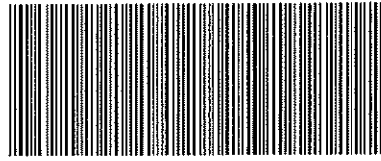


Frederick C. Sheeler
 Berks County Recorder of Deeds

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

INSTRUMENT # 2019040907

RECORDED DATE: 11/22/2019 08:07:30 AM



9512693-0018.

Document Type: ENVIRONMENTAL COVENANT	Transaction #: 1550008926 Document Page Count: 17 Operator Id: dfuoco
PARCEL ID(s): (See doc for additional parcel #'s) 18530610453607	SUBMITTED BY: Susan Ehrlich 1100 BERKSHIRE BLVD STE 201 WYOMISSING, PA 19610-1221

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

FEES / TAXES:	
RECORDING FEES: ENVIRONMENTAL COVENANT	\$26.25
RECORDS IMPROVEMENT FUND	\$5.00
JUDICIAL FEE	\$40.25
WRIT TAX	\$0.50
ADDITIONAL PAGE FEE	\$52.00
PARCEL ID FEE	\$10.00
Total:	\$134.00

INSTRUMENT #: 2019040907
 Recorded Date: 11/22/2019 08:07:30 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 18

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.

Prepared by: U.S. Environmental Protection Agency, 1650 Arch Street, Philadelphia, PA 19103

When recorded, return to: Karen H. Cook, Esquire, Masano Bradley, 1100 Berkshire Boulevard, Suite 201, Wyomissing, PA 19610

The County Parcel Identification No. of the Property is: 18530610453607

GRANTOR: TMAP Realty, LLC

PROPERTY ADDRESS: 825 East Wyomissing Boulevard, a/k/a 841 East Wyomissing Boulevard, Reading, Pennsylvania

GRANTEE: SBD Property Holdings, LLC

ENVIRONMENTAL COVENANT

This Environmental Covenant is executed pursuant to the Pennsylvania Uniform Environmental Covenants Act, Act No. 68 of 2007, 27 Pa. C.S. §§ 6501 – 6517 (UECA). This Environmental Covenant subjects the Property identified in Paragraph 1 to the activity and/or use limitations in this document. As indicated later in this document, this Environmental Covenant has been approved by the United States Environmental Protection Agency (EPA).

1. **Property affected.** The property affected (Property) by this Environmental Covenant is located in Reading, Berks County, Pennsylvania.

The postal street address of the Property is: 841 East Wyomissing Boulevard, Reading, Pennsylvania.

The latitude and longitude of the center of the Property is: 40.326460 and 75.960641.

The Property has been known by the following name(s): Baldwin Hardware Corporation.

The EPA ID# is PAD002350833.

A complete description of the Property is attached to this Environmental Covenant as Exhibit A. A map of the Property is attached to this Environmental Covenant as Exhibit B, and a table with latitude and longitude coordinates is attached as Exhibit C.

2. **Property Owner / GRANTOR.** TMAP Realty, LLC is the owner of the Property and the GRANTOR of this Environmental Covenant.

The mailing address of the owner is: Masano Auto Group, 815 Lancaster Avenue, Reading, Pennsylvania 19607.

3. **Holder / GRANTEE.** The following is the GRANTEE and a “holder,” as that term is defined in 27 Pa. C.S. § 6502, of this Environmental Covenant: SBD Property Holdings, LLC, 1000 Stanley Drive, New Britain, Connecticut 06050.

4. **Description of Contamination and Remedy.** Trichloroethylene (TCE) and its degradation products, among other contaminants, have been found in the soil, soil vapor, and groundwater at the Property above levels appropriate for residential or industrial use. The Property formerly was occupied by a manufacturing facility (Facility) that was comprised of three units: Central Unit, Lower Unit, and Administration Unit. The Central Unit housed the majority of the manufacturing process and, together with the Lower Unit, occupied about 260,000 square feet. The geographic locations of the Central Unit and the Lower Unit are depicted in the attached Exhibit B. An Administrative Order on Consent entitled In Re: Baldwin Hardware Corporation Reading, Pennsylvania PAD 00 235 0833, Docket No. RCRA-III-004-CA Proceeding Under Section 3008(h) of the Resource Conservation and Recovery Act of 1976, as amended, 42 U.S.C. § 6928(h), was executed in 1987 by Baldwin and the U.S. Environmental Protection Agency ("EPA"), and amended in 1988 (together with any future amendments or supplements, the "Consent Order"). On August 24, 2017, EPA issued a Final Decision and Response to Comments (FDRTC), in which it selected a Final Remedy for the Facility located on the Property. The Final Remedy requires compliance with, and maintenance of, vapor mitigation systems to ensure TCE is at or below 8 micrograms per cubic meter in indoor air, and compliance with, and maintenance of, a modified groundwater recovery and treatment system until TCE is at or below 5 micrograms per liter consistently in all wells. Additionally, the Final Remedy requires the maintenance and inspection of the integrity of the floors in the Facility's Central and Lower Units, as well as land and groundwater use restrictions. The administrative record pertaining to the FDRTC is located at the location listed below:

US EPA Region III, Land, Chemicals and Redevelopment Division
1650 Arch Street, Philadelphia, Pennsylvania 19103-2029
215-814-3100

5. **Activity and Use Limitations and Obligations.**

(a) The Property is subject to the following activity and use limitations, which the then current owner of the Property, and its tenants, agents, employees and other persons under its control, shall abide by:

- (i) In no event shall the Property or any part thereof be used for any residential purpose including, but not limited to, the following:
 - A. Construction of any structures designed for routine worker occupancy without appropriate engineering controls required to mitigate vapor intrusion;
 - B. Single family or multi-family dwellings or otherwise as a residence or dwelling quarters for any person or persons;

- C. Parks or playgrounds including, without limitation, parks with swing sets, sand boxes, swimming pools, or any other kind of recreational uses or equipment;
- D. Campgrounds;
- E. Daycare centers, nurseries, kindergartens, elementary and secondary schools, vocational or technical schools, or similar facilities;
- F. Hospitals, nursing homes, shelters, group homes, or similar facilities;
- G. Cemeteries;
- H. Churches or other religious structures; and
- I. The planting and raising of crops for human consumption.

