

ERECTED INTO A TOWNSHIP IN 1733  
**TOWNSHIP OF WORCESTER**  
AT THE CENTER POINT OF MONTGOMERY COUNTY  
PENNSYLVANIA

1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

Phone (610) 584-1410  
Fax (610) 584-8901

**THIS SECTION COMPLETED ONLY BY TOWNSHIP:**

APPEAL NO. : 19-06      DATE FILED: February 28, 20 19

APPLICATION:     BOARD OF SUPERVISORS  
                       ZONING HEARING BOARD

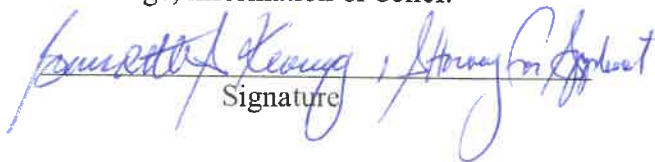
1.    Date of Application: 2/28/19
  
2.    Classification of Appeal (Check one or more, if applicable):
  - a.    Appeal from the Zoning Officer's Determination
  - b.    Request for Variance
  - c.    Request for Special Exception
  - d.    Challenges to the Validity of Zoning Ordinance or Map
  - e.    Request for Conditional Use Hearing
  - f.    Request for Amendment to Zoning Map
  - g.    Request for Zoning Ordinance Amendment
  - h.    Request for a Curative Amendment
  - i.    Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code
  
3.    Applicant:
  - a.    Name: Ross A. Myers and Myers Family Partnership, II, L.P.
  - b.    Mailing address: PO Box 98  
Worcester, PA 19490
  - c.    Telephone number: 610-960-3531
  - d.    State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: Owner (REQUIRED)

**Please attach Deed to prove ownership, an Agreement of Sale to prove equitable ownership, or an Affidavit allowing Tenant to apply for necessary relief.**
  
4.    Applicant's attorney, if any:
  - a.    Name: Bernadette A. Kearney, Esq. / HRMM&L
  - b.    Address: 375 Morris Road, PO Box 1479,  
Lansdale, PA 19446
  - c.    Telephone number: 215-661-0400  
Email: bkearney@hrmml.com

5. Property Details:
- a. Present Zoning Classification: AGR - Agricultural
  - b. Present Land Use: Office, Commercial, Residential
  - c. Location (Street Address):  
1805 Berks Road
  - d. Parcel #: 67-00-00286-00-7, 67-00-00289-00-4, 67-00-00292-00-1, 67-00-00293-00-9,
  - e. Lot Dimensions: 67-00-00293-50-4, 67-00-00310-01-9, and 67-00-03454-00-7
    - (1) Area: 107 Acres
    - (2) Frontage: Irregular
    - (3) Depth: Irregular
  - f. Circle all that apply in regards to the above specified property:
    - Public Water                      Public Sewer
    - Private Well                      Private Septic
  - g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**  
See Attached Addendum
6. Proposed Use(s):
- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**  
See Attached Addendum
7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)** See Attached Addendum
8. Has any previous appeal been filed concerning the subject matter of this appeal?  
 Yes     No
- If yes: specify: **(Please submit as an attachment)**  
See attached Decisions #01-14 dated November 1, 2001 and #17-16 dated December 11, 2017
9. Challenges please list requested issues of fact or interpretation:  
**(Please submit as an attachment)**  
N/A
10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

**CERTIFICATION**

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

  
Signature

Bernadette A. Kearney, Esq., Attorney for Applicant  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery : SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

  
Applicant

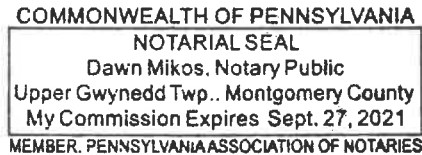
Bernadette A. Kearney, Esq., Attorney for Applicant

Applicant

Sworn to and subscribed before me this 28<sup>th</sup> day of FEBRUARY, 2019

  
\_\_\_\_\_

Notary Public



Date Received: 2-28-19

  
\_\_\_\_\_

Zoning Officer

**Worcester Township Zoning Hearing Board**

**Addendum to Application**

**Applicants: A. Ross Myers and the Myers Family Partnership, II, L.P.'s**

Applicant hereby incorporates the addendum and exhibits attached to the addendum from Zoning Hearing Board Application 17-16.

Applicant received zoning relief by Decision dated 12/11/17, a copy of which is attached as Exhibit "E". The 2017 Zoning Hearing Board Decision conditions relief on Applicant constructing in accordance with Exhibits A-5 and A-6 from the zoning hearing. Copies of the Exhibits A-5 and A-6 will be provided at the zoning hearing.

Applicant is requesting the following relief:

The Applicant is requesting a variance from Section 150-225, Expiration of special exceptions and variances, of the Zoning Ordinance, which states that a variance shall expire if the applicant fails to obtain a permit in connection therewith within one year of the date of authorization thereof. Applicant has filed for a building permit but the 1 year has expired. Applicant is requesting that the time period in Section 150-225 be extended to allow Applicant's permit to be processed.

The requested relief will not adversely affect the public health, safety or welfare as it is a request for an extension of time for a previously approved zoning decision.

**Exhibit "E"**

ERECTED INTO A TOWNSHIP IN 1733  
**TOWNSHIP OF WORCESTER**  
AT THE CENTER POINT OF MONTGOMERY COUNTY  
PENNSYLVANIA

Board of Supervisors  
SUSAN G. CAUGHLAN, CHAIR  
STEPHEN C. QUIGLEY, VICE CHAIR  
ARTHUR C. BUSTARD

1721 Valley Forge Road  
Post Office Box 767  
Worcester, PA 19490

December 11, 2017

Ross Myers and Myers Family Partnership, LP  
Post Office Box 98  
Worcester, PA 19490

**RE: ZHB 17-16**

Dear Sir or Madam,

Enclosed find an executed Order regarding the above-noted application to the Zoning Hearing Board.

Please contact me at the below number should you have any questions, require additional information or if I can be of further assistance.

Sincerely,



Tommy Ryan.  
Township Manager.

cc: Mike Furey, Esq. (via e-mail)  
John Iannozi, Esq. (via e-mail)  
ZHB File  
Property File

**BEFORE THE ZONING HEARING BOARD OF WORCESTER TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

IN RE: APPLICATION OF A. ROSS MYERS and MYERS FAMILY PARTNERSHIP, II, L.P.	NO. 2017-16 APPLICATION FOR A VARIANCE AND AMENDMENT TO PRIOR DECISION
--	--

**DECISION**

The Applicants/Owners, A. Ross Myers and Myers Family Partnership, II, L.P., propose to construct a 621 square foot bathroom addition to an existing building located at 1805 Berks Road, Worcester Township, in the AGR – Agricultural Zoning District.

This Board's Decision No. 01-14 granted permission for construction of a 20,000 square foot shop building in the southern part of the property. The 20,000 square foot shop building has not yet been constructed.

Decision No. 01-14 also granted permission to construct a 25,000 square foot office building within a 5 acre tract in the northern part of the property, 14,423 square feet of which was constructed in 2003 and serves as the company's headquarters building. A condition was imposed that the 25,000 square feet of office space would be confined to that 5 acre tract.

The request is to reduce the remaining headquarters office building allowance by 711 square feet resulting in 9,866 square feet of office building allowance remaining in the 5 acre tract in the northern part of the property. The 711 square feet of allowance will be shifted to the southern part of the property, and will be comprised of a 90 square foot addition to the administration building already constructed in 2015 pursuant to a permit issued by the Township, and a 621 square foot proposed addition to the finance building. Both additions will be located in the southern part of the property, and not within the 5 acre tract in the northern part of the property containing the headquarters building.

