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RECORDED IN BERKS CO. PA

Ellie Antoine

RECORDER OF DEEDS



REC'D	0002	130361
FEE		\$79.50
WRIT		\$0.50
RECORDS MGMT		\$5.00
JUDICIAL FEE		\$10.00
AFFORDABL HOUSING		\$78.00
PA TRANSFER TAX		\$6000.00
1 RDG		\$12000.00
95 RDG SD		\$3000.00
CHECK #		9537
ST	\$21173.00	
CHK	\$21000.00	
CHECK #	19174	
CHK	\$469.50	
CG	\$296.50	
RECORDED IN BERKS CO. PA		
BERKS COUNTY		
READING, PA. 19601		
ELLIE ANTOINE		
CHK	\$173.00	
REG 04-16-2004 14:29	NORMA	1 130361

6000^w
1200^w
300^w

10.00
50
78.00
8000

HOLD FOR:

P27758AR ①
FIRST AMERICAN

DEED

File No.: P27758AR

THIS INSTRUMENT made this 29th day of March, 2004

BETWEEN Dana Corporation, a Virginia corporation (hereinafter called the Grantor/s), of the one part and

Reading Properties L.P. Straw Party: For Parish Properties I L.P. (Lewis Building and (hereinafter called the Grantee/s), of the other part approximately 14 acres), Parish Properties II L.P. (Weiser Building and approximately 17 acres), Parish Properties III L.P. (Tool, Die and Arsenal Building and approximately 12 acres)

WITNESSETH, That in consideration of one dollar (\$1.00) and any other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, the said Grantor/s do/does hereby grant/s and convey/s unto the said Grantee/s, his/her/their/its heirs/executors and assigns,

SEE EXHIBIT "A" ATTACHED

*All properties conveyed
on this instrument
are contiguous
William J. H. 4/16/04*

THE ACTUAL CONSIDERATION: \$600,000.00

AND the said Grantor/s do/does hereby covenants to and with the said Grantee/s that he/she/they/it, the said Grantor/s, for himself/herself/itself, their heirs/executors and assigns, SHALL AND WILL SPECIALLY, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee/s his/her/their/its heirs/executors and assigns, against the said Grantor/s and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under he/she/them/it or any of them.

IN WITNESS WHEREOF, the said Grantor/s has/have caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED
in the presence of:

Dana Corporation

By: A. Glenn Paton (SEAL)
A. Glenn Paton, Vice President-Treasurer
Attest: M. Jean Hardman (SEAL)
M. Jean Hardman, Assistant Secretary

State of Ohio
County of Lucas

On this, the 29th day of March, 2004, before me, the undersigned officer, personally appeared A. Glenn Paton who acknowledged himself/herself to be the Vice President-Treasurer of Dana Corporation a corporation, and that he/she as such Vice President-Treasurer is authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself/herself as Vice President-Treasurer.

Theresa S. Whetro
Notary Public

The address of the Grantee is:
P O Box 128
AMBLER, PA 19002



THERESA S. WHETRO
Notary Public, State of Ohio
Commission Expires 04-13-05

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Premises 'A'

ALL THAT CERTAIN tract or piece of land, situate on the Northwestern corner of West Spring and Lincoln Streets and extending to and being on the Southeastly corner of West Robeson Street and River Road, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at the intersection of the centerline of West Spring Street with the centerline of Lincoln Street, both Streets being 60 feet wide as shown on the Topographical Survey of the City of Reading; thence extending along the centerline of West Spring Street, South 83 degrees 00 minutes 40 seconds West, a distance of 168.36 feet to a point; thence leaving said centerline, continuing in West Spring Street, South 65 degrees 38 minutes West, a distance of 4.04 feet to a point; thence extending along land now or late of Russell H. Goshert, the 6 following courses and distances: (1) North 18 degrees 35 minutes 18 seconds East, partly crossing West Spring Street and partly along the East face of a one-story concrete block building, a distance of 216.79 feet to a point; (2) South 70 degrees 59 minutes 32 seconds East, along the South face of a one-story brick building, a distance of 5.12 feet to a point; (3) North 18 degrees 37 minutes 50 seconds East, along the East face of said brick building, a distance of 71.02 feet to a point; (4) North 71 degrees 22 minutes 10 seconds West, along the North face of said brick building, a distance of 4.04 feet to a point; (5) North 18 degrees 28 minutes 30 seconds East, along the East face of a one story brick building, a distance of 110.29 feet to a point; (6) North 71 degrees 14 minutes 30 seconds West, partly along the North face of said brick building, a distance of 119.40 feet to a point near the Easterly building line of River Road; thence in a Northerly direction, along the arc of a curve deflecting to the left, having a radius of 882.92 feet, a central angle of 01 degree 29 minutes 07 seconds, the chord bearing North 20 degrees 46 minutes 54.5 seconds East, a chord distance of 22.89 feet, by a line 25 feet Southeastward from and concentric with the centerline of the Schuylkill and Lehigh Branch of the Reading Company, just East of the Easterly building line of River Road, a distance along the arc of 22.89 feet to a point of tangency; thence tangent to the last described curve, by a line 25 feet Eastward from and parallel with the centerline of said Branch of the Reading Company, just East of the Easterly building line of River Road, North 20 degrees 02 minutes 21 seconds East, a distance of 97.84 feet to a point on the Southerly building line of West Robeson Street, said point being 0.69 of one foot East of the intersection of the Southerly building line of West Robeson Street with the Easterly building line of River Road; thence along the Southerly building line of West Robeson Street, 60 feet wide as shown on the aforesaid Topographical Survey, North 89 degrees 59 minutes East, a distance of 16.87 feet to a point; thence along the rear of House No. 1050 Lincoln Street, South 21 degrees 09 minutes West, a distance of 12.42 feet to a point; thence continuing along the rear of House No. 1050 Lincoln Street and along the rears of Houses No. 1048, 1046, 1044 and 1042 Lincoln Street, partly crossing Lincoln Street, South 24 degrees 22 minutes East, a distance of 247.33 feet to a point on the centerline of Lincoln Street; thence along the centerline of Lincoln Street, due South, a distance

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of 269.66 feet to the place of Beginning.

CONTAINING in area 1.021 acres of land.
Being PIN # 5307-48-46-3129

BEING PART OF THE SAME PREMISES WHICH American Bank and Trust Co. of Pa., previously known as Berks County Trust Company, a Pennsylvania corporation, granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated August 1, 1974 and recorded in Deed Book Volume 1657, page 825, Berks County Records.

EXCEPTING THEREOUT AND THEREFROM the above described premises that portion of Lot #1 of "Dana Subdivision" recorded in Plan Book Volume 267, page 57, Berks County Records that lies within the above described premises as conveyed by the Dana Corporation unto HJO III, Inc. in Record Book 3993, page 1139, Berks County Records.

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Premises "B"

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground on which the same is erected, situate on the South side of West Pike Street, between Front and McKnight Streets, being Number 118 West Pike Street, in the City of Reading, Berks County and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by said West Pike Street;
ON the East by property now or late of Kate Albrecht;
ON the South by a ten feet wide alley; and
ON the West by other property now or late of Kate Albrecht.

CONTAINING in front on said West Pike Street fifteen feet four inches (15' 04") more or less, and in depth, of equal width, one hundred feet (100') more or less.

Being PIN # 5307-33-57-5800

BEING THE SAME PREMISES WHICH Catharine Rigg, widow, granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated September 9, 1970 and recorded in Deed Book Volume 1573, page 467, Berks County Records.

Premises "C"

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground on which the same is erected, situate on the South side of West Pike Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said West Pike Street;
ON the East by property now or late of Irvin C. and Grace B. Hilbert;
ON the South by a ten feet wide alley; and
ON the West by other property now or late of Samuel M. Sherman.