(ii) Any use of the Central Unit is prohibited, unless the integrity of the floor of that building is inspected and maintained, in accordance with the EPA-approved Site Management Plan dated May 2016. If the integrity of the floor of the Central Unit will be disturbed, except in the event of an emergency, prior to doing so, the then current owner of the Property shall notify EPA and obtain EPA's prior written approval to disturb the integrity of the floor of the Central Unit. In the event of an emergency, the then current owner of the Property shall notify EPA within two (2) business days after disturbing the floor of the Central Unit. Subsequent to any disturbance of the floor due to an emergency, the then current owner shall inspect the floor integrity and provide a report, in accordance with the EPA-approved Site Management Plan dated May 2016, within fourteen (14) business days. (Reference to the EPA-approved Site Management Plan herein shall include any EPA-approved amendments to that Plan.);

(iii) The construction of new structures on the geographic locations of the Central Unit and the Lower Unit at the Property, as depicted in the attached Exhibit B, is prohibited unless a soil vapor mitigation system (including a sub-slab depressurization system and, if required for soil vapor mitigation, a soil vapor extraction system) (collectively the "SVM System") approved by EPA is installed in each such structure, or it is demonstrated to EPA that installation of a SVM System or any part thereof is not needed to protect human health and EPA provides prior written approval that a SVM System or any part thereof is not needed;

(iv) The use of groundwater underlying the Property for agricultural or potable uses is prohibited until EPA provides written notice that levels of TCE are found to have been reduced to less than 5 micrograms /liter;

(v) Any digging, excavation, and/or disturbance that impacts the integrity of the modified groundwater recovery and treatment system (well, piping, treatment system, etc.) is prohibited unless EPA provides prior written approval;

(vi) Any digging, excavation, and/or any disturbance that impacts the integrity of the SVM Systems (vacuum points, piping, treatment system, etc.) is prohibited unless EPA provides prior written approval;

(vii) In the event that Grantee's obligations are transferred to Grantor or the then current owner, as provided under Section 5(b)(i) herein, Grantor or the then current owner shall operate, maintain, and monitor the SVM Systems in buildings located above the Central and Lower Units in accordance with the EPA-approved SVM Systems Operation, Maintenance and Monitoring Plan dated May 2016, or any EPA-approved amendment to that Plan;

and

(viii) Unless otherwise provided for in this Environmental Covenant, the Grantor, Grantee, and then current Owner shall comply with the following EPA-approved documents: Groundwater Hydraulic Containment System Operation, Maintenance, and Monitoring Plan, dated January 2016 and approved March 21, 2016; SVM Systems Operation, Maintenance and Monitoring Plan dated May 2016 and approved January 24, 2017; and Site Management Plan dated May 2016 and approved January 24, 2017; or the EPA-approved amendments to any of the aforementioned Plans.

(b) Grantee shall perform the following tasks:

(i) Grantee shall operate, maintain, and monitor the SVM Systems in buildings located above the Central and Lower Units in accordance with the EPA-approved SVM Systems Operation, Maintenance and Monitoring Plan dated May 2016, or the EPA-approved amendment to this Plan. The SVM Systems in the Central and Lower Units were activated by Grantee on August 24, 2016 and June 16, 2016, respectively. EPA recognizes that the Grantee and the Grantor have entered into a contract that addresses the transfer and division of these obligations. Seven (7) years after the SVM Systems in the Central and Lower Units are activated, some or all of the obligations to operate, maintain and monitor the SVM Systems may be transferred to the then current owner, with prior written notice to EPA. If applicable, such written notice shall describe how the responsibility for those obligations will be divided between the Grantee and the then current owner; and

(ii) Grantee must operate, monitor, and maintain the modified groundwater recovery and treatment system, as described in the EPA-approved Groundwater Hydraulic Containment System Operation, Maintenance, and Monitoring Plan, dated January 2016, or the EPA-approved amendment to this Plan, until either the Grantee demonstrates that the groundwater cleanup standard of 5 microgram/liter for

TCE has been met throughout the plume of contamination; or the Grantee petitions for EPA approval of an alternate cleanup standard for TCE and obtains such written approval.

6. **Notice of Limitations in Future Conveyances.** Each instrument hereafter conveying any interest in the Property subject to this Environmental Covenant shall contain a notice of the activity and use limitations and obligations set forth in this Environmental Covenant and shall provide the recorded location of this Environmental Covenant.

7. **Compliance Reporting.** By no later than the 31st of every January following EPA's approval of this Environmental Covenant, the then current owner of the Property shall submit to EPA, the Pennsylvania Department of Environmental Protection (Department) and SBD Property Holdings, LLC, written documentation stating whether or not the activity and use limitations and obligations set forth in paragraph 5(a) and, if applicable to the then current owner of the Property, in paragraph 5(b)(i), of this Environmental Covenant are being abided by. In addition, within 30 days after a) written request by EPA or the Department, b) transfer of title of the Property or of any part of the Property affected by this Environmental Covenant, c) noncompliance with paragraph 5 (Activity and Use Limitations and Obligations), or d) an application for a permit or other approval for any building or site work that could affect contamination on any part of the Property, the then current owner shall send a report to EPA, the Department, and SBD Property Holdings, LLC. The report shall state whether or not there is compliance with the activity and use limitations and obligations required of the then current owner of the Property in paragraph 5. If there is noncompliance, the report will state the actions that will be taken to assure compliance. By no later than the 31st of every January following EPA's approval of this Environmental Covenant, and within 30 days after a written request by EPA or the Department, the Grantee shall submit to EPA, the Department and Grantor or the then current owner of the Property written documentation stating whether or not the tasks and obligations set forth in paragraph 5(b) of this Environmental Covenant are being abided by. If there is noncompliance, the report will state the actions that will be taken to assure compliance.

8. **Access by EPA and the Department.** In addition to any rights already possessed by EPA and the Department, this Environmental Covenant grants to EPA and the Department a right of reasonable access of the Property in connection with implementation or enforcement of this Environmental Covenant.

9. **Recording and Notification of Recording.** Within 30 days after the date that EPA approves this Environmental Covenant, the Owner shall file this Environmental Covenant with the Recorder of Deeds for each County in which the Property is located, and send a file-stamped copy of this Environmental Covenant to EPA within 45 days of EPA's approval of this Environmental Covenant. Within 30 days after this Environmental Covenant has been filed with the Recorder of Deeds for each County in which the Property is located, the Owner shall send a file-stamped copy to each of the following: each municipality and county in which the Property is located; the

Department; SBD Property Holdings, LLC and all entities which hold a recorded interest in the Property.