A public hearing on the above Application was held on November 21, 2017 at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance, as amended (hereinafter "Zoning Ordinance") and the Pennsylvania Municipalities Planning Code. Upon consideration of the evidence and testimony presented regarding the Application, the Zoning Hearing Board of Worcester Township enters the following Order:

**ORDER**

(1) An amendment to Zoning Hearing Board Decision No. 01-14, and a variance from Section 150-11 of the Zoning Ordinance, so as to permit construction of the 621 square foot addition, are **GRANTED**.




This Decision is subject to the following conditions:

**CONDITIONS:**

1. The Applicants shall construct the addition in the location as shown on the plans marked as Exhibits A-5 and A-6.
2. The Applicants shall apply for and obtain all applicable Township, County and State permits and approvals relative to the construction in a timely manner.
3. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicants, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
4. Except as permitted by prior Decisions of this Board, the use of the subject property shall otherwise comply with the Worcester Township Code, including, but not limited to, all storm water management, fencing, setback, parking, lighting, sign and noise regulations, and all other codes, regulations and ordinances of Worcester Township.
5. Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the Applicants fail to obtain a permit in connection therewith within one (1) year of the date of authorization thereof. When land development/subdivision approval is required, the special exception or variance shall expire if the Applicants fail to make a diligent effort to obtain such approval within six (6) months following the date of the Zoning Hearing Board's Order. Upon receipt of land development/subdivision approval, the special exception or variance shall expire if a building permit is not obtained within six (6) months of the date of the land development/subdivision approval.

WORCESTER TOWNSHIP ZONING HEARING BOARD



Michael Libor, Chair

(ABSENT)

Caesar Gambone, Vice Chair



John D'Lauro, Secretary



Bradford Smith

Order Entered: 12/11/17

Circulation Date: 12/11/17

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the Circulation Date set forth above. The Board reserves the right to prepare Findings of Fact and Conclusions of Law in support of this Decision if an appeal is filed.

ERECTED INTO A TOWNSHIP IN 1733  
**TOWNSHIP OF WORCESTER**  
AT THE CENTER POINT OF MONTGOMERY COUNTY  
PENNSYLVANIA

1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

Phone (610) 584-1410  
Fax (610) 584-8901

**THIS SECTION COMPLETED ONLY BY TOWNSHIP:**

APPEAL NO. : \_\_\_\_\_ DATE FILED: \_\_\_\_\_, 20

APPLICATION:  BOARD OF SUPERVISORS  
 ZONING HEARING BOARD

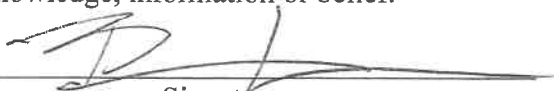
1. Date of Application: October 27, 2017
  
2. Classification of Appeal (Check one or more, if applicable):
  - a. Appeal from the Zoning Officer's Determination
  - b. Request for Variance
  - c. Request for Special Exception
  - d. Challenges to the Validity of Zoning Ordinance or Map
  - e. Request for Conditional Use Hearing
  - f. Request for Amendment to Zoning Map
  - g. Request for Zoning Ordinance Amendment
  - h. Request for a Curative Amendment
  - i. Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code
  
3. Applicant:
  - a. Name: Ross A. Myers and Myers Family Partnership, II, L.P.
  - b. Mailing address: P.O. Box 98  
Worcester, PA 19490
  - c. Telephone number: 610-960-3531
  - d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: (REQUIRED)

**Please attach Deed to prove ownership, an Agreement of Sale to prove equitable ownership, or an Affidavit allowing Tenant to apply for necessary relief.**
  
4. Applicant's attorney, if any:
  - a. Name: John J. Iannozzi, Esquire
  - b. Address: Hamburg, Rubin, Mullin, Maxwell & Lupin  
375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446
  - c. Telephone number: 215-661-0400

5. Property Details:
- a. Present Zoning Classification: AGR - Agricultural
  - b. Present Land Use: Office, Commercial, Residential
  - c. Location (Street Address):  
1805 Berks Road
  - d. Parcel #: See attached
  - e. Lot Dimensions:
    - (1) Area: 107 Acres
    - (2) Frontage: Irregular
    - (3) Depth: Irregular
  - f. Circle all that apply in regards to the above specified property:
    - Public Water      Public Sewer
    - Private Well       Private Septic
  - g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**  
See Attached Addendum.
6. Proposed Use(s):
- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**  
See Attached Addendum.
7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)** See Attached Addendum.
8. Has any previous appeal been filed concerning the subject matter of this appeal?  
 Yes     No
- If yes: specify: **(Please submit as an attachment)** See Attached Decision #01-14, dated November 1, 2001
9. Challenges please list requested issues of fact or interpretation:  
**(Please submit as an attachment)** N/A
10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

**CERTIFICATION**

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

  
\_\_\_\_\_  
Signature

Breannon Marion  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF MONTGOMERY : SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

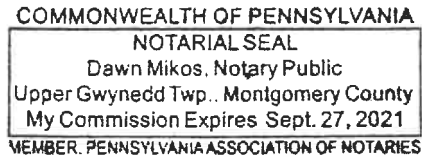
On Behalf of A. Ross Myers and the Myers Family Partnership, II, L.P.

  
Applicant Brennan Marion

Applicant

Sworn to and subscribed before me this 30<sup>th</sup> day of OCTOBER, 2017

  
Notary Public



Date Received: \_\_\_\_\_

Zoning Officer

**Worcester Township Zoning Hearing Board  
Addendum to Application**

**Applicants: A. Ross Myers and the Myers Family Partnership, II, L.P's**

Applicants A. Ross Myers and the Myers Family Partnership, II, L.P's zoning application pertains to the Allan Myers Business Campus located at 1805 Berks Road, which comprises the following Montgomery County Tax parcel numbers: **67-00-00286-00-7, 67-00-00289-00-4, 67-00-00292-00-1, 67-00-00293-00-9, 67-00-00293-50-4, 67-00-00310-01-9, and 67-00-03454-00-7** ("Property"). Applicants are requesting a variance to amend the Worcester Township Zoning Decision and Order dated November 1, 2001 attached as Exhibit "A" ("Zoning Decision") to allow for a 621 sq. ft. bathroom addition to the finance building located on the Property.

The prior Zoning Decision provided for 25,000 sq. ft. office building space which was limited to an area of 5 acres as shown on Exhibit "B" ("Prior Exhibit Plan"). The office space that was ultimately built within the 5 acre area was 14,423 sq. ft. Subsequently, there was a 90 sq. ft. addition to the Administration Building. Accordingly, there is 10,487 sq. ft. of allowable building area remaining within the 5 acre area ("Remaining Office Area"). Applicant is requesting a variance to amend the prior Zoning Decision to be able to reallocate 621 sq. ft. from the Remaining Office Area outside the previously determined 5 acre area for a bathroom addition to the finance building as shown on Exhibit "C" ("Zoning Exhibit Plan"). The location of the proposed bathroom addition to the finance building on the Property is further identified on Exhibit "D" ("Bathroom Exhibit Plan").

Applicant's requested zoning relief is consistent with the spirit, purpose, and intent of the ordinance. Applicant's requested relief will not detract from the use of neighboring properties, nor be detrimental to the public welfare. The requested relief is the minimum relief needed to afford the Applicant relief, and represents the least modification of the ordinance.

