

Frederick C. Sheeler  
Berks County Recorder of Deeds

Berks County Services Center 3<sup>rd</sup> Floor  
633 Court Street  
Reading, PA 19601  
Office: (610) 478-3380 ~ Fax: (610) 478-3359  
Website: www.countyofberks.com/recorder

INSTRUMENT # 2013011366

RECORDED DATE: 03/21/2013 08:07:09 AM



4392060-00101

Document Type: RELEASE

Transaction #: 4614790  
Document Page Count: 10  
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PARCEL ID(s): (See doc for additional parcel #'s)  
15530749551909  
15530748456977

SUBMITTED BY:  
First American Title Ins Co PHILADELPHIA  
TWO LIBERTY PLACE SUITE 301050 S 16TH STREET  
  
PHILADELPHIA, PA 19102  
(215) 606-3627

\* PROPERTY DATA:

\*\* PLEASE SEE DOCUMENT OR INDEX FOR PROPERTY DATA

\* ASSOCIATED DOCUMENT(S): REC 4039 0861

<b>FEES / TAXES:</b>	
RECORDING FEES: RELEASE	\$26.00
RECORDS IMPROVEMENT FUND	\$5.00
JUDICIAL FEE	\$23.50
WRIT TAX	\$0.50
ADDITIONAL PAGE FEE	\$24.00
PARCEL ID FEE	\$20.00
<b>Total:</b>	<b>\$99.00</b>

INSTRUMENT #: 2013011366  
Recorded Date: 03/21/2013 08:07:09 AM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Berks County, Pennsylvania.



Frederick C. Sheeler  
Recorder of Deeds

OFFICIAL RECORDING COVER PAGE

Page 1 of 11

**PLEASE DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.  
\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

**ACCOMMODATION  
RECORDING**

Prepared By and Return To:  
Reading Properties, LP  
PO Box 128  
Ambler, PA 19002  
(215) 542-8017

Parcel Plns 15530749551909 - 1001 Weiser Street  
15530748456977 - West Spring Street

Record and Return To:  
First American Title Insurance Co.  
Two Liberty Place, Suite 3010  
50 South 16th Street  
Philadelphia, PA 19102

517279

**OWNER**

~~GRANTOR:~~ Reading Properties, LP, a Pennsylvania Limited Partnership

PROPERTY ADDRESS: Robeson and Weiser Streets, Former Lots 6 and 7 of the Reading Industrial Complex Condominium, City of Reading, Berks County, Pennsylvania

**Release of Lot Use Limitations**

The Pennsylvania Department of Environmental Protection hereby releases and discharges all activity and use limitation and restrictions for specific lots of the Reading Industrial Complex including: 530749551909 (Lot 6) and 530748456977 (Lot 7). A map of the Reading Industrial Complex Lots is attached to this Release of Lot Use Limitations as Exhibit A and a complete description is attached as Exhibit B.

This Release of Lot Use Limitations document supersedes all the previously recorded restrictions and Consent Order and Agreements including but not limited to those dated: March 29, 2004, (Recorder of Deeds, County of Berks, Pennsylvania – Book 4039 page 0861 for the transfer of Units 2-12 from Dana Corporation to Reading Properties, L.P.);

April 8, 2004, (Recorder of Deeds, County of Berks, Pennsylvania – Book 4038 page 0241, the recording of the COA).

This Release of Lot Use Limitations document applies only to Lots 6 and 7 of the Reading Industrial Complex. Each future instrument hereafter conveying any interest in Lots 6 and 7 of the Reading Industrial Complex is not required to contain a notice of any activity and use limitations.

This Release of Lot Use Limitations does not indicate that the Department has approved or disapproved the released lots for residential use.