10. **Termination or Modification.**

(a) This Environmental Covenant runs with the land unless terminated or modified in accordance with 27 Pa. C.S. §§ 6509 or 6510, or in accordance with paragraph 10.(b). The then current owner of the Property shall provide EPA written notice of the pendency of any proceeding that could lead to a foreclosure, as referred to in 27 Pa. C.S. § 6509(a)(4), within seven calendar days of the owner's receiving notice of the pendency of such proceeding.

(b) In accordance with 27 Pa. C.S. § 6510(a)(3)(i), Grantor hereby waives the right to consent to any amendment or termination of the Environmental Covenant by consent; it being intended that any amendment to or termination of this Environmental Covenant by consent in accordance with this Paragraph requires only the following signatures on the instrument amending or terminating this Environmental Covenant: (i) the Holder at the time of such amendment or termination; (ii) the then current owner of the Property; and (iii) EPA.

11. **The Department.**

(a) **Notification.** The then current owner shall provide the Department written notice of the following actions to terminate or modify environmental covenants pursuant to 27 Pa. C.S. §§ 6509 and 6510 to which EPA would already be a party:

(i) the pendency of any proceeding that could lead to a foreclosure as referred to in 27 Pa. C.S. § 6509(a)(4), within seven calendar days of the owner's receiving notice of the pendency of such proceeding;

(ii) any judicial action referred to in 27 Pa. C.S. § 6509(a)(5), within seven calendar days of the owner's receiving notice of such judicial action;

(iii) any judicial action referred to in 27 Pa. C.S. § 6509(b), within seven calendar days of the owner's receiving notice of such judicial action; and

(iv) termination or amendment of this Environmental Covenant pursuant to 27 Pa. C.S. § 6510, within seven calendar days of the owner's becoming aware of such termination or amendment.

(b) **Enforcement.** A civil action for injunctive or other equitable relief for violating this Environmental Covenant may be maintained by the Department.

12. **Communications.** Communications regarding this Environmental Covenant shall include the EPA ID# and shall be sent to:

For EPA

Linda Matyskiela
U.S. Environmental Protection Agency
Region III, Mail Code 3LD20
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029
Matyskiela.Linda@epa.gov
R3_RCRAPOSTREM@epa.gov

And

Division Director
Land, Chemicals, and Redevelopment Division (RCRA Cleanups)
U.S. Environmental Protection Agency
Region III, Mail Code 3LD00
Philadelphia, Pennsylvania 19103

For PADEP

Linda Houseal
Pennsylvania Department of Environmental Protection
Southcentral Regional Office
909 Elmerton Avenue
Harrisburg, Pennsylvania 17110
Lhouseal@pa.us

For GRANTOR

TMAP Realty, LLC
c/o Masano Auto Group
815 Lancaster Avenue
Reading, PA 19607
ATTN: John J. Masano

With a copy to:

Masano Bradley
1100 Berkshire Boulevard, Suite 201
Wyomissing, PA 19610
ATTN: Karen H. Cook, Esquire

For GRANTEE

Stanley, Black and Decker, Inc.
1000 Stanley Drive
New Britain, CT 06050

Attention: Gregory P. Smulski, V.P. Real Estate
 Debi Geyer, V.P. Environmental Health and Safety

With copy to:
 Miles & Stockbridge PC
 100 Light St.
 Baltimore, MD 21202
 Attention: Marian C. Hwang, Esquire

13. **Severability.** The paragraphs of this Environmental Covenant shall be severable and should any part hereof be declared invalid or unenforceable, the remainder shall continue in full force and effect between the parties.

14. **Prior Covenant.** Grantor and Grantee have agreed to terminate the Environmental Covenant recorded in the Berks County, Pennsylvania, Recorder of Deeds Office on July 1, 2015 as Instrument No. 2015022133 (2015 Covenant), pursuant to Paragraph 12 (e) (Termination or Modification) therein, Grantor and Grantee further state that they will record the termination document in the land records for the Property.

ACKNOWLEDGMENTS

Date: TMAP Realty, LLC, Grantor
 By: [Signature]
 Name: John J. Masano
 Title: Sole Member

COMMONWEALTH OF PENNSYLVANIA)
)
 COUNTY OF Berks) SS:

On this 16th day of Sept., 2019, before me, the undersigned officer, personally appeared John J. Masano, Sole Member of TMAP Realty, LLC, a Pennsylvania limited liability company [Owner, Grantor] who acknowledged himself to be the person whose name is subscribed to this Environmental Covenant, and acknowledged that he executed same for the purposes therein contained.

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

Signed and sworn to before me
 on Sept. 16, 2019 by John J. Masano.

[Signature]
 Notary Public

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Mary-Jo Shaw, Notary Public
 City of Reading, Berks County
 My Commission Expires Sept. 26, 2019
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Date: _____ SBD Property Holdings, LLC, Grantee
 By: [Signature]
 Name: GREG SMULSKI
 Title: VP REAL ESTATE

~~COMMONWEALTH OF PENNSYLVANIA~~)
 State of: Connecticut)
 COUNTY OF Hartford) SS:

On this 17th day of September, 2019, before me, the undersigned officer, personally appeared Gregory Smulski [Holder, Grantee] who acknowledged himself/herself to be the person whose name is subscribed to this Environmental Covenant, and acknowledged that s/he freely executed the same for the purposes therein contained.

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

[Signature]
 Notary Public
YVONNE L. GAUDETTE
 NOTARY PUBLIC
 STATE OF CONNECTICUT
 COMMISSION EXPIRES 10/31/2023

Date: 10.17, 2019

By: *John A. Armstead*
John A. Armstead
Director
Land, Chemicals, and Redevelopment Division
United States Environmental Protection Agency
Region III

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF PHILADELPHIA) SS:

On this 17th day of October, 2019, before me, the undersigned officer, personally appeared John A. Armstead who acknowledged himself to be the person whose name is subscribed to this Environmental Covenant, and acknowledged that he freely executed the same for the purposes therein contained.

