATION _____
205. WEATHER _____
206. WIND _____
207. WAVE _____
208. SEA _____
209. SKY _____
210. TEMP _____
211. MOON _____
212. STARS _____
213. PLANETS _____
214. COMETS _____
215. NEBULAE _____
216. CLUSTERS _____
217. OTHER _____
218. REMARKS _____
219. SKETCH _____
220. SIGNATURE _____
221. INITIALS _____
222. DATE _____
223. TIME _____
224. LOCATION _____
225. WEATHER _____
226. WIND _____
227. WAVE _____
228. SEA _____
229. SKY _____
230. TEMP _____
231. MOON _____
232. STARS _____
233. PLANETS _____
234. COMETS _____
235. NEBULAE _____
236. CLUSTERS _____
237. OTHER _____
238. REMARKS _____
239. SKETCH _____
240. SIGNATURE _____
241. INITIALS _____
242. DATE _____
243. TIME _____
244. LOCATION _____
245. WEATHER _____
246. WIND _____
247. WAVE _____
248. SEA _____
249. SKY _____
250. TEMP _____
251. MOON _____
252. STARS _____
253. PLANETS _____
254. COMETS _____
255. NEBULAE _____
256. CLUSTERS _____
257. OTHER _____
258. REMARKS _____
259. SKETCH _____
260. SIGNATURE _____
261. INITIALS _____
262. DATE _____
263. TIME _____
264. LOCATION

OS-CO-11908-CO-3
LS-CO-12685-CO-3

END

DATE	TIME	NAME	TEST	SCORE	REMARKS
10/10/20	10:00	JOHN DOE	PHYSICS	85	GOOD
10/10/20	10:00	JANE SMITH	PHYSICS	78	GOOD
10/10/20	10:00	BOB JONES	PHYSICS	92	EXCELLENT
10/10/20	10:00	ALICE BROWN	PHYSICS	88	GOOD
10/10/20	10:00	CHARLIE WHITE	PHYSICS	75	GOOD
10/10/20	10:00	DAVID GREEN	PHYSICS	82	GOOD
10/10/20	10:00	EVE BLACK	PHYSICS	79	GOOD
10/10/20	10:00	FRANK GRAY	PHYSICS	86	GOOD
10/10/20	10:00	GRACE BLUE	PHYSICS	81	GOOD
10/10/20	10:00	HELEN RED	PHYSICS	84	GOOD
10/10/20	10:00	IRVING PURPLE	PHYSICS	87	GOOD
10/10/20	10:00	JACK BROWN	PHYSICS	83	GOOD
10/10/20	10:00	JILL GREEN	PHYSICS	80	GOOD
10/10/20	10:00	JOHN BLUE	PHYSICS	85	GOOD
10/10/20	10:00	JANE RED	PHYSICS	82	GOOD
10/10/20	10:00	BOB PURPLE	PHYSICS	86	GOOD
10/10/20	10:00	ALICE BROWN	PHYSICS	88	GOOD
10/10/20	10:00	CHARLIE WHITE	PHYSICS	75	GOOD
10/10/20	10:00	DAVID GREEN	PHYSICS	82	GOOD
10/10/20	10:00	EVE BLACK	PHYSICS	79	GOOD
10/10/20	10:00	FRANK GRAY	PHYSICS	86	GOOD
10/10/20	10:00	GRACE BLUE	PHYSICS	81	GOOD
10/10/20	10:00	HELEN RED	PHYSICS	84	GOOD
10/10/20	10:00	IRVING PURPLE	PHYSICS	87	GOOD
10/10/20	10:00	JACK BROWN	PHYSICS	83	GOOD
10/10/20	10:00	JILL GREEN	PHYSICS	80	GOOD
10/10/20	10:00	JOHN BLUE	PHYSICS	85	GOOD
10/10/20	10:00	JANE RED	PHYSICS	82	GOOD
10/10/20	10:00	BOB PURPLE	PHYSICS	86	GOOD
10/10/20	10:00	ALICE BROWN	PHYSICS	88	GOOD
10/10/20	10:00	CHARLIE WHITE	PHYSICS	75	GOOD
10/10/20	10:00	DAVID GREEN	PHYSICS	82	GOOD
10/10/20	10:00	EVE BLACK	PHYSICS	79	GOOD
10/10/20	10:00	FRANK GRAY	PHYSICS	86	GOOD
10/10/20	10:00	GRACE BLUE	PHYSICS	81	GOOD
10/10/20	10:00	HELEN RED	PHYSICS	84	GOOD
10/10/20	10:00	IRVING PURPLE	PHYSICS	87	GOOD
10/10/20	10:00	JACK BROWN	PHYSICS	83	GOOD
10/10/20	10:00	JILL GREEN	PHYSICS	80	GOOD
10/10/20	10:00	JOHN BLUE	PHYSICS	85	GOOD
10/10/20	10:00	JANE RED	PHYSICS	82	GOOD
10/10/20	10:00	BOB PURPLE	PHYSICS	86	GOOD
10/10/20	10:00	ALICE BROWN	PHYSICS	88	GOOD
10/10/20	10:00	CHARLIE WHITE	PHYSICS	75	GOOD
10/10/20	10:00	DAVID GREEN	PHYSICS	82	GOOD
10/10/20	10:00	EVE BLACK	PHYSICS	79	GOOD
10/10/20	10:00	FRANK GRAY	PHYSICS	86	GOOD
10/10/20	10:00	GRACE BLUE	PHYSICS	81	GOOD
10/10/20	10:00	HELEN RED	PHYSICS	84	GOOD
10/10/20	10:00	IRVING PURPLE	PHYSICS	87	GOOD
10/10/20	10:00	JACK BROWN	PHYSICS	83	GOOD
10/10/20	10:00	JILL GREEN	PHYSICS	80	GOOD
10/10/20	10:00	JOHN BLUE	PHYSICS	85	GOOD
10/10/20	10:00	JANE RED	PHYSICS	82	GOOD
10/10/20	10:00	BOB PURPLE	PHYSICS	86	GOOD
10/10/20	10:00	ALICE BROWN	PHYSICS	88	GOOD
10/10/20	10:00	CHARLIE WHITE	PHYSICS	75	GOOD
10/10/20	10:00	DAVID GREEN	PHYSICS	82	GOOD
10/10/20	10:00	EVE BLACK	PHYSICS	79	GOOD
10/10/20	10:00	FRANK GRAY	PHYSICS	86	GOOD
10/10/20	10:00	GRACE BLUE	PHYSICS	81	GOOD
10/10/20	10:00	HELEN RED	PHYSICS		