CONTAINING in front on said West Pike Street thirteen feet six inches (13' 06") more or less, and in depth, of equal width, one hundred feet (100') more or less, to said ten feet (10') wide alley.

Being PIN # 5307-33-57-4880

BEING THE SAME PREMISES WHICH D. Blaine Watts and Maude T. Watts, his wife, granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated September 18, 1970 and recorded in Deed Book Volume 1573, page 726, Berks County Records.

Premises 4A "D"

ALL THAT CERTAIN dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of West Pike Street, between North Front and McKnight Streets, being No. 122 West Pike Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said West Pike Street;
ON the East by property now or late of Kate Albrecht;
ON the South by a ten feet (10') wide alley; and
ON the West by other property now or late of Kate Albrecht.

CONTAINING in front or width, East and West, along said West Pike Street, thirteen feet six inches (13' 06") more or less, and in length or depth of uniform width, North and South, one hundred feet (100') more or less, to said ten feet (10') wide alley.

Being PIN 5307-33-57-4870

BEING THE SAME PREMISES WHICH Edna M. Beshore, widow, granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated September 6, 1974 and recorded in Deed Book Volume 1658, page 1282, Berks County Records.

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PREMISES "E"

ALL THAT CERTAIN two-story brick dwelling house and lot of ground upon which the same is erected, situate on the South side of West Pike Street, between North Front and McKnight Streets, in the City of Reading, County of Berks and State of Pennsylvania, being No. 124 West Pike Street, bounded and described as follows, to wit:

ON the North by said West Pike Street;
ON the East by property now or late of Kate Albrecht;
ON the South by a ten feet (10') wide alley; and
ON the West by other property now or late of Augustus M. Griffith.

CONTAINING in front on said West Pike Street thirteen feet six inches (13' 06"), more or less, and extending in depth of equal width, one hundred feet (100') more or less, to said ten feet (10') wide alley.

Being PIN # 5307-33-57-4860

BEING THE SAME PREMISES WHICH Vivian D. Ice and J. Tyndall Ice, her husband, granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated June 14, 1974 and recorded in Deed Book Volume 1653, page 912, Berks County Records.

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PREMISES "F"

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of West Pike Street, between North Front and McKnight Streets, being Number 130 West Pike Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said West Pike Street;
ON the East by property now or late of the said Kate Albrecht;
ON the South by a ten feet wide alley; and
ON the West by other property now or late of the said Kate Albrecht.

CONTAINING in front or width on said West Pike Street thirteen feet (13'), more or less, and in length or depth of equal width, one hundred feet (100') to said ten feet (10') wide alley.

Being PIN # 5307-33-57-4820

BEING THE SAME PREMISES WHICH Raymond T. Shay and May V. Shay, his wife, granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated February 11, 1974 and recorded in Deed Book Volume 1646, page 720, Berks County Records.

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PREMISES "G"

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of West Pike Street, between Front and McKnight Streets, being Number 132 West Pike Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said West Pike Street;
ON the East by property now or late of Albert A. and Charlotte M. Muntz;
ON the South by a ten feet wide alley; and
ON the West by property now or late of Kate Albrecht.

CONTAINING in front on said West Pike Street thirteen feet and in depth of equal width, one hundred feet to said ten feet wide alley.

Being PIN # 5307-33-57-4800

BEING THE SAME PREMISES WHICH Laura K. Kuhns, widow, granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated January 5, 1973 and recorded in Deed Book Volume 1622, page 863, Berks County Records.

PREMISES "H"

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of West Pike Street, between Front and McKnight Streets, being Number 126 West Pike Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by said West Pike Street;
ON the East by property now or late of Augustus M. Griffith;
ON the South by a ten feet wide alley; and
ON the West by property now or late of Kate Albrecht.

CONTAINING in front on said West Pike Street, thirteen feet six inches (13' 06"), more or less, and extending of equal width one hundred feet (100') more or less.

Being PIN # 5307-33-57-4840

BEING THE SAME PREMISES WHICH A. Leroy Cline and Clara Cline, his wife, granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated December 28, 1972 and recorded in Deed Book Volume 1622, page 239, Berks County Records.

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PREMISES "I"

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of West Pike Street, between Front and McKnight Streets, being Number 128 West Pike Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by said West Pike Street;
ON the East by property now or late of Kate Albrecht;
ON the South by a ten feet (10') wide alley; and
ON the West by property now or late of Kate Albrecht.

CONTAINING in front on said West Pike Street, thirteen (13) feet and in depth of equal width one hundred (100) feet to said ten (10) feet wide alley.

Being PIN # 5307-33-57-4830
BEING THE SAME PREMISES WHICH Thomas F. Schmidt and Barbara A. Schmidt, his wife, granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated November 29, 1973 and recorded in Deed Book Volume 1642, page 733, Berks County Records.

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PREMISES ~~RE~~ "J"

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of West Pike Street, between Front and McKnight Streets, in the City of Reading, County of Berks and State of Pennsylvania, and being numbered 134 West Pike Street, and bounded and described as follows, to wit:

ON the North by said West Pike Street;
ON the East and West by property now or late of Kate Albrecht; and
ON the South by a ten feet (10') wide alley;

CONTAINING in front on said West Pike Street, thirteen feet (13') more or less, and in depth or length of equal width, one hundred feet (100') to said ten feet (10') wide alley.

Being PIN # 5307-33-57-3890

BEING THE SAME PREMISES WHICH M. Theodore Green and Emma E. Green, his wife, granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated October 5, 1972 and recorded in Deed Book Volume 1617, page 142, Berks County Records.

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PREMISES "K"

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of West Pike Street, being number 136, between North Front and McKnight Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by said West Pike Street;
ON the East by property now or late of Arthur L. Studenroth and Virginia M. Studenroth, his wife, being No. 134 West Pike Street;
ON the South by a ten feet (10') wide alley; and
ON the West by said McKnight Street.

CONTAINING in front on said West Pike Street, fourteen feet nine inches (14' 09") more or less, and in length or depth of equal width, one hundred feet (100') to said ten feet (10') wide alley.

Being PLN # 5307-33-57-380

BEING THE SAME PREMISES WHICH Harold L. Sweigart and Clara W. Sweigart, his wife, granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated January 5, 1973 and recorded in Deed Book Volume 1622, page 902, Berks County Records.

PREMISES "L"

ALL THOSE CERTAIN eight parcels of land, together with all buildings, manufacturing plants and other improvements thereon erected, situate in the Fifteenth Ward, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