Dated March 4, 2013

ACKNOWLEDGMENTS:

Date: 3/12/13  
By: [Signature]  
Name: Ray Brown  
Title: member of City

Reading Properties, LP (Owner/Holder/Grantor/Grantee)

Date: 3/4/13  
By: [Signature]  
Name: John F. Krueger  
Title: ECP Manager

APPROVED, by Commonwealth of Pennsylvania,  
Department of Environmental Protection

Date: 3/19/13

Reading Properties, LP, (Owner) a Pennsylvania Limited Partnership  
By: Industrial Properties, LLC, General Partner  
By: Jay Bown  
Name: Jay Bown  
Title: Member

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Shawn Wisen, Notary Public  
Ambler Boro, Montgomery County  
My Commission Expires April 1, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA )  
 )  
COUNTY OF Montgomery ) SS:

On this 19<sup>th</sup> day of March, 2013, before me, the undersigned officer, personally appeared Jay Bown, the Member of Industrial Properties, LLC, a Pennsylvania limited liability company, General Partner of Reading Properties, LP., a Pennsylvania Limited Partnership, who acknowledged that he as such Member, being authorized to do so, executed the foregoing instrument as the act and deed of the Partnership for the purposes therein contained.

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

SW:  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Shawn Wisen, Notary Public  
Ambler Boro, Montgomery County  
My Commission Expires April 1, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF Dauphin )

SS:

On this 4<sup>th</sup> day of March, 2013, before me, the undersigned officer, personally appeared John F. Krueger, who acknowledged himself/herself to be the ECP Manager [Title] of the Commonwealth of Pennsylvania, Department of Environmental Protection, Southcentral Region, whose name is subscribed to this Release of Lot Use Limitations, and acknowledged that he/~~she~~ executed same for the purposes therein contained.

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

Sally A. Bomberger  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Sally A. Bomberger, Notary Public  
Susquehanna Twp., Dauphin County  
My Commission Expires Dec. 3, 2016  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**Exhibit A**