**Exhibit "A"**  
**("Zoning Decision")**

BEFORE THE ZONING HEARING BOARD OF THE TOWNSHIP  
OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA

IN RE: APPLICATION #01-14 OF : REQUEST FOR  
A. ROSS MYERS : A VARIANCE

DECISION

A Public Hearing on the above Application having been held on Thursday, November 1, 2001 at 6:30 P.M. at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance of 1973, as amended, and the Pennsylvania Municipalities Planning Code, and having considered the evidence and testimony presented, the Zoning Hearing Board of Worcester Township enters the following Decision:

ORDER

Upon consideration of the evidence and testimony presented, Applicant's request for a Special Exception pursuant to §150-11 of the Worcester Township Zoning Ordinance, as amended, to permit construction of a 20,000 square foot shop building and future 25,000 square foot office building and parking is hereby **GRANTED**, subject to the following conditions:



1. The future development of the 25,000 square foot office building space is limited to the 5 acre area in substantially the same location as identified on Exhibit "A-2", attached hereto and incorporated herein.

2. The hedgerow as identified in the 5 acre area on Exhibit "A-2" shall be preserved as indicated thereon.


3. Developer shall install or screen the parking area for the 25,000 square foot office building for purposes of obstructing the view from neighboring properties.

4. Developer shall comply with the parking setbacks as identified in the Worcester Township Zoning Ordinance for the parking area within the 5 acre area identified on Exhibit "A-2".

5. Access for the 25,000 square foot office building shall not be from Route 73 but must be off of Berks Road.

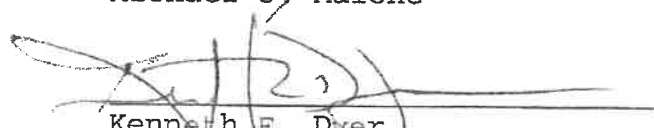
The Board reserves the right to prepare full Findings of Fact and Conclusions of Law to support this Decision if an Appeal is filed.

Worcester Township  
Zoning Hearing Board



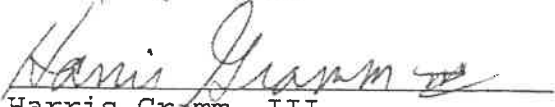
---

Michael J. Malone



---

Kenneth E. Dyer



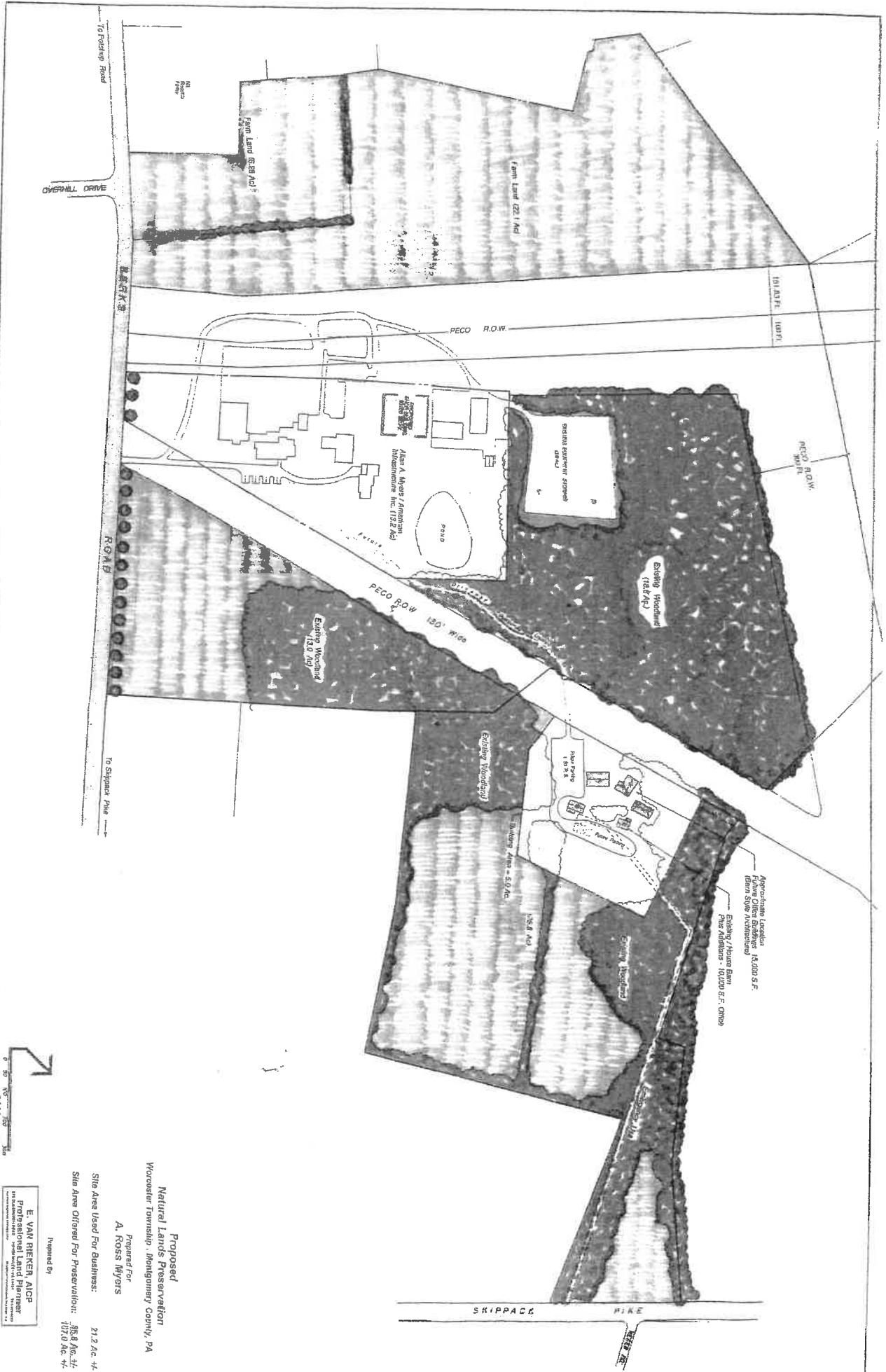
---

Harris Gramm, III

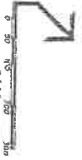
Order Entered: November 1, 2001

Circulation Date: NOV 20 2001

**Exhibit "B"**  
**("Prior Exhibit Plan")**



Final Date: May 16, 2001



**E. VAN RIENEN, AICP**  
 Professional Land Planner  
 1000 Pennsylvania Avenue, Suite 200  
 Washington, DC 20004  
 Telephone: 202-331-1100  
 Fax: 202-331-1101  
 E-mail: evan@vanrienen.com

Revised by

**Proposed**  
**Natural Lands Preservation**  
 Worcester Township, Montgomery County, PA  
 Prepared For  
**A. Ross Myers**  
 Site Area Used For Business: 212 Ac +/-  
 Site Area Offered For Preservation: 85.8 Ac +/-  
 1070 Ac +/-