PARCEL NO. 1

BEGINNING at a point, the intersection of the Northerly building line of West Robeson Street, (sixty feet wide as shown on the topographical survey of the City of Reading), with the Westerly building line of Weiser Street, (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Northerly building line of West Robeson Street, North $83^{\circ} 52'$ West, a distance of 631.93 feet to a marble monument at the intersection of the Northerly building line of West Robeson Street with the Easterly building line of River Road, (fifty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Easterly building line of River Road, North $25^{\circ} 50'$ East, a distance of 506.90 feet to a marble monument; thence extending along land now or late of the Schuylkill and Lehigh Branch of the Reading Company, the seven (7) following courses and distances: (1) leaving the Easterly building line of River Road, South $60^{\circ} 33\frac{1}{2}'$ east, a distance of 7.60 feet to a marble monument; (2) North $36^{\circ} 13\frac{1}{2}'$ East, a distance of 142.88 feet to a marble monument; (3) North $29^{\circ} 13\frac{1}{2}'$ East, a distance of 56.00 feet to a marble monument; (4) North $11^{\circ} 28\frac{1}{2}'$ East, a distance of 90.04 feet to a marble monument; (5) North $05^{\circ} 36\frac{1}{2}'$ East, a distance of 34.00 feet to a marble monument; (6) North $14^{\circ} 21\frac{1}{2}'$ East, a distance of 70.94 feet to a marble monument; (7) North $69^{\circ} 8\frac{1}{2}'$ West, a distance of 19.56 feet to a marble monument on the Easterly building line of River Road; thence extending along the Easterly building line of River Road, North $21^{\circ} 16\frac{1}{2}'$ east, a distance of 74.52 feet to a marble monument on the Easterly building line of River Road; thence extending along land now or late of the Schuylkill and Lehigh Branch of the Reading Company, the four (4) following courses and distances: (1) leaving the Easterly building line of River Road, South $20^{\circ} 47'$ east, a distance of 42.42 feet to a marble monument; (2) North $27^{\circ} 15'$ East, a distance of 179.60 feet to a point; (3) South $83^{\circ} 52'$ East, a distance of 10.47 feet to a point; (4) North $25^{\circ} 59'$ East, a distance of 396.00 feet to a marble monument; thence extending along land now or late of the Pennsylvania Schuylkill Valley Railroad, the two (2) following courses and distances: (1) South $83^{\circ} 52'$ East, a distance of 63.80 feet to a marble monument; (2) North $25^{\circ} 59'$ East, a distance of 143.20 feet to a point, a corner of Parcel No. 2 hereinafter described; thence extending along Parcel No. 2 hereinafter described and along the Westerly building line of Weiser Street, South $06^{\circ} 08'$ West, a distance of 1557.09 feet to the place of Beginning.

CONTAINING in area 12.201 acres of land.

PARCEL NO. 2

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BEGINNING at a point on the Westerly building line of Weiser Street, (sixty feet wide as shown on the topographical survey of the City of Reading), Northwardly a distance of 956.00 feet from the intersection of the Westerly building line of Weiser Street with the Northerly building line of West Robeson Street (sixty feet wide as shown on the topographical survey of the City of Reading); thence leaving the Westerly building line of Weiser Street and extending along Parcel No. 1, heretofore described, North $06^{\circ} 08'$ East, a distance of 601.09 feet to a point; thence extending along and now or late of the Pennsylvania Schuylkill Valley Railroad, North $25^{\circ} 59'$ East, a distance of 3.09 feet to a point on the Southerly building line of West Pike Street, (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Southerly building line of West Pike Street, South $83^{\circ} 52'$ East, a distance of 58.95 feet to a point on the Easterly building line of Weiser Street; thence extending along the Easterly building line of Weiser Street, North $06^{\circ} 08'$ East, a distance of 163.00 feet to a point; thence extending along land now or late of Pennsylvania Schuylkill Valley Railroad, the three (3) following courses and distances: (1) leaving the Easterly building line of Weiser Street, North $25^{\circ} 59'$ East, a distance of 553.47 feet to a marble monument; (2) North $70^{\circ} 26'$ East, a distance of 14.35 feet to a marble monument; (3) North $26^{\circ} 16'$ East, a distance of 58.23 feet to a point; thence continuing along land now or late of Pennsylvania Schuylkill Valley Railroad, along the arc of a curve deflecting to the left, having a radius of 2,904.00 feet, a central angle of $06^{\circ} 54' 52''$, a distance along the arc of 350.45 feet to a point on the Southerly building line of West Union Street, (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Southerly building line of West Union Street, forming an interior tangent angle of $103^{\circ} 13' 08''$ with the tangent of the last described curve, South $83^{\circ} 52'$ East, a distance of 296.63 feet to a point, the intersection of the Southerly building line of West Union Street with the Westerly building line of North Front Street (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Westerly building line of North Front Street, South $06^{\circ} 08'$ West, a distance of 189.42 feet to a point; thence leaving the Westerly building line of North Front Street and extending along land now or late of J. Edwin Lieb and Carrie M. Lieb, his wife, upon which is erected House No. 1522 North Front Street and crossing the Northern terminus of a 20 feet wide alley, South $70^{\circ} 26'$ West, a distance of 154.26 feet to a marble monument on the Westerly side of said 20 feet wide alley; thence extending along the Westerly side of said 20 feet wide alley and crossing West Amity Street, South $06^{\circ} 08'$ West, a distance of 283.69 feet to a point on the Southerly building line of West Amity Street (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Southerly building line of West Amity Street, South $83^{\circ} 52'$ East, a distance of 19.00 feet to a point on the Westerly side of a 10 feet wide alley; thence extending along the Westerly side of said 10 feet wide alley, South $06^{\circ} 08'$ West, a distance of 105.00 feet to a point; thence extending along the Northwestern side of said 10 feet wide alley, North $51^{\circ} 08'$ West, a distance of 7.07 feet to a point; thence extending along the Northerly side of said 10 feet wide alley, North $83^{\circ} 52'$ West, a distance of

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25.00 feet to a point on the Westerly side of said 10 feet wide alley; thence extending along the Westelry side of said 10 feet alley, South $06^{\circ} 08'$ West, a distance of 143.22 feet to a point; thence crossing said 10 feet wide alley and extending along land now or late of Walter Geiger, upon which is erected House No. 1434 North Front Street, South $83^{\circ} 52'$ East, a distance of 160.00 feet to a point on the Westerly building line of North Front Street; thence extending along the Westerly building line of North Front Street, South $06^{\circ} 08'$ West, a distance of 226.78 feet to a point, the intersection of the Westerly building line of North Front Street with the Northerly building line of West Pike Street; thence extending along hte Northerly building line of West Pike Street, North $83^{\circ} 52'$ East, a distance of 339.00 feet to a point on the Westerly building line of McKnight Street, (sixty feet wide as shown on the topogrpahical survey of the City of Reading); thence extending along the Westerly building line of McKnight Street, South $06^{\circ} 08'$ West, a distance of 540.0 feet to a point, the intersection of the Westerly building line of McKnight Street with the Northerly building line of West Perry Street (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Northerly building line of West Perry Street, North $83^{\circ} 52'$ West, a distance of 275.16 feet to a point at the Easterly end of the curve connecting the Northerly building line of West Perry Street with the Westerly building line of Weiser Street; thence along the arc of said curve, deflecting to the left having a radius of 51.50 feet, a central angle of $80^{\circ} 15'$, a distance along the arc of 72.15 feet to a point; thence continuing along the Westerly building line of Weiser Street, tangent to teh last described curve, South $15^{\circ} 53'$ West, a distance of 72.10 feet to a point of curve in the Westerly building line of Weiser Street; thence continuing along the Westerly building line of Weiser Street, along the arc of a curve deflecting to the left having a radius of 60.00 feet, a central angle of $09^{\circ} 45'$, a distance along the arc of 10.20 feet to the place of Beginning.

CONTAINING in area 13.286 acres of land.

PARCEL NO. 3

BEGINNING at a point, the intersection of the Northerly building line of West Robeson Street (sixty feet wide as shown on the topographical survey of the City of Reading), with the Easterly building line of Weiser Street (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Easterly building line of Weiser Street, the two (2) following courses and distances: (1) North $06^{\circ} 08'$ East, a distance of 956.00 feet to a point; (2) North 15 degrees 53 minutes East, a distance of 64.94 feet to a point, the intersection of the Easterly building line of Weiser Street with the Southerly building line of West Perry Street (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Southerly building line of West Perry Street, South $83^{\circ} 52'$ East, a distance of 268.00 feet to a point, the intersection of the Southerly building line of West Perry Street with the Westerly building line of McKnight Street (sixty feet wide as shown on the topographical survey of the City of Reading);

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thence extending along the Westerly building line of McKnight Street, South 06° 08' West, a distance of 1020.00 feet to a point, the intersection of the Westerly building line of McKnight Street with the Northerly building line of West Robeson Street; thence extending along the Northerly building line of West Robeson Street, North 83° 52' West, a distance of 279.00 feet to the place of Beginning.

CONTAINING in area 6.525 acres of land.