PLANTER DETAILS (N.T.S.)

[illegible]

SCHUYLKILL RIVER

11722 218643

(IN FEET)

2 mcs = 40 ft.

TABLE 1

STATE TAX
AFFIDAVIT
FILED

FEE SIMPLE DEED - CORPORATION

This Indenture

Made the

17th

day of

October

in the year of our Lord one thousand nine hundred and

ninety five (1995)

Between

HALE PRODUCTS, INC., a Penna. Corporation, Successor to
HALE FIRE PUMP COMPANY, a Penna. Corporation

(hereinafter called the Grantor(s), of the one part, and

DAN LEPORE & SONS REALTY ASSOCIATES, L.P.

(hereinafter called the Grantee(s), of the other part;

Witnesseth

That the said Grantor(s) for and in consideration of the sum of

ONE (\$1.00) DOLLAR

lawful money of the United States of America, unto it well and truly paid by the said Grantee(s), at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee(s) their Heirs and Assigns

ALL THAT CERTAIN tract or parcel of ground with the improvements constructed thereon Situate partly in the Township of Whitmarsh and partly in the Borough of Conshohocken, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described in accordance with a Major Subdivision Plan prepared for Hale Products, Inc., dated 12/22/94, last revised 9/25/95 as prepared by Robert E. Chester Associates, Ardmore, Pennsylvania:

BEGINNING at a point formed by the intersection of the centerline of former Jones Street (now vacated) with the Southerly sideline of Washington Street (30 feet wide); thence from said point of BEGINNING; along the centerline of former Jones Street and along lands of Anthony G. Biddle, Jr. South 06 degrees 13 minutes 00 seconds East 505.00 feet to a stone monument; thence continuing along lands of Anthony G. Biddle, Jr. North 83 degrees 47 minutes 00 seconds East 123.34 feet to a point; thence continuing South 00 degrees 26 minutes 00 seconds East 106.91 feet to a point on the mean low watermark of the Schuylkill River; thence along the Schuylkill River the (5) following courses and distances: 1) South 76 degrees 40 minutes 40 seconds West 45.00 feet to a point; 2) South 65 degrees 10 minutes 40 seconds West 71.66 feet to a point; 3) South 73 degrees 30 minutes 53 seconds West 116.00 feet to a point; 4) South 83 degrees 05 minutes 48 seconds West 122.93 feet to a point; 5) South 80 degrees 49 minutes 54 seconds West 50.00 feet

Premises known by reference: 500 Washington Street
Conshohocken Borough, Pennsylvania

DB5129PG0435

016472

95 OCT 20 PM 2:55

to a point; thence along lands of Lot 2, as shown on said plan, North 06 degrees 13 minutes 00 seconds West 664.54 feet to a point on the Southerly sideline of Washington Street, aforementioned; thence along the Southerly sideline of Washington Street North 83 degrees 47 minutes 00 seconds East 287.00 feet to the first mentioned point and place of BEGINNING.

BEING Lot # 1 as shown on above mentioned Plan.

CONTAINING: 4.640 acres more or less.

BEING PART of the same premises which Montgomery County Industrial Development Authority, a Pennsylvania Corporation by Indenture bearing date the 27th day of March AD, 1987 and recorded at Norristown in the Office for the Recorder of Deeds, in and for the County of Montgomery on the 6th day of April AD, 1987 in Deed Book 4833 page 2365, granted and conveyed unto Hale Fire Pump Company, a Pennsylvania Corporation, in fee.