**Exhibit “C”**  
**(“Zoning Exhibit Plan”)**

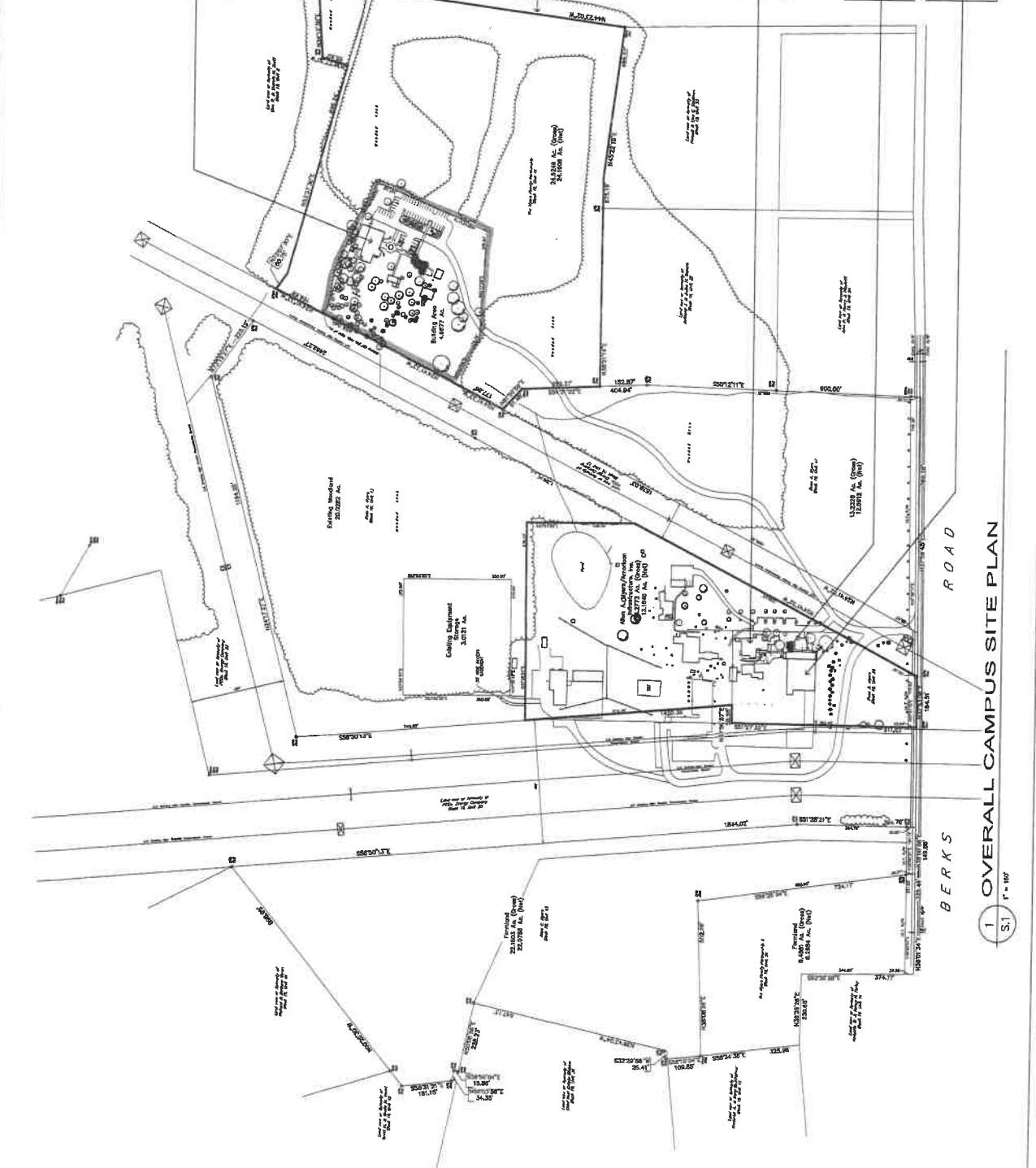
SQUARE FOOTAGE INCLUDES:	20,000 S.F.
OFFICE EXPANSION ALLOWANCE	14,423 S.F. ADDED
OFFICE AREA ADDED OR PROPOSED	90 S.F. ADDED
ALLAN MYERS RECOGNITION BUILDING	801 S.F. PROPOSED
ALLAN MYERS ADMINISTRATION BUILDING	14,124 S.F.
ALLAN MYERS FINANCE BUILDING ADDITION	9,999 S.F.
TOTAL OFFICE AREA, SQUARE FOOTAGE	20,000 S.F.
ADDED & PROPOSED	
OFFICE EXPANSION ALLOWANCE REMAINING	
SHOP EXPANSION ALLOWANCE	

**ALLAN MYERS  
HEADQUARTERS BUILDING  
14,423 S.F. ADDED IN 2003**

**ALLAN MYERS  
ADMINISTRATION BUILDING  
90 S.F. ADDED IN 2015**

**PROPOSED ALLAN MYERS  
FINANCE BUILDING ADDITION  
621 S.F. PROPOSED**

**EXISTING ALLAN MYERS  
REPAIR SHOP**



**1 OVERALL CAMPUS SITE PLAN**  
S.1  
1" = 100'

**Exhibit “D”**  
**(“Bathroom Exhibit Plan”)**

NO.	DATE	REVISIONS
1	10/15/2014	ISSUE FOR PERMIT

**CALL BEFORE YOU DIG**  
 800-4-A-SAFE  
 1-800-4-A-SAFE  
 1-800-4-A-SAFE  
 1-800-4-A-SAFE

**APPROVED FOR CONSTRUCTION**  
 PROJECT NO. 14-012  
 DATE: 10/15/2014  
 DRAWN BY: MFD  
 CHECKED BY: MFD  
 PROJECT: 14-012

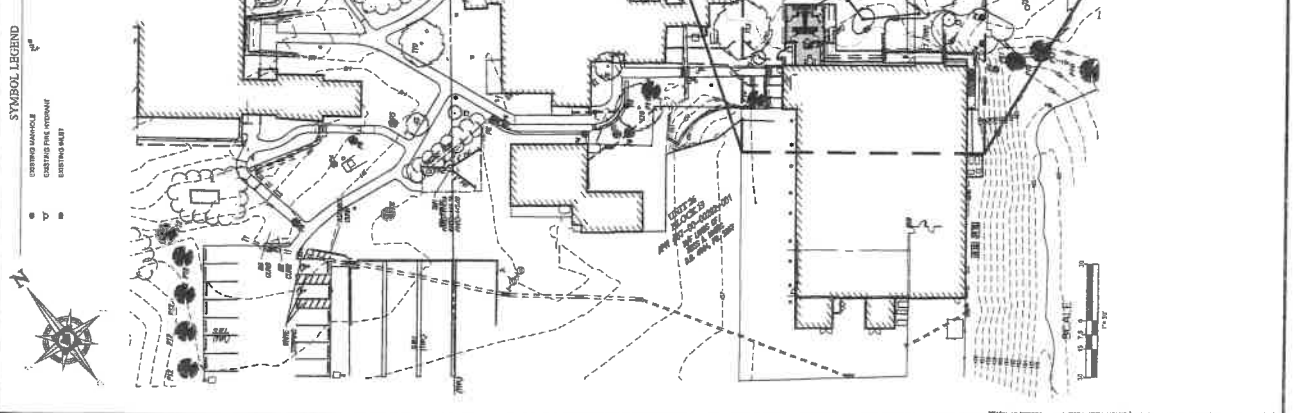
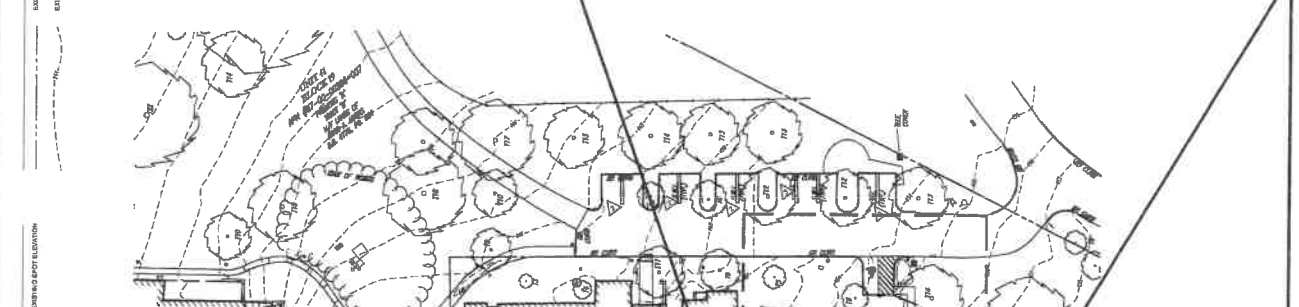
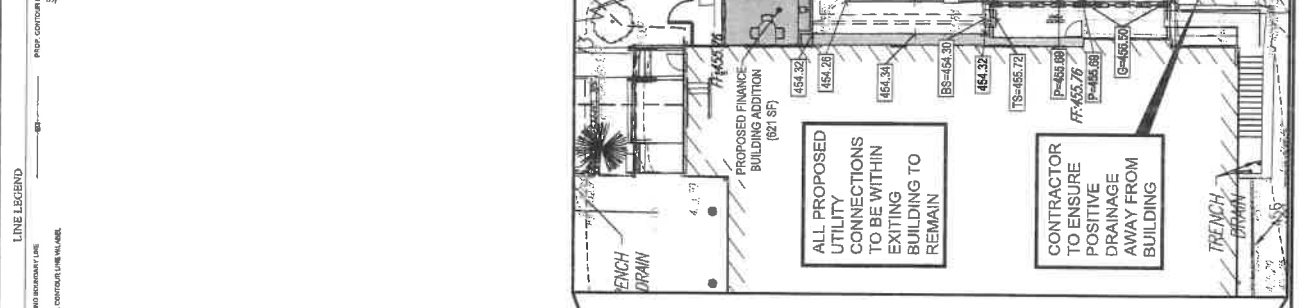
**BUILDING PERMIT PLANS**  
 100  
 ALLAN AMTERS  
 OFFICE  
 BUILDING EXPANSION  
 BERS ROAD  
 WORCESTER TOWNSHIP  
 MONTGOMERY COUNTY