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

Patricia J. Schwenke
Notary Public

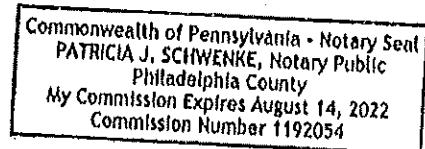


EXHIBIT A - LEGAL DESCRIPTION:

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND, TOGETHER WITH THE IMPROVEMENTS ERECTED THEREON, SITUATE ON THE EASTERLY SIDE OF WYOMISSING BOULEVARD (100 FEET WIDE) BETWEEN LIGGETT AVENUE AND PATTON AVENUE AND BEING A PORTION OF THE PLAN OF "BROOKLINE", LAID OUT BY E. RICHARD MOINIG, RECORDED IN PLAN BOOK VOLUME 8, PAGE 21, BERKS COUNTY RECORDS, IN THE CITY OF READING, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, AND SHOWN ON A PLAN PREPARED BY MCCARTHY ENGINEERING ASSOCIATES, INC. FOR TOM MASANO AUTO GROUP TITLED ALTA/ACSM LAND TITLE SURVEY PLAN "825 E. WYOMISSING BOULEVARD", AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE CENTER LINE OF THE SAID WYOMISSING BOULEVARD IN LINE OF LANDS OF THE MOST REVEREND THOMAS J. WELSH, D.D. J.C.D.; THENCE EXTENDING ALONG THE SAID LANDS OF THE MOST REVEREND THOMAS J. WELSH, D.D. J.C.D., AND ALONG LANDS OF CITADEL BROADCASTING COMPANY NORTH 70° 57' 00" EAST A DISTANCE OF 1732.61 FEET TO A POINT, A CORNER OF THE SAID LANDS OF CITADEL BROADCASTING COMPANY;

THENCE ALONG THE SAID LANDS OF CITADEL BROADCASTING COMPANY NORTH 16° 37' 00" WEST A DISTANCE OF 444.94 FEET TO A POINT, A CORNER OF LANDS OF RICHARD G. KLINE;

THENCE ALONG THE SAID LANDS OF RICHARD G. KLINE NORTH 67° 04' 00" EAST A DISTANCE OF 129.93 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PENNSYLVANIA LINES, LLC, THE BEGINNING OF A NON-TANGENTIAL CURVE;

THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF PENNSYLVANIA LINES, LLC, THE FIVE(5) FOLLOWING COURSES AND DISTANCES:

1. BY A LINE CURVING TO THE RIGHT, HAVING A RADIUS OF 1357.69 FEET, AN ARC DISTANCE OF 687.53 FEET, WITH A CHORD BEARING SOUTH 10° 00' 00" EAST, A CHORD DISTANCE OF 680.21 FEET TO A POINT OF TANGENCY;
2. SOUTH 04° 33' 30" WEST A DISTANCE OF 284.11 FEET TO A POINT;
3. SOUTH 16° 20' 30" WEST A DISTANCE OF 158.22 FEET TO A POINT;
4. SOUTH 52° 15' 19" WEST A DISTANCE OF 71.81 FEET TO AN IRON PIN; AND
5. SOUTH 24° 27' 30" WEST A DISTANCE OF 330.10 FEET TO A POINT, A CORNER OF LANDS OF READING TRUCK BODY, LLC;

THENCE ALONG THE SAID LANDS OF READING TRUCK BODY, LLC, AND ENTERING THE BED OF THE VACATED PORTION OF WYOMISSING BOULEVARD (80 FEET WIDE AS SHOWN ON THE AFORESAID PLAN OF "BROOKLINE") SOUTH 56° 13' 30" WEST FOR A DISTANCE OF 167.11 FEET TO AN IRON PIN ON THE CENTERLINE OF THE SAID WYOMISSING BOULEVARD, A CORNER OF THE SAID LANDS OF READING TRUCK BODY, LLC;

THENCE ALONG THE SAID CENTERLINE OF THE VACATED PORTION OF WYOMISSING BOULEVARD AND LANDS OF READING TRUCK BODY, LLC, THE THREE (3) FOLLOWING COURSES AND DISTANCES:

1. SOUTH 85° 40' 12" WEST A DISTANCE OF 55.92 FEET TO A POINT OF CURVATURE;
2. BY A LINE CURVING TO THE LEFT, HAVING A RADIUS OF 756.88 FEET, AN ARC DISTANCE OF 242.85 FEET, WITH A CHORD BEARING SOUTH 76° 28' 39" WEST A CHORD DISTANCE OF 241.82 FEET TO A POINT OF TANGENCY; AND
3. SOUTH 67° 24' 18" WEST A DISTANCE OF 504.76 FEET TO A POINT ON THE EASTERLY TOPOGRAPHICAL BUILDING LINE OF THE SAID WYOMISSING BOULEVARD, NEAR ITS INTERSECTION WITH THE SAID LIGGETT AVENUE;

EXHIBIT A - LEGAL DESCRIPTION, PAGE 1 OF 2

REFERENCE: ALTA/ACSM LAND TITLE SURVEY PLAN "825 WYOMISSING BOULEVARD", PREPARED FOR TOM MASANO FORD, CITY OF READING, BERKS COUNTY, PENNSYLVANIA, DATED APRIL 20, 2015, SCALE: 1" = 50', LAST REVISION APRIL 23, 2015 BY REA D. GEHRET, PLS NO. SU-21352-E, MCCARTHY ENGINEERING ASSOCIATES, INC.

THENCE ALONG THE SAID EASTERLY TOPOGRAPHICAL BUILDING LINE OF WYOMISSING BOULEVARD, BY A LINE CURVING TO THE LEFT HAVING A RADIUS OF 848.40 FEET, AN ARC DISTANCE OF 110.99 FEET, WITH A CHORD BEARING NORTH 03° 47' 22" WEST A CHORD DISTANCE OF 110.91 FEET TO A POINT THE BEGINNING OF A NON-TANGENTIAL CURVE;

THENCE LEAVING THE SAID EASTERLY TOPOGRAPHICAL BUILDING LINE OF WYOMISSING BOULEVARD, AND ENTERING THE BED OF THE SAID WYOMISSING BOULEVARD, BY A LINE CURVING TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET, AN ARC DISTANCE OF 113.76 FEET, WITH A CHORD BEARING NORTH 32° 01' 17" WEST A CHORD DISTANCE OF 112.07 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE BY THE SAME, SOUTH 75° 07' 57" WEST A DISTANCE OF 10.00 FEET TO A POINT ON THE CENTERLINE OF THE SAID WYOMISSING BOULEVARD, THE BEGINNING OF A NON-TANGENTIAL CURVE;

THENCE ALONG THE SAID CENTERLINE OF WYOMISSING BOULEVARD BY A LINE CURVING TO THE LEFT, HAVING A RADIUS OF 798.40 FEET, AN ARC DISTANCE OF 786.16 FEET, WITH A CHORD BEARING NORTH 43° 04' 34" WEST A CHORD DISTANCE OF 754.78 FEET TO THE PLACE OF BEGINNING.