**Reading Industrial Complex Lots and  
Lots to be Released for Use Restrictions Map**

LEGEND



Lots to be Released from Use Restriction

— Building/Former Building

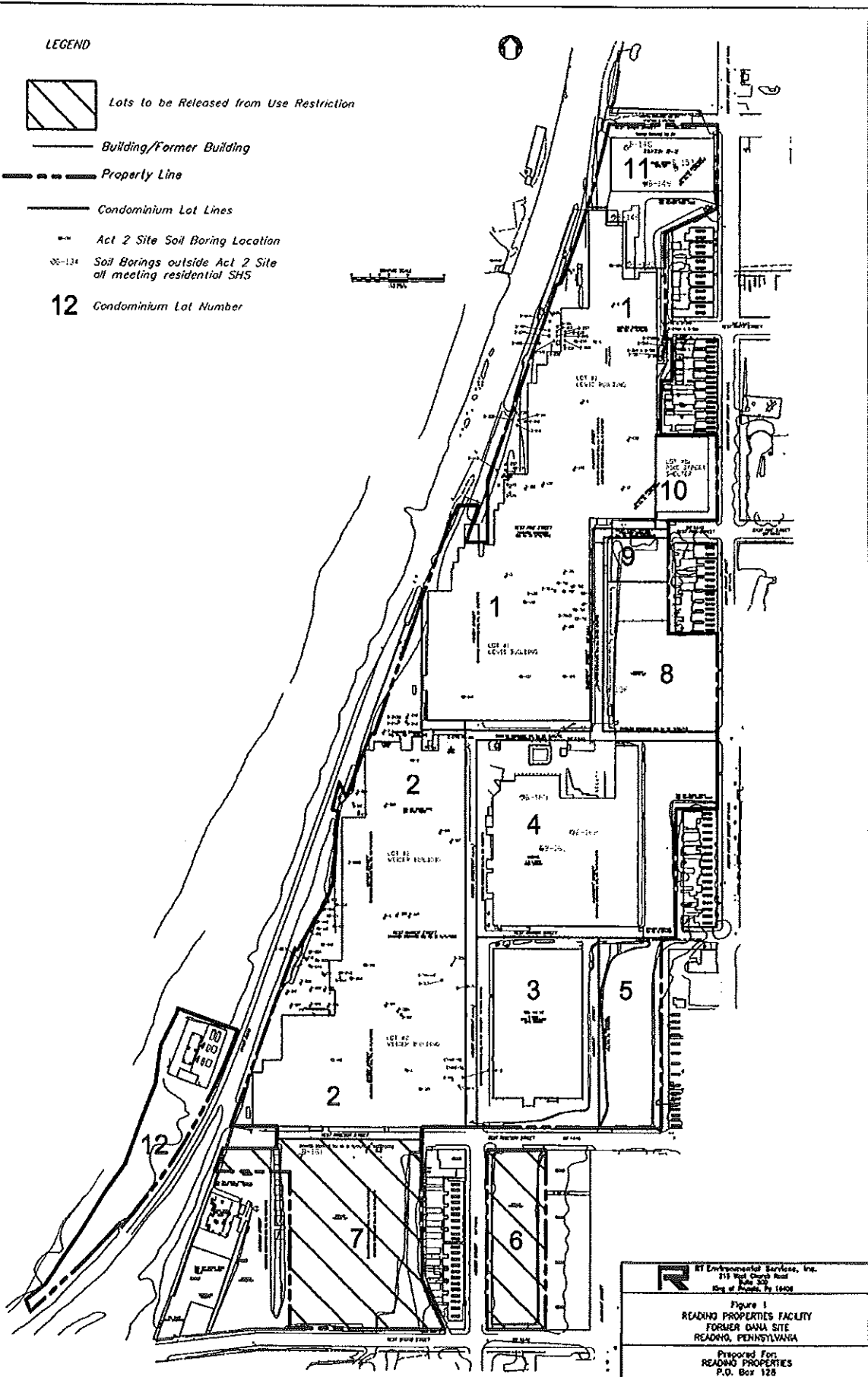
--- Property Line

— Condominium Lot Lines

— Act 2 Site Soil Boring Location

— Soil Borings outside Act 2 Site  
all meeting residential SHS

12 Condominium Lot Number



RMT Environmental Services, Inc. 215 West Church Road Suite 323 King of Prussia, PA 19406	
Figure 1 READING PROPERTIES FACILITY FORMER DANA SITE READING, PENNSYLVANIA	
Prepared For READING PROPERTIES P.O. Box 128 Ambler, PA 19002	
Project: 70858-11 Scale: As Shown Date: 2/12/13	Drawn By: [Blank] Checked By: [Blank] Date: [Blank]

Notes  
 Base Map/Survey Information taken from Home Nest Plans dated January 14, 2005 sheets 1 through 3.  
 Soil boring locations based on Remedial Investigation/Risk Assessment Report: June 2003 by RMT Inc.

Exhibit B

Reading Industrial Complex Lots 6 & 7 Descriptions



**DESCRIPTION OF PROPERTY**  
**FORMER LOT 6 - READING INDUSTRIAL COMPLEX CONDOMINIUM**

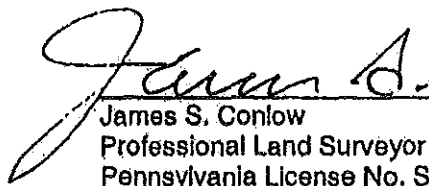
ALL THAT CERTAIN tract or parcel of land situate in the City of Reading, County of Berks and the Commonwealth of Pennsylvania being more particularly bounded and described as follows:

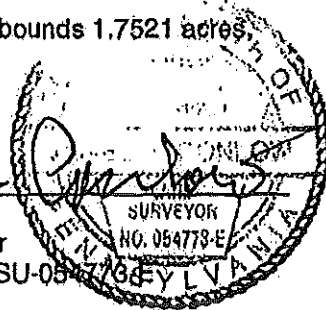
BEGINNING AT A POINT at a corner formed by the intersection of the northerly Right-of-Way line of West Spring Street (60 feet wide) and the easterly Right-of-Way line of Weiser Street (60 feet wide), as depicted on a certain plan entitled "Condominium Plan for Reading Industrial Complex Condominium," by Nave Newell, Inc., dated January 18, 2005, and revised to December 27, 2011, and from said beginning point runs; thence, along said easterly Right-of-Way line of Weiser Street,

- (1.) North 00° 04' 44" East, a distance of 480.00 feet to the point where said line intersects the southerly Right-of-Way line of West Robeson Street (60 feet wide); thence, along the southerly Right-of-Way line of West Robeson Street,
- (2.) South 89° 55' 16" East, a distance of 159.00 feet to a point corner to parcel 56-2157; thence, leaving said Right-of-Way and running along the westerly line of parcel 56-2157, a 10-foot wide alley, parcel 56-2055, parcel 55-2952 and parcel 55-2831,
- (3.) South 00° 04' 44" West, a distance of 480.00 feet to a point on the aforementioned northerly Right-of-Way line of West Spring Street; thence, along said Right-of-Way line,
- (4.) North 89° 55' 16" West, a distance of 159.00 feet to the point and place of beginning.