**BOHLER ENGINEERING**  
 CIVIL & MECHANICAL ENGINEERS  
 1000 WASHINGTON STREET, SUITE 100  
 CHALMERS, PENNSYLVANIA 18844  
 PH: 717-247-1100  
 FAX: 717-247-1101  
 WWW.BOHLENERG.COM

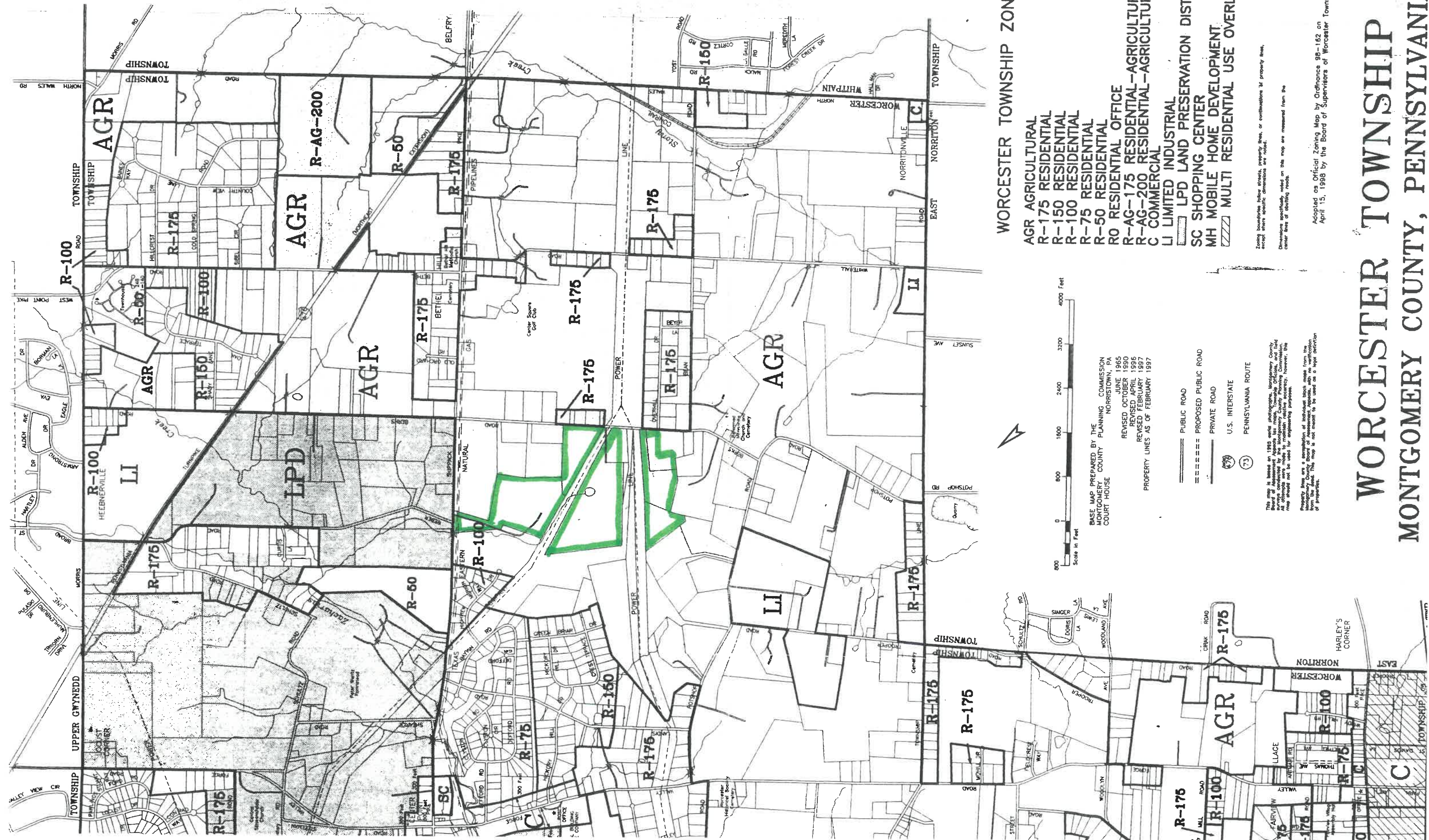
**GRADING & UTILITY PLAN**  
 SHEET NO. 1  
 CE 2  
 REVISION 1

**GRADING & UTILITY NOTES**

1. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. EXISTING UTILITY LOCATIONS TO REMAIN.
4. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
5. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
6. EXISTING UTILITY LOCATIONS TO REMAIN.
7. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
8. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
9. EXISTING UTILITY LOCATIONS TO REMAIN.
10. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
11. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
12. EXISTING UTILITY LOCATIONS TO REMAIN.
13. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
14. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
15. EXISTING UTILITY LOCATIONS TO REMAIN.
16. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
17. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
18. EXISTING UTILITY LOCATIONS TO REMAIN.
19. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
20. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
21. EXISTING UTILITY LOCATIONS TO REMAIN.
22. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
23. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
24. EXISTING UTILITY LOCATIONS TO REMAIN.
25. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
26. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
27. EXISTING UTILITY LOCATIONS TO REMAIN.
28. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
29. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
30. EXISTING UTILITY LOCATIONS TO REMAIN.
31. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
32. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
33. EXISTING UTILITY LOCATIONS TO REMAIN.
34. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
35. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
36. EXISTING UTILITY LOCATIONS TO REMAIN.
37. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
38. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
39. EXISTING UTILITY LOCATIONS TO REMAIN.
40. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
41. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
42. EXISTING UTILITY LOCATIONS TO REMAIN.
43. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
44. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
45. EXISTING UTILITY LOCATIONS TO REMAIN.
46. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
47. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
48. EXISTING UTILITY LOCATIONS TO REMAIN.
49. ALL PROPOSED UTILITY CONNECTIONS TO BE WITHIN BUILDING TO REMAIN.
50. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.