CONTAINING IN TOTAL AREA: 29.479 ACRES OF LAND, MORE OR LESS.

SUBJECT HOWEVER TO THE FOLLOWING EASEMENTS OR RIGHTS OF WAY WHICH ARE HEREBY RESERVED VIZ:

AN EASEMENT IN AND OVER 8' OF BOTH THE NORTH AND SOUTH LOT LINES OF THE PREMISES FOR THE ERECTION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES AND UNDERGROUND CONDUITS AND PIPES AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC LIGHT AND POWER, FOR TELEPHONE, FOR WATER, GAS, STORM WATER, SEWAGE AND FOR ANY OTHER PUBLIC OR QUASI PUBLIC UTILITY.

THE 40' WIDE STRIP OF GROUND FORMING ENTRANCE TO THE PROPERTY FROM HANCOCK BOULEVARD TO REMAIN FOREVER A PUBLIC DRIVEWAY AND THOROUGHFARE, ALL LATER SUPPORTS OF THE ABOVE DESCRIBED PLOT OF GROUND OR MADE NECESSARY FOR ADJOINING PLOTS OF GROUND, TO BE FORMED AND MAINTAINED SOLELY WITHIN THE CONFINES OF THE ABOVE DESCRIBED TRACT.

BEING THE SAME PREMISES WHICH CHARLES A. CORBIT AND EDITH CORBIT, HIS WIFE, AND W. MARSHALL HUGHES, SR. AND MARGARET HUGHES, HIS WIFE BY DEED DATED 6/27/1961 AND RECORDED IN BERKS COUNTY IN DEED BOOK 1391 PAGE 307 GRANTED AND CONVEYED UNTO PETERKRIST, INCORPORATED, A PA. CORP.

ALSO BEING THE SAME PREMISES WHICH THE READING COMPANY, A PA. CORP BY DEED DATED 12/20/1963 AND RECORDED IN BERKS COUNTY IN DEED BOOK 1439 PAGE 967, GRANTED AND CONVEYED UNTO PETERKRIST, INCORPORATED.

ALSO BEING THE SAME PREMISES WHICH SOL HARF AND CARRIE HARF, HIS WIFE BY DEED DATED 4/13/1966 AND RECORDED IN BERKS COUNTY IN DEED BOOK 1484 PAGE 841, GRANTED AND CONVEYED UNTO PETERKRIST, INCORPORATED.

AND BY CERTIFICATE OF MERGER APPROVED BY THE DEPARTMENT OF STATE OF THE COMMONWEALTH OF PENNSYLVANIA DATED 11/8/1968 THE SAID PETERKRIST INCORPORATED MERGED WITH AND BECAME KNOWN AS BALDWIN HARDWARE MANUFACTURING CORPORATION.

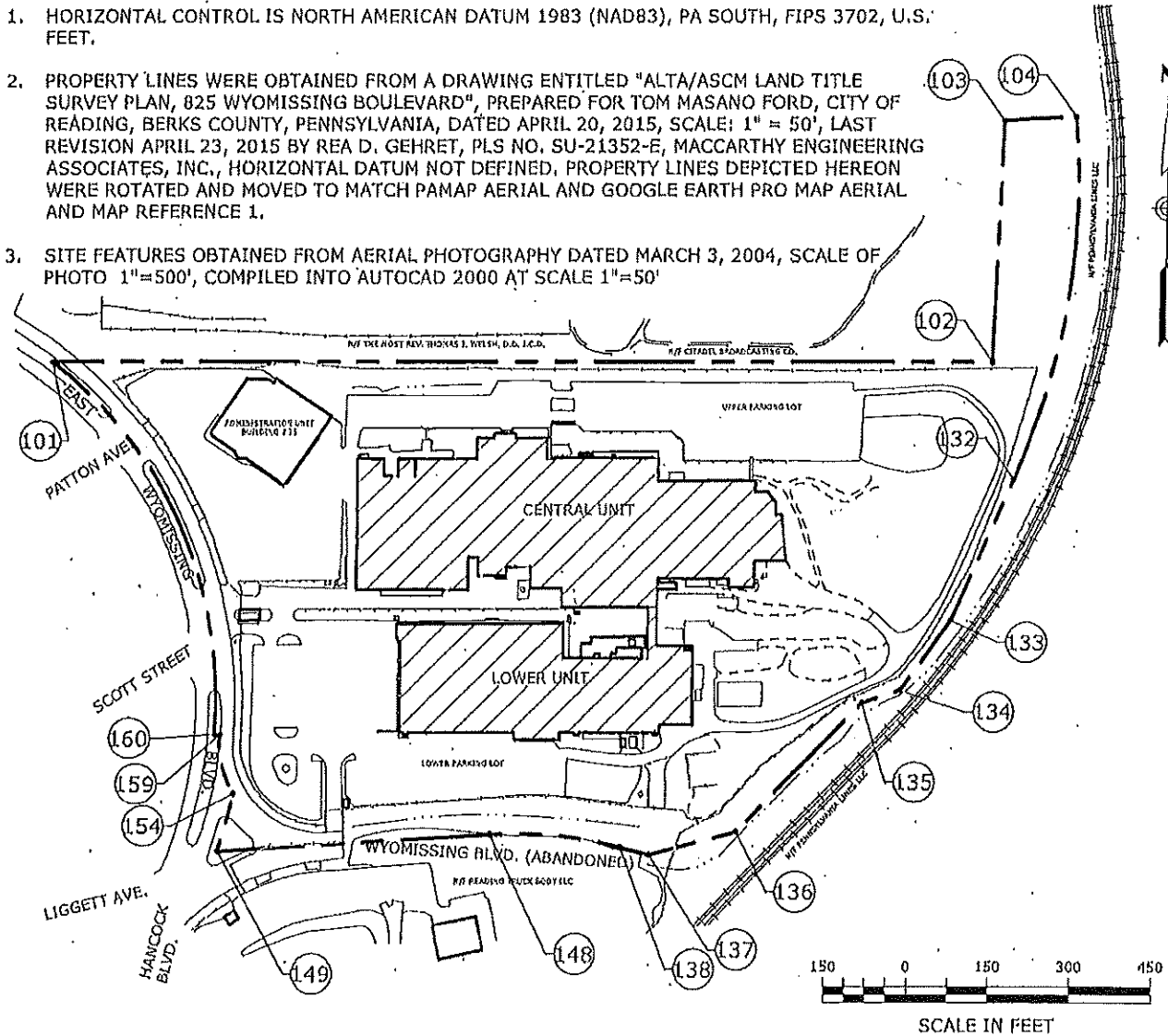
ALSO BEING THE SAME PREMISES WHICH ERMA J. FRY, SUCCESSOR TRUSTEE IN CLYDE FRY, BY DEED DATED 10/28/1982 AND RECORDED IN BERKS COUNTY IN DEED BOOK 1822 PAGE 567 GRANTED AND CONVEYED UNTO BALDWIN MANUFACTURING CORPORATION.