SAID ABOVE DESCRIBED parcel of land containing within said bounds 1.7521 acres, more or less.

Date: December 27, 2011

  
James S. Conlow  
Professional Land Surveyor  
Pennsylvania License No. SU-057766



K:\111\PA0A1112\ROAD\SURVEY\05011127\_FA\_LOT\_6\_DE90.000

**DESCRIPTION OF PROPERTY**  
**FORMER LOT 7 - READING INDUSTRIAL COMPLEX CONDOMINIUM**

ALL THAT CERTAIN tract or parcel of land situate in the City of Reading, County of Berks and the Commonwealth of Pennsylvania being more particularly bounded and described as follows:

BEGINNING AT A POINT at a corner formed by the intersection of the northerly Right-of-Way line of West Spring Street (60 feet wide) and the westerly line of a 10-foot wide alley, as depicted on a certain plan entitled "Condominium Plan for Reading Industrial Complex Condominium," by Nave Newell, Inc., dated January 18, 2005, and revised to December 27, 2011, and from said beginning point runs; thence, along the said northerly Right-of-Way line,

- (1.) North 89° 55' 16" West, a distance of 417.80 feet to a point corner to parcel 45-3986; thence, leaving said Right-of-Way and running along the easterly line of parcel 45-3986, parcel 46-3191 and parcel 46-3186;
- (2.) North 00° 04' 44" East, a distance of 418.09 feet to a point for corner with same; thence, along said parcel 45-3986, and continuing along parcel 46-3186,
- (3.) North 89° 55' 16" West, a distance of 200.91 feet to a point on the easterly Right-of-Way line of River Road (variable width); thence, along said line of River Road,
- (4.) North 19° 46' 44" East, a distance of 65.76 feet to a point at the intersection with the southerly Right-of-Way line of West Robeson Street (60 feet wide); thence, along said line of West Robeson Street,
- (5.) South 89° 55' 16" East, a distance of 144.97 feet to a point on the easterly terminus of the aforesaid West Robeson Street; thence, along said terminus line of West Robeson Street,
- (6.) North 00° 04' 44" East, a distance of 30.00 feet to a point on the southerly line of Lot 2 of Reading Industrial Complex Condominium; thence, along said southerly line of Lot 2;
- (7.) South 89° 55' 16" East, a distance of 391.00 feet to a point on the westerly terminus of West Robeson Street; thence, along said westerly terminus line, and continuing along the westerly line of a 10-foot wide alley the following two (2) courses and distances,
- (8.) South 00° 04' 44" West, a distance of 378.39 feet to a point; thence,
- (9.) South 24° 38' 16" East, a distance of 144.88 feet to the point and place of beginning.

# Nave Newell

Where Ideas Get Down To Earth.

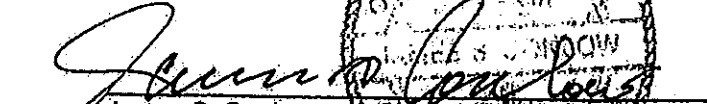
Nave Newell No. 2011-127.00

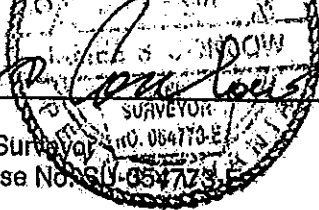
December 27, 2011

Page 2 of 2

SAID ABOVE DESCRIBED parcel of land containing within said bounds 4.5669 acres,  
more or less,

Date: December 27, 2011

  
James S. Conlow  
Professional Land Surveyor  
Pennsylvania License No. SU-054773-E



K:\11PROA\1127CAD\SURVEY\DESIGN\1127\_FR\_LOT\_7\_DESO.DWG