**WORCESTER TOWNSHIP ZONING MAP**

- AGR AGRICULTURAL
- R-175 RESIDENTIAL
- R-150 RESIDENTIAL
- R-100 RESIDENTIAL
- R-75 RESIDENTIAL
- R-50 RESIDENTIAL
- RO RESIDENTIAL OFFICE
- R-AG-175 RESIDENTIAL-AGRICULTURE
- R-AG-200 RESIDENTIAL-AGRICULTURE
- C COMMERCIAL
- LI LIMITED INDUSTRIAL
- LPD LPD LAND PRESERVATION DISTRICT
- SC SHOPPING CENTER
- MH MOBILE HOME DEVELOPMENT
- MULTI RESIDENTIAL USE OVERLAY DISTRICT



BASE MAP PREPARED BY THE  
 MONTGOMERY COUNTY PLANNING COMMISSION  
 NORRISTOWN, PA  
 COURT HOUSE  
 JUNE 1965  
 REVISED OCTOBER 1980  
 REVISED APRIL 1986  
 REVISED FEBRUARY 1987  
 PROPERTY LINES AS OF FEBRUARY 1987

- PUBLIC ROAD
- ===== PROPOSED PUBLIC ROAD
- - - PRIVATE ROAD
- 78 U.S. INTERSTATE
- 73 PENNSYLVANIA ROUTE

This map is based on 1985 aerial photographs, Montgomery County Board of Assessment, Agents tax maps, Township Officials, and field work by the Montgomery County Planning Commission. All other data were made available to the Planning Commission. This map should not be used for engineering purposes.

Property lines are a simplification of recorded block maps from the Montgomery County Assessor's Office. They are not a verification of property. This map is not meant to be used as a legal definition of property.

Adopted as Official Zoning Map by Ordinance 98-162 on April 15, 1998 by the Board of Supervisors of Worcester Township.

**WORCESTER TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA**



BEFORE THE ZONING HEARING BOARD OF THE TOWNSHIP  
OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA

IN RE:       APPLICATION #01-14 OF                               :       REQUEST FOR  
              A. ROSS MYERS                                       :       A VARIANCE

DECISION

A Public Hearing on the above Application having been held on Thursday, November 1, 2001 at 6:30 P.M. at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance of 1973, as amended, and the Pennsylvania Municipalities Planning Code, and having considered the evidence and testimony presented, the Zoning Hearing Board of Worcester Township enters the following Decision:

ORDER

Upon consideration of the evidence and testimony presented, Applicant's request for a Special Exception pursuant to §150-11 of the Worcester Township Zoning Ordinance, as amended, to permit construction of a 20,000 square foot shop building and future 25,000 square foot office building and parking is hereby **GRANTED**, subject to the following conditions:

1. The future development of the 25,000 square foot office building space is limited to the 5 acre area in substantially the same location as identified on Exhibit "A-2", attached hereto and incorporated herein.

2. The hedgerow as identified in the 5 acre area on Exhibit "A-2" shall be preserved as indicated thereon.

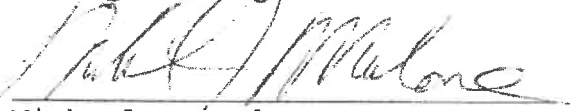
3. Developer shall install or screen the parking area for the 25,000 square foot office building for purposes of obstructing the view from neighboring properties.


4. Developer shall comply with the parking setbacks as identified in the Worcester Township Zoning Ordinance for the parking area within the 5 acre area identified on Exhibit "A-2".

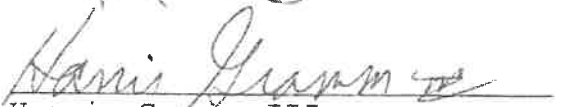
5. Access for the 25,000 square foot office building shall not be from Route 73 but must be off of Berks Road.

The Board reserves the right to prepare full Findings of Fact and Conclusions of Law to support this Decision if an Appeal is filed.

**Worcester Township  
Zoning Hearing Board**

  
Michael J. Malone

  
Kenneth E. Dyer

  
Harris Gramm, III

Order Entered: November 1, 2001

Circulation Date: NOV 20 2001

ERECTED INTO A TOWNSHIP IN 1733  
**TOWNSHIP OF WORCESTER**  
AT THE CENTER POINT OF MONTGOMERY COUNTY  
PENNSYLVANIA

Board of Supervisors  
SUSAN G. CAUGHLAN, CHAIR  
STEPHEN C. QUIGLEY, VICE CHAIR  
ARTHUR C. BUSTARD

1721 Valley Forge Road  
Post Office Box 767  
Worcester, PA 19490

December 11, 2017

Ross Myers and Myers Family Partnership, LP  
Post Office Box 98  
Worcester, PA 19490

**RE: ZHB 17-16**

Dear Sir or Madam,

Enclosed find an executed Order regarding the above-noted application to the Zoning Hearing Board.

Please contact me at the below number should you have any questions, require additional information or if I can be of further assistance.

Sincerely,



Tommy Ryan.  
Township Manager.

cc: Mike Furey, Esq. (via e-mail)  
John Iannozzi, Esq. (via e-mail)  
ZHB File  
Property File

**BEFORE THE ZONING HEARING BOARD OF WORCESTER TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

IN RE: APPLICATION OF  
A. ROSS MYERS and  
MYERS FAMILY PARTNERSHIP, II, L.P.

NO. 2017-16  
APPLICATION FOR A VARIANCE AND  
AMENDMENT TO PRIOR DECISION

**DECISION**

The Applicants/Owners, A. Ross Myers and Myers Family Partnership, II, L.P., propose to construct a 621 square foot bathroom addition to an existing building located at 1805 Berks Road, Worcester Township, in the AGR – Agricultural Zoning District.

This Board's Decision No. 01-14 granted permission for construction of a 20,000 square foot shop building in the southern part of the property. The 20,000 square foot shop building has not yet been constructed.

Decision No. 01-14 also granted permission to construct a 25,000 square foot office building within a 5 acre tract in the northern part of the property, 14,423 square feet of which was constructed in 2003 and serves as the company's headquarters building. A condition was imposed that the 25,000 square feet of office space would be confined to that 5 acre tract.

The request is to reduce the remaining headquarters office building allowance by 711 square feet resulting in 9,866 square feet of office building allowance remaining in the 5 acre tract in the northern part of the property. The 711 square feet of allowance will be shifted to the southern part of the property, and will be comprised of a 90 square foot addition to the administration building already constructed in 2015 pursuant to a permit issued by the Township, and a 621 square foot proposed addition to the finance building. Both additions will be located in the southern part of the property, and not within the 5 acre tract in the northern part of the property containing the headquarters building.

A public hearing on the above Application was held on November 21, 2017 at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance, as amended (hereinafter "Zoning Ordinance") and the Pennsylvania Municipalities Planning Code. Upon consideration of the evidence and testimony presented regarding the Application, the Zoning Hearing Board of Worcester Township enters the following Order:

**ORDER**

(1) An amendment to Zoning Hearing Board Decision No. 01-14, and a variance from Section 150-11 of the Zoning Ordinance, so as to permit construction of the 621 square foot addition, are **GRANTED**.