PARCEL NO. 4

BEGINNING at a point, the intersection of the Northerly building line of West Perry Street (sixty feet wide as shown on the topographical survey of the City of Reading) with the Easterly building line of McKnight Street (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Easterly building line of McKnight Street, North 06° 08' East, a distance of 240.00 feet to a point; thence leaving the Easterly building line of McKnight Street and extending along property now or late of Victor Caccese and Mary Grace Caccese, his wife, and crossing the Southerly terminus of a 10 feet wide alley and extending along land now or late of Victor Caccese and Mary Grace Caccese, his wife, and crossing the Southerly terminus of an 18 feet wide alley and along property now or late of Issac J. Althouse and Lucy A. Althouse, his wife, South 83° 52' East, a distance of 279.00 feet to a point on the Westerly building line of North Front Street (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Westerly building line of North Front Street, South 06° 08' West, a distance of 240.00 feet to a point, the intersection of the Westerly building line of North Front Street with the Northerly building line of West Perry Street; thence extending along the Northerly building line of West Perry Street, North 83° 52' West, a distance of 279.00 feet to the place of Beginning.

CONTAINING in area 1.537 acres of land.

PARCEL NO. 5

BEGINNING at a point, the intersection of the Northerly building line of West Marion Street (sixty feet wide as shown on the topographical survey of the City of Reading) with the Easterly building line of McKnight Street (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Easterly building line of McKnight Street, North 06° 08' East, a distance of 480.00 feet to a point, the intersection of the Easterly building line of McKnight Street with the Southerly building line of West Perry Street (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Southerly building line of West Perry Street, South 83° 52' East, a distance of 279.00 feet to a point, the intersection of the Southerly building line of West Perry Street with the Westerly building line of North Front Street (sixty feet wide as shown on the

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topographical survey of the City of Reading); thence extending along the Westerly building line of North Front Street, South $06^{\circ} 08'$ West, a distance of 165.74 feet to a point; thence leaving the Westerly building line of North Front Street and extending along property now or late of William H. Bickta, upon which is erected House No. 1232 North Front Street, and crossing the Northerly terminus of a 20 feet wide street, North $83^{\circ} 52'$ West, a distance of 110.00 feet to a point; thence extending along the Westerly side of the aforementioned 20 feet wide street, South $06^{\circ} 08'$ West, a distance of 314.26 feet to a point on the Northerly building line of West Marion Street; thence extending along the Northerly building line of West Marion Street, North $83^{\circ} 52'$ West, a distance of 169.00 feet to the place of Beginning.

CONTAINING in area 2.281 acres of land.

PARCEL NO. 6

BEGINNING at a point, the intersection of the Northerly building line of West Robeson Street (sixty feet wide as shown on the topographical survey of the City of Reading) with the Easterly building line of McKnight Street (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Easterly building line of McKnight Street, North $06^{\circ} 08'$ East, a distance of 480.00 feet to a point, the intersection of the Easterly building line of McKnight Street with the Southerly building line of West Marion Street (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Southerly building line of West Marion Street, South $83^{\circ} 52'$ East, a distance of 130.00 feet to a point on the Westerly side of a 20 feet wide alley; thence extending along the Westerly side of the aforementioned 20 feet wide alley, South $06^{\circ} 08'$ West, a distance of 480.00 feet to a point on the Northerly building line of West Robeson Street; thence extending along the Northerly building line of West Robeson Street, North $83^{\circ} 52'$ West, a distance of 130.00 feet to the place of Beginning.

CONTAINING in area 1.433 acres of land.

PARCEL NO. 7

BEGINNING at a point, the intersection of the Northerly building line of West Spring Street (sixty feet wide as shown on the topographical survey of the City of Reading) with the Easterly building line of Ritter Street (forty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Easterly building line of Ritter Street, North $06^{\circ} 07'$ East, a distance of 480.00 feet to a point, the intersection of the Easterly building line of Ritter Street with the Southerly building line of West Robeson Street (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Southerly building line of West Robeson Street, South $83^{\circ} 52'$ East, a distance of 117.00 feet to a point on the Westerly side of a 10 feet wide alley; thence extending along the Westerly

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side of said 10 feet wide alley, the two (2) following courses and distances: (1) South $06^{\circ} 07'$ West, a distance of 348.31 feet to a point; (2) South $18^{\circ} 35'$ East, a distance of 144.97 feet to a point on the Northerly building line of West Spring Street; thence extending along the Northerly building line of West Spring Street, North $83^{\circ} 52'$ West, a distance of 177.58 feet to the place of Beginning.

CONTAINING in area 1.381 acres of land.

PARCEL NO. 8

BEGINNING at a point, the intersection of the Northerly building line of West Spring Street (sixty feet wide as shown on the topographical survey of the City of Reading) with the Easterly building line of Lincoln Street (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Easterly building line of Lincoln Street, North $06^{\circ} 07'$ East, a distance of 480.00 feet to a point, the intersection of the Easterly building line of Lincoln Street with the Southerly building line of West Robeson Street (sixty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Southerly building line of West Robeson Street, South $83^{\circ} 52'$ East, a distance of 234.00 feet to a point, the intersection of the Southerly building line of West Robeson Street with the Westerly building line of Ritter Street (forty feet wide as shown on the topographical survey of the City of Reading); thence extending along the Westerly building line of Ritter Street, South $06^{\circ} 07'$ West, a distance of 480.00 feet to a point, the intersection of the Westerly building line of Ritter Street with the Northerly building line of West Spring Street; thence extending along the Northerly building line of West Spring Street, North $83^{\circ} 52'$ West, a distance of 234.00 feet to the place of Beginning.

CONTAINING in area 2.579 acres of land.

Parcel #1 - 40 being PIN # 5307-40-46-7659

BEING THE SAME PREMISES WHICH Parish Pressed Steel Company, a Delaware corporation, successor to Parish Manufacturing Corporation, a Delaware corporation, granted and conveyed unto Dana Corporation, a Virginia corporation, by Deed dated August 31, 1954 and recorded in Deed Book Volume 1167, page 264, Berks County Records.

LESS AND EXCEPTING from the above described premises that portion of Lot #1 of "Dana Subdivision" recorded in Plan Book Volume 267, page 57, Berks County Records, that lies within the above described premises as conveyed by the Dana Corporation unto HJO III, Inc. in Record Book 3993, page 1139, Berks County Records.

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premises "M"

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of West Pike Street, between North Front and McKnight Streets, being No. 116 West Pike Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said West Pike Street;
ON the East by a fifteen feet (15') wide alley;
ON the South by a ten feet (10') wide alley; and
ON the West by property now or late of Kate Albrecht.

CONTAINING in front on said West Pike Street, thirteen feet (13') more or less, and in length or depth of equal width, one hundred feet (100') more or less to said ten feet (10') wide alley.

Being PIN # 5307-33-57-5810
BEING THE SAME PREMISES WHICH Mertztown Building and Loan Association granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated August 29, 1970 and recorded in Deed Book Volume 1573, page 92, Berks County Records.