BEING COUNTY PARCEL NUMBER: 05-00-11908-00-3 and (PART)
65-00-12685-00-3. (PART)

UNDER AND SUBJECT to restrictions and other matters as of record.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

65-00-12685-00-3 WHITEMARSH

500 WASHINGTON ST

HALE FIRE PUMP CO

B 012 U 008 L

3335 DATE: 10/20/95

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

05-00-11908-00-3 CONSHOHOCKEN

433 WASHINGTON ST

HALE FIRE PUMP CO

B 025 U 009 L

3330 DATE: 10/20/95

Whitemarsh Twp.

REALTY TRANS TAX PAID
STATE 11,800.00
LOCAL 11,800.00
TOTAL 23,600.00

Conshohocken Boro

REALTY TRANS TAX PAID
STATE
LOCAL
PER

All local Realty Transfer Tax payable to Whitemarsh Township as per North Penn Abstract

085129PG0436

To have and to hold *the said lot or piece of ground described*
above with the buildings and improvements thereon erected, hereditaments
and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said
Grantee(s), their Heirs and Assigns, to and for the only proper use and behoof of the said
Grantee(s), their Heirs and Assigns forever, under and subject as aforesaid.

And the said Grantor(s), for itself and its Successors and Assigns

does by these presents, covenant, grant, promise and agree, to and with the said Grantee(s), their Heirs and Assigns, that the said Grantor(s) its Successors and Assigns all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), their Heirs and Assigns, against the said Grantor(s) its Successors and Assigns and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will BY THESE PRESENTS under and subject as aforesaid.

WARRANT and forever DEFEND.

In Witness Whereof, the said Corporation has caused these presents to be executed and its common or corporate seal hereto affixed.

Signed, Sealed and Delivered
IN THE PRESENCE OF US:

ATTORNEY: *K. H. Miller*
Past Secretary

Hale Products, Inc.

BY: [Signature] Shan
VICE PRESIDENT

DB5129PG0437

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF *Montgomery*

ss:

On this, the *17th* day of *October* 1995
Public for the Commonwealth of Pennsylvania,
personally appeared *John J. Lepp*

, before me, a Notary
the undersigned Officer,

who acknowledged himself (herself) to be the *President*
of *North Penn Abstract Co., Inc.* a corporation, and that *he* as
such Officer, being authorized to do so, executed the foregoing instrument for the
purposes therein contained by signing the name of the corporation by himself (herself) as *President*.

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

Paige J. Fendleschewer, Notary Public
Lansdale Boro: Montgomery County
My Commission Expires Sept. 6, 1996
Member, Pennsylvania Association of Notaries

Paige J. Fendleschewer
Notary Public

NPA 95-13240

DEED.

Hale Products, Inc., a Penna. Corporation

APPROVED
Borough of Conshohocken
Date: *10/20/95* *Jo.*

TO
Dan Lepore & Sons Realty Associates, L.P.

500 Washington Street, Conshohocken Borough
MONTGOMERY County, Pennsylvania

NORTH PENN ABSTRACT CO., INC.
P.O. Box 2, 35 Green Street
Lansdale, Pennsylvania 19446



Myraime Byrnesbach

The address of the above-named Grantee

is *315 W. Lehigh St.*
Conshohocken, Pa. 19428
On behalf of the Grantee

085129PG0438



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	11,800.00
Book Number	5139
Page Number	485
Date Recorded	10-20-85

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) when 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: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name: North Penn Abstract Co Telephone Number: _____
Street Address: 35 Green St. City: Lancaster State: PA Zip Code: 17446

B TRANSFER DATA

Grantor(s)/Lessor(s): HAGE PRODUCTS INC. Date of Acceptance of Document: _____
Street Address: 700 Spring Hill Ave. Grantor(s)/Lessee(s): DAN LE-PAGE & Sons Realty Associates L.P.
City: Conshohocken State: PA Zip Code: 19380 Street Address: Washington Street
City: Conshohocken State: PA Zip Code: 19380

C PROPERTY LOCATION

Street Address: 500 Washington Street City, Township, Borough: Conshohocken Borough
County: Montgomery School District: Conshohocken Tax Parcel Number: 05-04-11908-66-3

D VALUATION DATA

1. Actual Cash Consideration: \$1.00 2. Other Consideration: + 3. Total Consideration: = \$1.00
4. County Assessed Value: \$3,300.00 5. Common Level Ratio Factor: X 1817 6. Fair Market Value: = \$17,071.00

E EXEMPTION DATA

1a. Amount of Exemption Claimed: — 0 — 1b. Percentage of Interest Conveyed: 100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or Interstate 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. (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. Mortgage Book Number: _____, Page Number: _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being 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: Peggy J. Strummen Date: 10/17/85

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