This Decision is subject to the following conditions:

**CONDITIONS:**

1. The Applicants shall construct the addition in the location as shown on the plans marked as Exhibits A-5 and A-6.
2. The Applicants shall apply for and obtain all applicable Township, County and State permits and approvals relative to the construction in a timely manner.
3. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicants, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
4. Except as permitted by prior Decisions of this Board, the use of the subject property shall otherwise comply with the Worcester Township Code, including, but not limited to, all storm water management, fencing, setback, parking, lighting, sign and noise regulations, and all other codes, regulations and ordinances of Worcester Township.
5. Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the Applicants fail to obtain a permit in connection therewith within one (1) year of the date of authorization thereof. When land development/subdivision approval is required, the special exception or variance shall expire if the Applicants fail to make a diligent effort to obtain such approval within six (6) months following the date of the Zoning Hearing Board's Order. Upon receipt of land development/subdivision approval, the special exception or variance shall expire if a building permit is not obtained within six (6) months of the date of the land development/subdivision approval.

WORCESTER TOWNSHIP ZONING HEARING BOARD



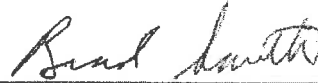
Michael Libor, Chair

(ABSENT)

Caesar Gambone, Vice Chair



John D'Lauro, Secretary



Bradford Smith

Order Entered: 12/11/17

Circulation Date: 12/11/17

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the Circulation Date set forth above. The Board reserves the right to prepare Findings of Fact and Conclusions of Law in support of this Decision if an appeal is filed.

**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY PENNSYLVANIA**  
*Jeanne Sorg*

One Montgomery Plaza  
Swede and Alry Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax (610) 278-3869

**I hereby certify that the following is a true and correct  
copy of the original document  
recorded in Montgomery County, PA**



*Jeanne Sorg*  
\_\_\_\_\_  
Jeanne Sorg, Recorder of Deeds

Certification signature by montgomerycountyrod@kafie.us, Validity Unknown

**Certified and Digitally Signed**

Validation may require Adobe Windows integration

eCertified copy of recorded # 1985021004 (page cover of 7)  
Montgomery County Recorder of Deeds





012938

Pro Simple Deed No. 782-B

Printed for and Sold by John C. Clark Co., 1328 Walnut St., Phila.

This Indenture made the 15TH day of

April in the year of our Lord one thousand nine hundred and eighty-five (1985)

Between ALLAN C. MYERS

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

A. ROSS MYERS

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

Witnesseth, That the said Grantor ALLAN C. MYERS

for and in consideration of the sum of

One (\$1.00) Dollar ----- lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns,

"SEE ATTACHED LEGAL DESCRIPTION"

STATE TAX AFFIDAVIT FILED

510 19.00 2150

AUG 13 1 26 PM '85

REALTY TRANS. TAX PAID  
STATE \_\_\_\_\_  
LOCAL \_\_\_\_\_  
PER M C C

BOOK 4775 524



**PREMISES "A"**

ALL THOSE TWO TRACTS of land with the buildings and improvements thereon erected, situate in Worcester Township, Montgomery County, Pennsylvania, said two tracts of land being bounded and described in accordance with a survey made December 22, 1960 by Meixner, Registered Surveyor as follows, to wit:

"TRACT A" BEGINNING at a spike in the center line of Berks Road (33 feet legal width - 60 feet ultimate width) which spike is located South thirty-nine degrees fifty minutes West two thousand three hundred and seventy-six and seventy-nine hundredths feet measured along the said center line of Berks Road from the intersection of the said center line with the center line of Route #73 (Skippack Pike); thence along the said center line of Berks Road South thirty-nine degrees fifty minutes West three hundred nineteen and ninety hundredths feet to a spike; thence along land of the Electric Company North twenty-one degrees forty minutes fifty seconds West two hundred twenty-six and fifty-nine hundredths feet to a point; thence continuing along the same North twenty-two degrees fifty-seven minutes thirty seconds West four hundred seventy-seven and twenty-five hundredths feet to a point; thence along other lands of Allan A. Myers of which this is a part South forty-nine degrees thirty-four minutes thirty seconds East six hundred twenty-three and sixty-five hundredths feet to the point and place of beginning. Parcel - 67-00-00289-00-4 (part of)

"TRACT B" BEGINNING at a point in line of lands of the Electric Company and lands recently conveyed by Allan A. Myers, said point of beginning being located from the intersection of the center lines of Berks Road (legal width 33 feet-ultimate width 60 feet) and Route #73 (Skippack Pike) on the following two courses, to wit: South thirty-nine degrees fifty minutes two thousand seven hundred and one and seventy-nine hundredths feet measured along the center line of Berks Road aforesaid; and North forty-nine degrees thirty-four minutes thirty seconds West two hundred fifty-seven and fifty-nine hundredths feet measured across the Electric Company lands; thence along lands recently conveyed by Allan A. Myers North forty-nine degrees thirty-four minutes thirty seconds West three hundred fifty-three and forty-four hundredths feet to an iron pin; thence continuing along the same South thirty-nine degrees fifty minutes West three hundred feet to an iron pin; thence along other lands of Allan A. Myers of which this is a part the following three (3) courses and distances to wit: (1) North forty-nine degrees thirty-four minutes thirty seconds West six hundred twenty-six and sixty hundredths feet to an iron pin, (2) North thirty-five degrees fourteen minutes twenty seconds East six hundred twenty-seven and twenty-three hundredths feet to a point and (3) South forty-nine degrees thirty-four minutes thirty seconds East three hundred eighty-four and ninety hundredths feet to a point; thence along lands of the Electric Company South twenty-two degrees fifty-seven minutes thirty seconds East seven hundred twenty-five and twenty-nine hundredths feet to the point and place of beginning. Parcel - 67-00-00286-00-7 (part of)

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN strip or parcel of ground, situate in the Township of Worcester, County of Montgomery, Commonwealth

BOOK 4775 525



of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Boucher and James, Inc., Engineers, dated 8/12/1968, as follows:

**BEGINNING** at a point in line of ground now or late of Ruth B. Roberts, et al, at a corner common to ground of Thelma M. Myers, et al, herein described and ground now or late of Allan C. Myers, said point being at the distance of 611.03 feet measured North 51 degrees 25 minutes 12 seconds West along the line dividing ground now or late of Ruth B. Roberts, et al, and ground now or late of Allan C. Myers from its intersection with a spike set on the middle line of Berks Road (26 feet wide), and extending thence from said point of beginning along said ground now or late of Ruth S. Roberts, et al, the two (2) following courses and distances (1) North 51 degrees 25 minutes 12 seconds West 626.60 feet to a point and (2) North 33 degrees 25 minutes 18 seconds East 0.05 feet to a point, said point being at the distance of 250 feet measured Northeastwardly from and at right angles to the center line of Philadelphia Electric Company's existing transmission line right of way (300 feet wide); thence through ground of Thelma M. Myers, et al, of which this is a part, on a line parallel with and 250 feet distant measured Northeastwardly from and at right angles to the aforementioned center line South 58 degrees 47 minutes 52 seconds East 628.76 feet to a point in line of ground now or late of Allan C. Myers, and thence along the last mentioned ground South 37 degrees 59 minutes 18 seconds West 58.98 feet to the first mentioned point and place of beginning.