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PREMISES "N"

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground with the two-story stucco dwelling and other improvements erected thereon, situate on the Eastern side of McKnight Street, being No. 1343 McKnight Street, between Perry and Pike Streets in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Eastern building line of McKnight Street as shown on the Topographical Survey of the City of Reading, said point being one hundred ninety feet (190.00') Southward from the Southeast building corner at the intersection of Pike and McKnight Streets and said point being a corner of property at No. 1345 McKnight Street heretofore conveyed to Charles D. Hare, and wife; thence in an Easterly direction along said property of Charles D. Hare and wife making an interior angle of 90 degrees with the said Eastern building line of McKnight Street a distance of one hundred two feet (102') to a point in the Western line of a ten feet (10') wide alley; thence in a Southerly direction following the Western line of the said ten feet (10') wide alley and making an interior angle of 90 degrees with the last described line a distance of nineteen and eighty-two one-hundredths feet (19.82') to a point a corner of property at No. 1341 McKnight Street conveyed to Rose A. Felix, single; thence in a Westerly direction along said property at No. 1341 McKnight Street and making an interior angle of 90 degrees with the last described line and partly following the center line of a cinder block party wall erected between the herein described premises and the said premises at No. 1341 McKnight Street a distance of one hundred two feet (102.00') to a point in the aforementioned Eastern building line of McKnight Street; thence in a Northerly direction following the said Eastern building line of McKnight Street and making an interior angle of 90 degrees with last described line a distance of nineteen and eighty-two one-hundredths feet (19.82') to the place of beginning.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate on the Eastern side of a ten feet (10') wide alley in the rear of No. 1343 McKnight Street and extending Eastwardly to an eighteen feet (18') wide alley in the rear of properties on the Western side of Front Street South from Pike Street in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Eastern line of a ten feet (10') wide alley in the rear of property at No. 1343 McKnight Street, said point being one hundred twelve feet (112.00') East of the Eastern building line of McKnight Street and one hundred ninety feet (190.00') South of the Southern building line of Pike Street as shown on the Topographical Survey of the City of Reading and said point being a corner of property of Charles D. Hare and wife in the rear of No. 1345 McKnight Street; thence in an Easterly direction along said property in the rear of No. 1345 McKnight Street by a line at right angles with the Eastern building line of McKnight Street, being a continuation in an Easterly

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direction of the northern line of property at No. 1343 McKnight Street hereinbefore described and making an interior angle of 90 degrees with the Eastern line of said ten feet (10') wide alley a distance of thirty-seven feet (37.00') to a point in the Western line of an eighteen feet (18') wide alley in the rear of properties on the West side of Front Street South from Pike Street; thence in a Southerly direction following the Western line of the said eighteen feet (18') wide alley and making an interior angle of 90 degrees with last described line a distance of nineteen and eighty-two one-hundredths feet (19.82') to a point a corner of property in the rear of No. 1341 McKnight Street conveyed to Rose A. Felix, single; thence in a Westerly direction along said property in the rear of No. 1341 McKnight Street making an interior angle of 90 degrees with the last described line a distance of thirty-seven feet (37.00') to a point in the Eastern line of the aforementioned ten feet (10') wide alley; thence in a Northerly direction following the Eastern line of the said ten feet (10') wide alley and making an interior angle of 90 degrees with the last described line a distance of nineteen and eighty-two one-hundredths feet (19.82') to the place of beginning.

BEING THE SAME PREMISES WHICH Lester F. Schell and Betty R. Schell, his wife, granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated April 1, 1980 and recorded in Deed Book Volume 1779, page 485, Berks County Records.

PURPART NO. 3

ALL THAT CERTAIN two-story stone dwelling house and the lot or piece of ground on which the same is erected, situate No. 1349 McKnight Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Eastern building line of McKnight Street, a distance of 130 feet South of the intersection of the Southern building line of Pike Street and the Eastern building line of McKnight Street; thence Eastward at right angles to said McKnight Street along property now or late of Kate Albrecht 102 feet to a 10 feet wide alley; thence Southward along said 10 feet wide alley 20 feet to a point in line of property now or late of Kate Albrecht; thence Westward along the same 102 feet to the Eastern building line of McKnight Street; thence Northward along the said Eastern building line of McKnight Street 20 feet to the place of Beginning.

CONTAINING in front on said McKnight Street 20 feet and in depth of equal width 102 feet to said 10 feet wide alley.

PURPART NO. 4

TRACT A: ALL THAT CERTAIN two-story stone dwelling house and lot or piece of ground upon which the same is erected, situate on the East side of McKnight Street, between Perry and Pike Streets, No. 1351 McKnight Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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ON the North by a 10 feet wide alley;
ON the East by another 10 feet wide alley;
ON the South by property now or late of Paul F. Danneberg and Lucie Danneberg,
a/k/a Lucia E. Danneberg, his wife; and
ON the West by said McKnight Street.

CONTAINING in front on said McKnight Street, 20 feet and in depth of equal width, 102 feet to said alley in the rear.

TRACT B: ALL THAT CERTAIN lot or tract of land situate across the alley in the rear of No. 1351 McKnight Street, hereinbefore described, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by a 10 feet wide alley;
ON the East by an 18 feet wide alley;
ON the South by other property now or late of Bernard T. Shuman; and
ON the West by a 10 feet wide alley.
CONTAINING in width North and South, 20 feet and in depth East and West, 37 feet more or less.

PURPART NO. 5

TRACT A: ALL THAT CERTAIN lot or piece of ground with the two-story stucco dwelling and other improvements thereon erected, situate on the Eastern side of McKnight Street, being No. 1341 McKnight Street, between Perry and Pike Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Eastern building line of McKnight Street as shown on the topographical survey of the City of Reading, said point being 209.82 feet Southward from the Southeast building corner at the intersection of Pike and McKnight Streets and said point being a corner of property at No. 1343 McKnight Street, now or late of Rose A. Felix; thence in an Easterly direction along said property at No. 1343 McKnight Street and partly following the center line of a cinder block party wall erected between the herein described premises and the said premises at No. 1343 McKnight Street and making an interior angle of 90° with the said Eastern building line of McKnight Street a distance of 102 feet to a point in the Western line of a 10 feet wide alley; thence in a Southerly direction following the Western line of the said 10 feet wide alley and making an interior angle of 90° with the last described line a distance of 30.18 feet to a point in line of property now or late of M. A. Cullen; thence in a Westerly direction along said property now or late of M. A. Cullen and making an interior angle of 90° with last described line a distance of 102 feet to a point in the aforementioned Eastern building line of McKnight Street; thence in a Northerly direction following the said Eastern building line of McKnight Street and making an interior angle of 90° with last described line a distance of 30.18 feet to the place of Beginning.

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TRACT B: ALL THAT CERTAIN lot or piece of ground situate on the Eastern side of a 10 feet wide alley in the rear of no. 1341 McKnight Street and extending eastwardly to an 18 feet wide alley in the rear of properties on the Western side of Front Street, South from Pike Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Eastern line of a 10 feet wide alley in the rear of property at No. 1341 McKnight Street, said point being 112 feet East of the Eastern building line of McKnight Street and 209.82 feet South of the Southern building line of Pike Street as shown on the topographical survey of the City of Reading and said point being a corner of property in the rear of No. 1343 McKnight Street now or late of Rose A. Felix; thence in an easterly direction along said property in the rear of No. 1343 McKnight Street by a line at right angles with the Eastern building line of McKnight Street, being a continuation in an easterly direction of the Northern line of property at No. 1341 McKnight Street hereinbefore described and making an interior angle of 90° with the Eastern line of said 10 feet wide alley a distance of 37 feet to a point in the Western line of an 18 feet wide alley in the rear of properties on the West side of Front Street, South from Pike Street; thence in a Southerly direction following the Western line of the said 18 feet wide alley and making an interior angle of 90° with last described line a distance of 30.18 feet to a point in line of property now or late of M. A. Cullen; thence in a Westerly direction along said property now or late of M. A. Cullen and making an interior angle of 90° with last described line a distance of 37 feet to a point in the Eastern line of the aforementioned 10 feet wide alley; thence in a Northerly direction following the Eastern line of the said 10 feet wide alley and making an interior angle of 90° with last described line a distance of 30.18 feet to the place of Beginning.

PURPART NO. 6

TRACT A: ALL THAT CERTAIN two-story stone and brick dwelling house and lot of ground situate on the East side of McKnight Street, being No. 1347, between Perry and Pike Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Paul F. Danneberg and Lucia E. Danneberg, a/k/a Lucie Danneberg, his wife;
ON the East by a 10 feet wide alley;
ON the South by property now or late of Kate Albrecht; and
ON the West by McKnight Street.