EXHIBIT A - LEGAL DESCRIPTION, PAGE 2 OF 2

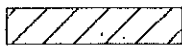
REFERENCE: ALTA/ASCM LAND TITLE SURVEY PLAN "825 WYOMISSING BOULEVARD", PREPARED FOR TOM MASAÑO FORD, CITY OF READING, BERKS COUNTY, PENNSYLVANIA, DATED APRIL 20, 2015, SCALE: 1" = 50', LAST REVISION APRIL 23, 2015 BY REA D. GEHRET, PLS NO. SU-21352-E, MACCARTHY ENGINEERING ASSOCIATES, INC.

MAP REFERENCES:

1. HORIZONTAL CONTROL IS NORTH AMERICAN DATUM 1983 (NAD83), PA SOUTH, FIPS 3702, U.S. FEET.
2. PROPERTY LINES WERE OBTAINED FROM A DRAWING ENTITLED "ALTA/ASCM LAND TITLE SURVEY PLAN, 825 WYOMISSING BOULEVARD", PREPARED FOR TOM MASANO FORD, CITY OF READING, BERKS COUNTY, PENNSYLVANIA, DATED APRIL 20, 2015, SCALE: 1" = 50', LAST REVISION APRIL 23, 2015 BY REA D. GEHRET, PLS NO. SU-21352-E, MACCARTHY ENGINEERING ASSOCIATES, INC., HORIZONTAL DATUM NOT DEFINED, PROPERTY LINES DEPICTED HEREON WERE ROTATED AND MOVED TO MATCH PAMAP AERIAL AND GOOGLE EARTH PRO MAP AERIAL AND MAP REFERENCE 1.
3. SITE FEATURES OBTAINED FROM AERIAL PHOTOGRAPHY DATED MARCH 3, 2004, SCALE OF PHOTO 1"=500', COMPILED INTO AUTOCAD 2000 AT SCALE 1"=50'



LEGEND:



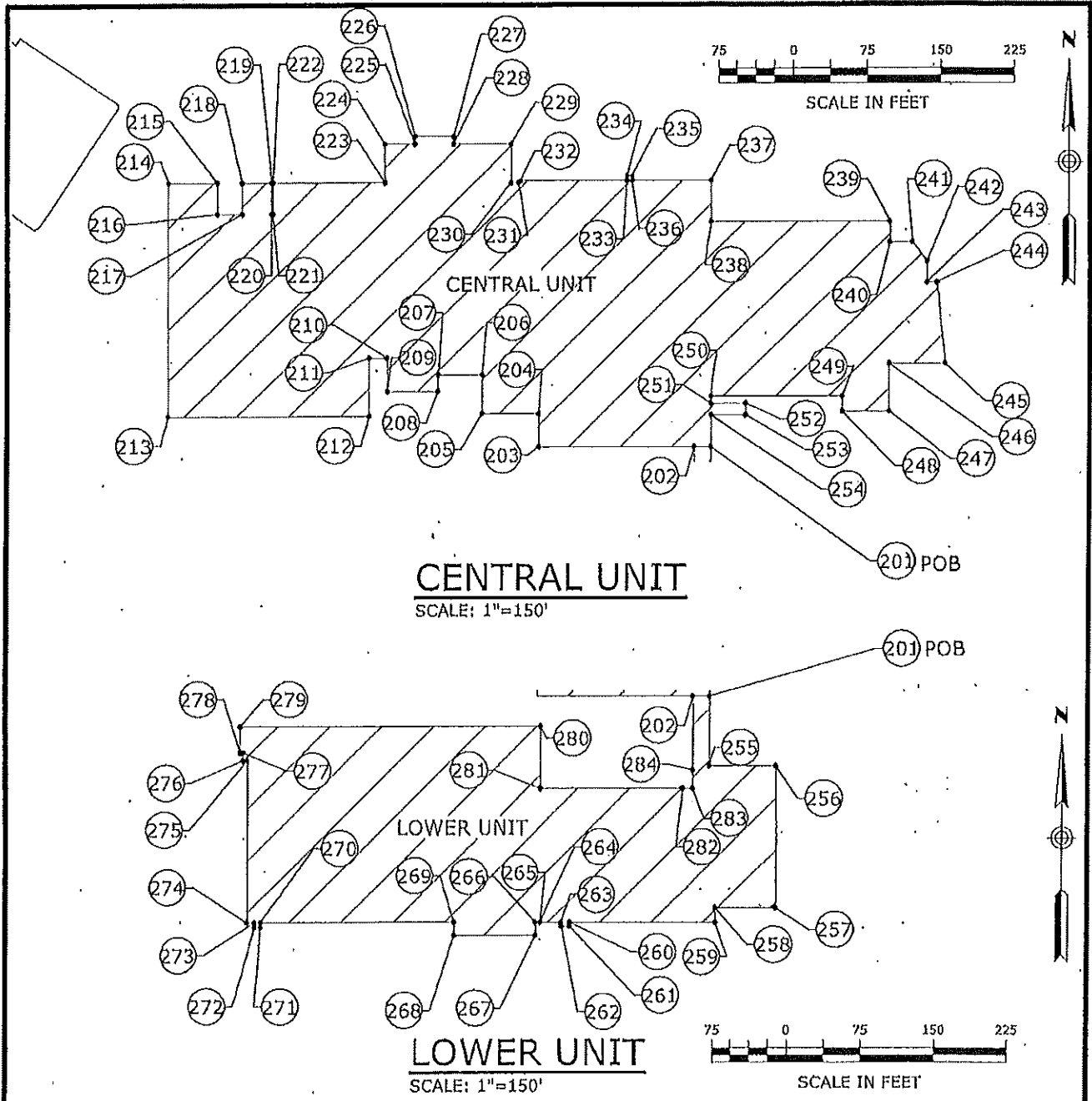
EXISTING CONCRETE FLOORS TO BE INSPECTED AND MAINTAINED AS PART OF THE APPROVED ENGINEERING CONTROLS FOR THE SITE

NOTES:

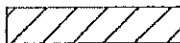
1. ONLY PROPERTY CORNERS ARE IDENTIFIED AND SHOWN HEREON. CURVED BOUNDARIES ARE DEFINED BY 25 FOOT SEGMENTS LOCATED ALONG THE CURVE AND ARE REPRESENTED IN EXHIBIT C ONLY. SEE EXHIBIT A FOR LEGAL DESCRIPTION REFERENCE.
2. SEE EXHIBIT C FOR PROPERTY LINE, CENTRAL & LOWER UNIT LATITUDE & LONGITUDE COORDINATES.