CONTAINING 20 feet in front and in depth of uniform width 100 feet.

TRACT B: ALL THAT CERTAIN lot or tract of land situate across the alley in the rear of No. 1347 McKnight Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

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ON the North by property now or late of Bernard T. Shuman;
ON the East by an 18 feet wide alley;
ON the South by property now or late of William Latt; and
ON the West by a 10 feet wide alley.

CONTAINING in width North and South 20 feet and in depth East and West 37 feet, more or less.

PURPART NO. 7

ALL THAT CERTAIN two-story stone dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of McKnight Street, between Perry and Pike Streets, and being No. 1345 McKnight Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Kate Albrecht;
ON the East by a 10 feet wide alley;
ON the South by property now or late of said Kate Albrecht; and
ON the West by McKnight Street.

CONTAINING in front or width, on McKnight Street 20 feet and in length or depth of equal width, 102 feet to said 10 feet wide alley.

ALSO ALL THAT CERTAIN lot or piece of ground, situate to the rear of the above described property No. 1345 McKnight Street, in the City of Reading, County of Berks and State of Pennsylvania, separated therefrom by a 10 feet wide alley, and bounded and described as follows, to wit:

BEGINNING at a point on the Northern boundary line of property No. 1345 McKnight Street extended, said point being 112 feet East of the Eastern building line of said McKnight Street, and said point also being the Eastern line of a 10 feet wide alley; thence Eastward along said extended line a distance of 37 feet to a point in the Western line of an 18 feet wide alley; thence South along last mentioned alley a distance of 20 feet to a point in the Southern boundary line of property No. 1345 McKnight Street extended; thence Westward along last mentioned extended line a distance of 37 feet to a point, said point being in the Eastern line of said 10 feet wide alley; thence Northward along last mentioned alley a distance of 20 feet to the place of Beginning.

PURPART NO. 8

ALL THAT CERTAIN lot or piece of ground, situate along the Easterly side of the 10 feet wide alley and directly in the rear of House No. 1349 McKnight Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

ON the North by property now or late of Berks County Trust Company, being a lot across the alley and directly in the rear of House No. 1351 McKnight

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Street;

ON the South by property now orlate of berks County Trust Company, being a lot across the alley and directly in the rear of House No. 1347 McKnight Street;
ON the East by an 18 feet wide alley; and
ON the West by a 10 feet wide alley which runs in a North and South direction along the rear of No. 1347, No. 1349 and No. 1351 McKnight Street.

CONTAINING in width or bredth, North and South, a distance of 20 feet and in depth or length East and West, a distance of 37 feet, more or less.

PUPARTS #1- #8 Being PIN # 5307-33-57-4658
BEING THE SAME PREMISES WHICH American Bank and Trust Co. of PA, previously known as Berks County Trust Company, a Pennsylvania corporation, granted and conveyed unto Dana Corporation, a Virginia corporation, by Deed dated August 1, 1974 and recorded in Deed Book 1657, page 825, Berks County Records.

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Premises "O"

ALL THAT CERTAIN tract or parcel of land situate in the 15th Ward, City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the westerly right-of-way line of the Schuylkill Valley Division of Penn-Central Railroad and the line dividing lands of Reading Company from lands now or late of Pennsylvania Railroad, said corner also being located thirty-five feet (35') distant radially in a northwesterly direction from the center line of the aforesaid Division of the Penn-Central Railroad, said corner also being located one hundred eighty-two feet (182'), more or less, measured in a northeasterly direction, from the north line of unopened portion of Robeson Street, along said westerly right-of-way line of aforesaid Penn-Central Railroad; thence along line dividing lands of Reading Company from lands of Penn-Central Railroad the four (4) following courses and distances: (1) By a curve to the right, crossing unopened portion of Robeson Street, having a radius of one thousand six hundred two and thirty one-hundredths feet (1,602.30'), an arc length of five hundred seventeen and twenty-four one-hundredths feet (517.24'), a chord bearing of South thirty-one degrees no minutes four seconds West (S. 31° 00' 04" W.), and a chord distance of five hundred fourteen and ninety-nine one-hundredths feet (514.99') to a corner located thirty-five feet (35') distant radially in a westerly direction from aforesaid center line; (2) North twenty-four degrees twenty-two minutes West (N. 24° 22' W.) eleven and seven one-hundredths feet (11.07') to a corner, located forty-five feet (45') radially, in a northwesterly direction, from aforesaid center line; (3) by a curve to the right, forty-five feet (45') from and concentric with aforesaid center line, having a radius of one thousand five hundred ninety-two and thirty one-hundredths feet (1,592.30'), an arc length of one hundred thirty-two and ninety-one one-hundredths feet (132.91'), a chord bearing of South forty-two degrees twenty-eight minutes eight seconds West (S. 42° 28' 08" W.), and a chord distance of one hundred thirty-two and eighty-seven one-hundredths feet (132.87') to a corner; and (4) South forty-six degrees sixteen minutes forty-three seconds West (S. 46° 16' 43" W.), two hundred nine and fifty-seven one-hundredths feet (209.57') to a corner; thence North twenty-three degrees thirty-eight minutes five seconds West (N. 23° 38' 05" W.), thirty-four and fifteen one-hundredths feet (34.15') to a point in the east side of the Schuylkill River; thence along east side of said Schuylkill River, up stream, the six (6) following courses and distances: (1) North fifty-one degrees one minute twenty seconds East (N. 51° 01' 20" E.), sixty-eight and ninety-four one-hundredths feet (68.94') to a point; (2) North thirty-three degrees twenty minutes thirty-eight seconds East (N. 33° 20' 38" E.), one hundred fifty-one and sixty-one one-hundredths feet (151.61') to a point; (3) North thirty-one degrees forty-four minutes twenty-two seconds East (N. 31° 44' 22" E.), one hundred thirty-five feet (135') to a point; (4) North thirty-three degrees thirty-seven minutes twenty-three seconds East (N. 33° 37' 23" E.), one hundred feet and fifty-nine one-hundredths of a foot (100.59') to a point; (5) North nineteen degrees thirty-nine minutes five seconds East (N. 19° 39' 05" E.), eighty-eight and sixty-six one-hundredths feet (88.66') to a point; and (6) North twenty degrees five minutes thirty-seven seconds East (N. 20° 05' 37" E.), thirty-eight and thirty-nine

one-hundredths feet (38.39') to a point; thence along line dividing lands of Reading Company from lands now or late of Pennsylvania Railroad the two (2) following courses and distances: (1) North fifty degrees thirty-seven minutes East (N. 50° 37' E.), one hundred ninety-seven and eleven one-hundredths feet (197.11') to a corner; and (2) North sixty-five degrees thirty-eight minutes East (N. 65° 38' E.), seventy-two and twenty-five one-hundredths feet (72.25') to the point of beginning.

CONTAINING one and four hundred eighteen one-thousandths (1.418) acres, more or less.

Being PIN # 5307-48-46-0150

EXCEPTING AND RESERVING THEREOUT AND THEREFROM unto the said party of the first part, its successors and assigns, the right, liberty and privilege of continuing the discharge of water through a drainage pit onto the land hereby conveyed.

UNDER AND SUBJECT to storm sewer line of the City of Reading extending under and across the northeasterly portion of the tract or parcel of land above described.

BEING THE SAME PREMISES WHICH Reading Company, a Pennsylvania corporation, granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated March 7, 1969 and recorded in Deed Book Volume 1545, page 977, Berks County Records.