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	<p>FORMER BALDWIN HARDWARE FACILITY 841 EAST WYOMISSING BLVD., READING, PENNSYLVANIA</p>	<p>COMM. NO. 07MD8.06</p>	
	<p>PREPARED FOR: STANLEY BLACK & DECKER 1000 STANLEY DR., NEW BRITAIN, CONNECTICUT 06053</p>	<p>DATE Aug 1, 2018</p>	

V:\PA\READING\EAST WYOMISSING BLVD-841\DWGS\07MD806-021-EPA EXHIBITS A, B & C.DWG Tab: EXHIBIT B 1 OF 2 Saved: 8/2/2018 10:03 AM Plotted: 8/2/2018 10:04 AM



LEGEND:



EXISTING CONCRETE FLOORS TO BE INSPECTED AND MAINTAINED AS PART OF THE APPROVED ENGINEERING CONTROLS FOR THE SITE

NOTE:

1. SEE EXHIBIT C FOR PROPERTY LINE, CENTRAL & LOWER UNIT LATITUDE & LONGITUDE COORDINATES.

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**CENTRAL AND LOWER UNIT
VERTICE IDENTIFICATION FOR CONCRETE
FLOORING ENGINEERING CONTROL**

FORMER BALDWIN HARDWARE FACILITY
841 EAST WYOMISSING BLVD., READING, PENNSYLVANIA

PREPARED FOR:
STANLEY BLACK & DECKER
1000 STANLEY DR., NEW BRITAIN, CONNECTICUT 06053

SCALE 1" = 150'
COMM. NO. 07MD8.06
DATE Aug 1, 2018

**EXHIBIT
B
Sheet
2 of 2**


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Point	Latitude	Longitude	Description
101	40.32289048	-75.94184491	POB
102	40.32503750	-75.93930014	PLC
103	40.32614980	-75.93995936	PLC
104	40.32633190	-75.93955076	PLC
105	40.32627363	-75.93951153	poc
106	40.32621463	-75.93946576	poc
107	40.32615501	-75.93942140	poc
108	40.32609475	-75.93937846	poc
109	40.32603389	-75.93933701	poc
110	40.32597248	-75.93929704	poc
111	40.32591051	-75.93925852	poc
112	40.32584799	-75.93922153	poc
113	40.32578499	-75.93918601	poc
114	40.32572147	-75.93915202	poc
115	40.32565749	-75.93911959	poc
116	40.32559308	-75.93908870	poc
117	40.32552824	-75.93905934	poc
118	40.32546298	-75.93903156	poc
119	40.32539736	-75.93900538	poc
120	40.32533135	-75.93898074	poc
121	40.32526504	-75.93895773	poc
122	40.32519840	-75.93893627	poc
123	40.32513148	-75.93891647	poc
124	40.32506428	-75.93889825	poc
125	40.32499683	-75.93888166	poc
126	40.32492917	-75.93886672	poc
127	40.32486131	-75.93885336	poc
128	40.32479328	-75.93884166	poc
129	40.32472508	-75.93883161	poc
130	40.32465678	-75.93882319	poc
131	40.32458833	-75.93881641	poc
132	40.32455400	-75.93881364	PLC
133	40.32377534	-75.93875630	PLC
134	40.32334595	-75.93884078	PLC
135	40.32320520	-75.93902118	PLC
136	40.32253715	-75.93936090	PLC
137	40.32203283	-75.93980934	PLC
138	40.32200063	-75.94000545	PLC
139	40.32198506	-75.94009275	poc
140	40.32196731	-75.94017935	poc
141	40.32194740	-75.94026515	poc
142	40.32192534	-75.94035004	poc
143	40.32190115	-75.94043394	poc
144	40.32187488	-75.94051679	poc
145	40.32184654	-75.94059044	poc
146	40.32181614	-75.94067882	poc
147	40.32178375	-75.94075785	poc
148	40.32175941	-75.94081342	PLC
149	40.32105869	-75.94237509	PLC
150	40.32112653	-75.94238863	poc

Point	Latitude	Longitude	Description
151	40.32119402	-75.94240472	poc
152	40.32126115	-75.94242345	poc
153	40.32132781	-75.94244473	poc
154	40.32135694	-75.94245492	PLC
155	40.32139804	-75.94252664	poc
156	40.32144597	-75.94259072	poc
157	40.32149993	-75.94266602	poc
158	40.32155896	-75.94269158	poc
159	40.32159328	-75.94271222	PLC
160	40.32158270	-75.94274533	PLC
161	40.32164562	-75.94278113	poc
162	40.32170764	-75.94281950	poc
163	40.32176871	-75.94286041	poc
164	40.32182875	-75.94290379	poc
165	40.32188776	-75.94294960	poc
166	40.32194562	-75.94299781	poc
167	40.32200229	-75.94304834	poc
168	40.32205772	-75.94310117	poc
169	40.32211188	-75.94315625	poc
170	40.32216470	-75.94321353	poc
171	40.32221609	-75.94327292	poc
172	40.32226604	-75.94333439	poc
173	40.32231450	-75.94339788	poc
174	40.32236141	-75.94346331	poc
175	40.32240672	-75.94353062	poc
176	40.32245041	-75.94359976	poc
177	40.32249243	-75.94367067	poc
178	40.32253272	-75.94374323	poc
179	40.32257125	-75.94381743	poc
180	40.32260797	-75.94389318	poc
181	40.32264286	-75.94397037	poc
182	40.32267592	-75.94404894	poc
183	40.32270704	-75.94412886	poc
184	40.32273623	-75.94420997	poc
185	40.32276349	-75.94429225	poc
186	40.32278874	-75.94437563	poc
187	40.32281200	-75.94445999	poc
188	40.32283321	-75.94454526	poc
189	40.32285238	-75.94463134	poc
190	40.32286947	-75.94471816	poc
191	40.32288445	-75.94480565	poc
101	40.32289048	-75.94184491	POB

POB - Point of Beginning
 PLC - Property Line Corner
 poc - Point on Curve

NOTE:
 SEE EXHIBIT A FOR LEGAL DESCRIPTION REFERENCE,
 SEE EXHIBIT B FOR SITE PLAN REFERENCE.