Premises "P"

ALL THAT PARCEL of land situate in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a plan of survey made by Frankhouser Associates, Inc., Engineers and Surveyors, dated June 1968 and revised to October 1968, as follows, to wit:

BEGINNING at a point in the Northwestern line of the right-of-way of railroad of Penn Central Company known as the Schuylkill Branch immediately to the Northeast of Schuylkill Avenue and at the Southwesterly corner of the parcel of land containing 1.418 acres which has been conveyed or is about to be conveyed by Reading Company to Dana Corporation, said point being at the distance of 37.50 feet measured North $23^{\circ} 38' 05''$ West, from the center line of said Schuylkill Branch of railroad; thence along said Northwestern line of right-of-way of railroad the following four courses and distances: (1) North $46^{\circ} 16' 43''$ East, 209.57 feet to a point; (2) Northeastwardly on a curve to the left having a radius of 1592.30 feet, the chord of which bears North $42^{\circ} 28' 08''$ East, for a length of 132.87 feet, the arc distance of 132.91 feet to a point; (3) South $24^{\circ} 22'$ East, 11.07 feet to a point; (4) Northeastwardly, parallel with and 35 feet Northwestwardly and radially from said center line of railroad, on a curve to the left having a radius of 1602.30 feet, the chord of which bears North $31^{\circ} 00' 04''$ East, for a length of 514.99 feet, the arc distance of 517.24 feet to the true point of Beginning; extending from said true point of beginning the following nine courses and distances, the first three thereof being by remaining land of Penn Central company, of which the first two are parallel with and 35 feet Westwardly radially and at right angles from said center line of Schuylkill Branch of railroad: (1) Northwardly on a curve to the left having a radius of 1602.30 feet, the chord of which bears North $20^{\circ} 14' 40''$ East, for a length of 84.38 feet, the arc distance of 84.39 feet to a point of tangent; (2) North $18^{\circ} 44' 08''$ East, 15.61 feet to a point; (3) North $71^{\circ} 15' 52''$ West, 168.99 feet to the Schuylkill River; the following four courses and distances being and down said River; (4) South $14^{\circ} 40' 13''$ West, 14.68 feet to a point; (5) South $25^{\circ} 08' 04''$ West, 96.41 feet to a point; (6) South $06^{\circ} 10'$ West, 101.77 feet to a point; (7) South $20^{\circ} 05' 37''$ West, 106.95 feet to a point at a corner of said parcel of land conveyed or about to be conveyed by Reading Company to Dana Corporation as aforesaid; the following two courses and distances being along lines of said last mentioned parcel of land; (8) North $50^{\circ} 37'$ East, 197.11 feet to a point; (9) North $65^{\circ} 38'$ East, 72.25 feet to the place of Beginning.

CONTAINING ^{COMM} 33210.01 square feet, more or less.

Being PRN # 5307-40-46-2439

ALSO all right, title and interest of the said Grantor of, in and to the muds, flats and land under the waters of the Schuylkill River bounding the hereinbefore described land on the West as far into said River as such right, title and interest extends or should extend by law or custom and all riparian rights appertaining thereto.

BEING THE SAME PREMISES WHICH Penn Central Company, a Pennsylvania corporation, granted and conveyed unto Dana Corporation, a Virginia

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corporation, by Deed dated February 18, 1969 and recorded in Record Book 1543,
page 705, Berks County Records.

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PREMISE Q

ALL THAT CERTAIN lot or piece of land situated on the East side of Weiser Street between West Spring Street and West Robeson Street in the City of Reading, County of Berks and State of Pennsylvania, and more particularly bounded and described as follows, to wit:

BEGINNING at a point, being the intersection of the Easterly building line of Weiser Street and the Northerly building line of West Spring Street; thence along the Northerly building line of West Spring Street, Eastwardly a distance of 159 feet to a point; thence in a Northerly direction a distance of 480 feet by a line parallel to the Easterly building line of Weiser Street to a point at the Southerly building line of West Robeson Street; thence in a Westwardly direction along the Southerly building line of West Robeson Street a distance of 159 feet to the Easterly building line of Weiser Street; thence along the Easterly building line of Weiser Street Southwardly a distance of 480 feet to a point, the place of beginning.

CONTAINING in frontage along West Weiser Street 480 feet and a depth of equal width of 159 feet.

BEING PD# 5307-49-55-1909

BEING THE SAME PREMISES WHICH Reading School District, a Pennsylvania Second-Class School District granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated August 19, 1968 and recorded in Deed Book Volume 1534, page 92, Berks County Records.

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~~Premises~~ "R"

ALL THAT CERTAIN piece or parcel of land of the Grantor, together with any improvements, track materials, and appurtenances thereon, as referenced on Grantor's Property Records, file name 112905970 and Grantor's Case No. 72837, situate in the City of Reading, County of Berks and Commonwealth of Pennsylvania, which is bounded and described in accordance with a Plat of Survey, identified as "THE DANA CORPORATION ANNEXATION", dated August 13, 1997, prepared by Stephen H. Bensinger of Thomas R. Gibbons & Associates, Inc., Licensed Land Surveyor No. SU-31389-E, of the Commonwealth of Pennsylvania, recorded at the Recorder of Deeds Office of Berks County, Pennsylvania, at Plan Book Volume 223, page 49, as follows:

BEGINNING at a point, a corner of property belonging to Dana Corporation, Deed Book Volume 1167, page 464, and also being the southeastermost corner of the herein described annexation parcel; thence extending in a northwesterly direction along property belonging to Dana Corporation on a line bearing North eighty-three degrees fifty-two minutes zero seconds West (N. 83° 52' 00" W.) a distance of sixty-three feet and eighty hundredths of one foot (63.80') to a point in line of property belonging to Consolidated Rail Corporation; thence extending along the aforementioned Consolidated Rail Corporation property the three (3) courses and distances to wit: (1) in a northeasterly direction on a line bearing North twenty-five degrees fifty-nine minutes zeros seconds East (N. 25° 59' 00" E.) a distance of one hundred ninety-two feet and thirty-four hundredths of one foot (192.34'); (2) in a northeasterly direction on a line bearing North thirty-two degrees forty-nine minutes thirty-six seconds East (N. 32° 49' 36" E.) a distance of fifty-nine feet and seventy-eight hundredths of one foot (59.78') to a point; (3) in a southeasterly direction on a line bearing South eighty-three degrees fifty-two minutes Esat (S. 83° 52' 00" E.) a distance of fifty-six feet and twenty-nine hundredths of one foot (56.29') to a point, a corner of property reputedly owned by Dana Corporation; thence extending in a southwesterly direction along property reputedly owned by Dana Corporation on a line bearing South twenty-six degrees zero minutes fifty-eight seconds West (S. 26° 00' 58" W.) a distance of one hundred two feet and eight-six hundredths of one foot (102.86') to a point a corner of property belonging to Dana Corporation; thence extending in a southwesterly direction along property belonging to Dana Corporation, Deed Book Volume 1167, page 464, on a line bearing South twenty-five degrees fifty-nine minutes zero seconds West (S. 25° 59' 00" W.) a distance of one hundred forty-six feet and twenty-nine hundredths of one foot (146.29') to the place of Beginning.

CONTAINING in area zero acres and three hundred thirty-nine thousandths of one acre (0.339) of land.

BEING PIN # 5307-D6-47-9844

BEING THE SAME PREMISES WHICH Consolidated Rail Corporation, a Pennsylvania Corporation granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated October 6, 1997 and recorded in Record Book 2891, page 2021, Berks County Records.