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	FORMER BALDWIN HARDWARE FACILITY 841 EAST WYOMISSING BLVD., READING, PENNSYLVANIA		COMM. NO. 07MD8.06	
	PREPARED FOR: STANLEY BLACK & DECKER 1000 STANLEY DR., NEW BRITAIN, CONNECTICUT 06053		DATE Aug 1, 2018	

V:\PA\READING\EA\ST WYOMISSING BLVD-841.DWG\07MD806-02-EPA EXHIBITS A & C.DWG Tab: EXHIBIT C PROPERTY Saved: 8/2/2018 10:03 AM Plotted: 8/2/2018 10:04 AM

Point	Latitude	Longitude	Description
201	40.32316898	-75.94051536	cu POB
202	40.32314758	-75.94057057	cu
203	40.32294975	-75.94108123	cu
204	40.32303323	-75.94113642	cu
205	40.32296072	-75.94132361	cu
206	40.32305929	-75.94138880	cu
207	40.32300403	-75.94153147	cu
208	40.32296239	-75.94150393	cu
209	40.32289792	-75.94167034	cu
210	40.32298118	-75.94172540	cu
211	40.32295815	-75.94178488	cu
212	40.32281177	-75.94168807	cu
213	40.32255804	-75.94234295	cu
214	40.32315073	-75.94273493	cu
215	40.32321272	-75.94257493	cu
216	40.32313476	-75.94252339	cu
217	40.32316577	-75.94244339	cu
218	40.32324373	-75.94249493	cu
219	40.32328112	-75.94239840	cu
220	40.32320316	-75.94234686	cu
221	40.32320490	-75.94234233	cu
222	40.32328286	-75.94239387	cu
223	40.32342409	-75.94202937	cu
224	40.32351954	-75.94209314	cu
225	40.32355786	-75.94199422	cu
226	40.32357745	-75.94200718	cu
227	40.32362634	-75.94188097	cu
228	40.32360676	-75.94186800	cu
229	40.32367927	-75.94168082	cu
230	40.32358281	-75.94161704	cu
231	40.32359363	-75.94158909	cu
232	40.32359837	-75.94159223	cu

Point	Latitude	Longitude	Description
233	40.32373609	-75.94123678	cu
234	40.32374833	-75.94124488	cu
235	40.32375453	-75.94122890	cu
236	40.32374229	-75.94122079	cu
237	40.32384259	-75.94096184	cu
238	40.32373972	-75.94089381	cu
239	40.32396370	-75.94031569	cu
240	40.32391052	-75.94028052	cu
241	40.32393888	-75.94020726	cu
242	40.32390959	-75.94012730	cu
243	40.32385569	-75.94009165	cu
244	40.32386872	-75.94005808	cu
245	40.32367272	-75.93989377	cu
246	40.32360131	-75.94007805	cu
247	40.32348110	-75.93999859	cu
248	40.32342220	-75.94015058	cu
249	40.32346018	-75.94017567	cu
250	40.32329592	-75.94059967	cu
251	40.32327797	-75.94058777	cu
252	40.32332206	-75.94047392	cu
253	40.32329248	-75.94045433	cu
254	40.32324847	-75.94056794	cu
201	40.32316898	-75.94051536	cu & lu POB

LEGEND

POB - Point of Beginning
 cu - Central Unit corner
 lu - Lower Unit corner

NOTE:
 SEE EXHIBIT B FOR SITE PLAN & CENTRAL UNIT REFERENCE.

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	FORMER BALDWIN HARDWARE FACILITY 841 EAST WYOMISSING BLVD., READING, PENNSYLVANIA		COMM. NO. 07MD8.06	
	PREPARED FOR: STANLEY BLACK & DECKER 1000 STANLEY DR., NEW BRITAIN, CONNECTICUT 06053		DATE Aug 1, 2018	


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Point	Latitude	Longitude	Description
201	40.32316898	-75.94051536	cu & lu POB
255	40.32299264	-75.94039876	lu
256	40.32307621	-75.94018301	lu
257	40.32272156	-75.93994848	lu
258	40.32264596	-75.94014367	lu
259	40.32260995	-75.94011988	lu
260	40.32242471	-75.94059803	lu
261	40.32241491	-75.94059154	lu
262	40.32240459	-75.94061819	lu
263	40.32241439	-75.94062467	lu
264	40.32238721	-75.94069481	lu
265	40.32238762	-75.94069508	lu
266	40.32238142	-75.94071107	lu
267	40.32234835	-75.94068921	lu
268	40.32224462	-75.94095701	lu
269	40.32227769	-75.94097886	lu
270	40.32203254	-75.94161163	lu
271	40.32202111	-75.94160408	lu
272	40.32201378	-75.94162301	lu
273	40.32202521	-75.94163056	lu
274	40.32201545	-75.94165578	lu
275	40.32242159	-75.94192436	lu
276	40.32241663	-75.94193715	lu
277	40.32243621	-75.94195011	lu
278	40.32243249	-75.94195972	lu
279	40.32249741	-75.94200264	lu
280	40.32287828	-75.94101954	lu
281	40.32272274	-75.94091670	lu
282	40.32290363	-75.94044979	lu
283	40.32291614	-75.94041753	lu
284	40.32296206	-75.94044790	lu
202	40.32314758	-75.94057057	lu
201	40.32316898	-75.94051536	cu & lu POB

LEGEND

POB - Point of Beginning
 cu - Central Unit corner
 lu - Lower Unit corner

NOTE:
 SEE EXHIBIT B FOR SITE PLAN & LOWER UNIT REFERENCE.

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	FORMER BALDWIN HARDWARE FACILITY 841 EAST WYOMISSING BLVD., READING, PENNSYLVANIA		COMM. NO. 07MD8.06	
	PREPARED FOR: STANLEY BLACK & DECKER 1000 STANLEY DR., NEW BRITAIN, CONNECTICUT 06053		DATE Aug 1, 2018	

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