7L4039PG0892

premises " "

ALL THAT CERTAIN property beginning at a point in the western building line of Lincoln Street as shown on the topographical survey of the City of Reading, and being known as No. 1048 Lincoln Street, in the City of Reading, County of Berks and State of Pennsylvania:

SAID point being forty-three and ninety-four one-hundredths feet (43.94') south of the southwest building corner of West Robeson and Lincoln Streets, and being a corner of property at No. 1046 Lincoln Street, property now or late of Alice E. Pugliese; thence in a westerly direction along said property now or late of Alice E. Pugliese, partly following the center line of a frame partition between the herein described premises and the said premises at No. 1046 Lincoln Street, now or late of Alice E. Pugliese, and making an interior angle of 90 degrees with the said western building line of Lincoln Street, a distance of fifty-seven and thirty-eight one-hundredths feet (57.38') to a point in line of property now or late of the Reading Company; thence in a northwesterly direction along said property now or late of the Reading Company and making an interior angle of 114 degrees 22 minutes with the last described line a distance of fifteen and five one-hundredths (15.05) feet to a point a corner of property at No. 1050 Lincoln Street, now or late of Anthony J. Pugliese; thence in an easterly direction along property now or late of Anthony J. Pugliese, partly following the southern face of a thirteen (13) inch brick wall and making an interior angle of 65 degrees 38 minutes with last described line a distance of sixty-three and fifty-nine one-hundredths (63.59) feet to a point in the aforementioned western building line of Lincoln Street; thence in a southerly direction following the said western building line of Lincoln Street and making an interior angle of 90 degrees with the last described line a distance of thirteen and seventy-one one-hundredths (13.71) feet to the place of Beginning.

Berks PIN # 5307-48-46-3179

BEING PART OF THE SAME PREMISES WHICH American Bank and Trust Co. of Pa., previously known as Berks County Trust Company, a Pennsylvania Corporation granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated August 1, 1974 and recorded as Purpart 6, Tract C in Deed Book Volume 1657, page 825, Berks County Records.

YL4039PG0893

Premises "T"

ALL THAT CERTAIN land, together with the building thereon situate, being #1046 Lincoln Street, in the City of Reading, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the western building line of Lincoln Street as shown on the topographical survey of the City of Reading, said point being sixty-one and thirty-four one-hundredths feet south to the southwest building corner of West Robeson Street and Lincoln Street and being a corner of property at #1044 Lincoln Street, now or late of Mark W. Pugliese; thence in a westerly direction along said property now or late of Mark W. Pugliese, partly following the corner line of a party wall between the herein described premises and the said premises at #1044 Lincoln Street and making an interior angle of eighty-nine degrees fifty-one minutes with the said western building line of Lincoln Street a distance of forty-nine and fifty-six one-hundredths feet to a point in line of property of the Reading Company; thence in a northwesterly direction along said property of the Reading Company and making an interior angle of one hundred fourteen degrees thirty-one minutes with last described line a distance of eighteen and ninety-six one-hundredths feet to a point, a corner of property at #1048 Lincoln Street; thence in an easterly direction along said property partly following the center line of a frame partition between the herein described premises and the said premises at #1048 Lincoln Street and making an interior angle of sixty-five degrees thirty-eight minutes with last described line a distance of fifty-seven and thirty-eight one-hundredths feet to a point in the aforementioned western building line of Lincoln Street; thence in a southerly direction following the said western building line of Lincoln Street and making an interior angle of ninety degrees with the last described line a distance of seventeen and forty one-hundredths feet to the place of Beginning.

Being PIN # 5307-46-46-3178

BEING PART OF THE SAME PREMISES WHICH American Bank and Trust Co. of Pa., previously known as Berks County Trust Company, a Pennsylvania Corporation, granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated August 1, 1974 and recorded as Purpart 6, Tract B in Deed Book Volume 1657, page 825, Berks County Records.

Premises "U"

ALL THAT CERTAIN property, together with improvements thereon erected, being No. 1050 Lincoln Street, situate in the City of Reading, County of Berks and State of Pennsylvania:

BEGINNING at a point at the southwest building corner of West Robeson and Lincoln Streets as shown on the topographical survey of the City of Reading; thence in a southerly direction following the western building line of Lincoln Street and making an interior angle of 90 degrees with the southern building line of West Robeson Street a distance of thirty and twenty-three one-hundredths feet (30.23') to a point a corner of property at #1048 Lincoln Street now or late of Mark W. Pugliese; thence in a westerly direction along said property now or late of Mark W. Pugliese, partly following the southern face of a thirteen inch (13") brick wall erected on the herein described premises and making an interior angle of 90 degrees with the last described line a distance of sixty-three and fifty-nine one-hundredths feet (63.59') to a point in line of property of the Reading Company; thence in a northwesterly direction along said property of the Reading Company and making an interior angle of 114 degrees 22 minutes with the last described line a distance of twenty and forty-seven one-hundredths feet (20.47') to a point a corner of said property of the Reading Company; thence in a northeasterly direction still along said property of the Reading Company and making an interior angle of 134 degrees 30 minutes with the last described line a distance of twelve and forty-two one-hundredths feet (12.42') to a point in the aforementioned southern building line of West Robeson Street; thence in an easterly direction following the said southern building line of West Robeson Street and making an interior angle of 111 degrees 08 minutes with the last described line a distance of sixty-seven and fifty-six one-hundredths feet (67.56') the place of Beginning.

Being PEN # 5307-40-46-3271

BEING PART OF THE SAME PREMISES WHICH American Bank and Trust Co. of Pa., previously known as Berks County Trust Company, a Pennsylvania Corporation, granted and conveyed unto Dana Corporation, a Virginia Corporation, by deed dated August 1, 1974 and recorded as Purpart 7 in Deed Book Volume 1657, page 825, Berks County Records.

TOGETHER WITH THE BEDS OF ANY ADJOINING VACATED STREETS AS TO ALL PREMISES HEREIN DESCRIBED. (A-U)

VL4039PG0895

**ENVIRONMENTAL PROVISIONS FOR DANA CORPORATION DEED
(INSERT AT END OF PROPERTY DESCRIPTION)**

This conveyance is subject to the conditions, restrictions, and terms as set forth in that certain Consent Order and Agreement (the "Buyer-Seller Agreement") among Grantor, Grantee, and the Commonwealth of Pennsylvania Department of Environmental Protection ("Department"), entitled In the Matter of Dana Corporation and Reading Properties, L.P., dated 4-13, 2004, recorded _____, 2004, in Deed Book _____, Page _____, including but not limited to restrictions set forth therein limiting the use of the real property and improvements conveyed hereunder to commercial or industrial activity, excluding schools, nursing homes and other residential-style facilities and recreational areas. These restrictions and covenants shall apply to and run with the Land, and no modification to these restrictions or covenants shall be made, except that any person may request approval from the Department or its successor agency to remove the residential use restriction and covenant for all or part of the Land as authorized pursuant to Section 903 of the Pennsylvania Land Recycling and Environmental Remediation Standards Act ("Act 2") (35 P.S. § 6026.903) upon a demonstration that all or that part of the Land meets all applicable cleanup standards for residential use.

Pursuant to Section 512(b) of the Pennsylvania Hazardous Sites Cleanup Act, 35 P.S. Section 6020.512(b), and Sections 303(g) and 304(m) of Act 2, 35 P.S. Section 6026.303(g) and 6026.304(m), Grantor hereby acknowledges that hazardous substances were released on the real property described in this Deed (the "Property"). The surface area size, exact location, and description of the regulated substances is as shown in the tables and maps attached as Exhibits B and C to the Buyer-Seller Agreement referenced above and recorded 4/15/04, 2004, in Deed Book 4038, Page 241, which is incorporated herein by reference. Grantor has performed soil and groundwater investigations and remediation at the Property to demonstrate attainment with Statewide Health and Site Specific Standards using nonresidential exposure factors. A June 2003 Remedial Investigation/Risk Assessment Report describing these activities was approved by the Department on September 29, 2003. Pursuant to the Buyer-Seller Agreement, Grantor will be submitting, and obtaining Department approval of, a Final Report under Act 2 demonstrating Grantor's attainment with a combination of Statewide Health and Site Specific Standards using nonresidential exposure factors for the regulated substances. This and other documents regarding the environmental condition of the Property are/will be on file with the Department under Land Recycling Program ID No. 3-6-1-1084.

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