**CONTAINING** 0.424 of an acre, more or less.

**PREMISES "B"**

**ALL THOSE TWO** certain tracts or pieces of land situate in the Township of Worcester, County of Montgomery and State of Pennsylvania bounded and described in accordance with a survey thereof made by Meixner, Civil Engineer and Surveyors, dated 11/17/1967 as follows, to wit:

**BEGINNING** at a spike in the center line of Berks Road (33 feet wide) said spike being located South thirty-seven degrees fifty-seven minutes West three thousand and one and seventy-nine hundredths feet along the center line of Berks Road from the intersection of same with the center line of Skippack Pike (Route #73); thence along the center line of Berks Road South thirty-seven degrees nineteen minutes West twenty-one and fifty-nine hundredths feet to a point; thence along lands of Philadelphia Electric Company the two (2) following courses and distances, viz: North fifty-one degrees thirty-two minutes forty seconds West four hundred five and twenty-two hundredths feet North fifty-six degrees forty-nine minutes forty seconds West one thousand nine hundred and six and sixty-two hundredths feet; thence along lands now or late of Walter Skoglund the two (2) following courses and distances, viz: North twenty-four degrees eighteen minutes East six hundred seventy-eight and eight hundredths feet to a stone; North sixty-six degrees twenty-nine minutes West three hundred thirty-five and seventy-five hundredths feet to an iron pin; thence along lot #62 (now or late of Worcester acres, Inc.) North sixty-eight degrees four minutes twenty seconds East one hundred eighty-seven and ninety-

BOOK 4775:G 526



three hundredths feet to a tree; thence along lands now or late of Roy Bobb North seventy-three degrees seventeen minutes East eight hundred ninety-four and twenty-five hundredths feet to a stone; thence along lands of Philadelphia Electric Company South twenty-four degrees fifty minutes thirty seconds East fourteen hundred and thirty-four and ninety-four hundredths feet to a point; thence along tract "1B" the two (2) following courses and distances, viz: North fifty-one degrees twenty-seven minutes West three hundred eighty-four and ninety hundredths feet; South thirty-three degrees twenty-three minutes thirty seconds West six hundred twenty-seven and twenty-three hundredths feet to an iron pin; thence along Tract "1B" and lands now or late of Allan A. Myers & Son South fifty-one degrees twenty-seven minutes East twelve hundred and thirty-seven and sixty-three hundredths feet to a spike in the center line of Berks Road and the place of beginning.  
CONTAINING 35.75012 acres Parcel 67-00-00286-00-7 (part of)

Tract 2A BEGINNING at a spike in the center line of Berks Road (33 feet wide) said spike being located South thirty-seven degrees fifty-seven minutes West nineteen hundred and thirty-six and ninety-five hundredths feet along the center line of Berks Road from the intersection of same with the center line of Skippack Pike (Route #73) thence along the center line of Berks Road South thirty-seven degrees fifty-seven minutes West four hundred thirty-nine and eighty-four hundredths feet to a nail; thence along Tract "1A" North fifty-one degrees twenty-seven minutes West six hundred twenty-three and sixty-five hundredths feet to a point; thence along lands of Philadelphia Electric Company North twenty-four degrees fifty minutes thirty seconds West eight hundred thirty-four and ninety-six hundredths feet to a point; thence along lands now or late of Herbert Schwab North eighty-one degrees fifty-four minutes East ninety and twenty-three hundredths feet to a monument; thence along lands now or late of Herbert Schwab and lands now or late of Elizabeth Thompson South fifty-four degrees eighteen minutes East four hundred and four and twenty-one hundredths feet to a post; thence along lands now or late of Elizabeth Thompson (a fence line) South fifty degrees eleven minutes East nine hundred and seventeen hundredths feet to a spike in the center line of Berks Road and place of beginning.  
CONTAINING 10.85595 acres

Parcel 67-00-00289-00-4 (part of)

BEING the same premises which RUTH B. ROBERTS, DORIS CAPPS, EVELYN BESENER, GLADYS WEIDMAN, THELMA M. MYERS and CLARA E. SIDONS, by Indenture bearing date the 15th day of April, A.D., 1985 and recorded at Norristown, in the Office for the Recording of Deeds in and for the County of Montgomery on the 13th day of Aug. 1985, in Deed Book 4775 Page 517, granted and conveyed unto ALLAN C. MYERS, IN FEE

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-00289-00-4 WORCESTER DBK  
BERKS RD PG T2.80  
MYERS THELMA M & CLARA E  
8 019 U 0418 0319 DATE 8/09/85 JH

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-00286-00-7 WORCESTER DBK  
BERKS RD PG  
ROBERTS RUTH B ET AL  
8 019 U 0136 2412 DATE 8/07/85

BOOK 4775 PG 527



**Together** with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of

the said grantor , as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot or piece of ground above described hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee , his heirs and assigns, to and for the only proper use and behoof of the said Grantee , his heirs and assigns forever.

**And** the said Grantor . ALLAN C. MYERS, his heirs,

executors and administrators do covenant, promise and agree, to and with the said Grantee , his heirs and assigns, by these presents, that he the said Grantor and his heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee , his heirs and assigns, against him , the said Grantor and his heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under from him, her, it or any of them, shall and will as aforesaid

BY THESE PRESENTS WARRANT and forever DEFEND.

In Witness Whereof, the party of the first part has hereunto set his hand and seal . Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

*J. Edward [Signature]*

*Allan C. Myers*  
\_\_\_\_\_  
ALLAN C. MYERS  
\_\_\_\_\_  
\_\_\_\_\_  
SEAL  
SEAL  
SEAL

BOOK 4775 PG 528



Commonwealth of Pennsylvania  
County of Montgomery

} ss:

On this, the 15th day of April, 1985 before me, a Notary Public for  
the Commonwealth of Pennsylvania, residing in the

the undersigned Officer,

personally appeared Allan Myers

known to me (satisfactorily proven) to be the person whose name is ~~herein~~ subscribed to the within  
instrument, and acknowledged that he executed the same for the purpose therein contained.  
Lansdale Boro, Montgomery Co.  
My Commission Expires Dec. 21, 1985

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

*Barbara Hunter*  
Notary Public

SA 4564

DEED.

Allan C. Myers

TO

A. ROSS MYERS

PREMISES:

732-S John C. Clark Co., Phila. 1979

J. Edmund Mullin, Esquire  
HANSBURG, ROBIN, MULLIN & MAXWELL,  
a Professional Corporation  
800 East Main Street  
Lansdale, PA 19446

Montgomery County S. S.

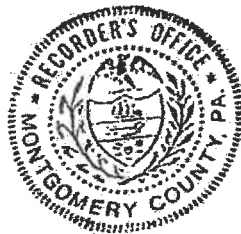
Recorded in the Office for Recording of Deeds & c.

In and for said county in Deed book

No. 4775 Page 524 & c.

Witness my hand and seal of office this 13th  
day of Aug 19 85

*James R. Frice*  
Recorder



BOOK 4775- 529

The address of the above-named Grantee

is Lansdale, Pa.

Barbara Hunter, Pa.

On behalf of the Grantee





# REALTY TRANSFER TAX AFFIDAVIT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
Book Number	4775
Page Number	524
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration is not set forth in the deed, (2) when the deed is without consideration or by gift, or (3) a tax exemption is claimed. An affidavit of value is not required when the transfer is from a parent to child. If more space is needed, attach additional sheet(s).

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

Name: Security Abstract Co., Inc. Telephone Number: Area Code ( 215 ) 362-0443  
 Street Address: 800 East Main Street City: Lansdale State: PA Zip Code: 19446

### B TRANSFER DATA

Grantor(s)	Grantee(s)
Allan C. Myers Street Address: City: State: Zip Code:	A. Ross Myers Street Address: City: State: Zip Code:
	Berks Road Worcester PA 19490

### C PROPERTY LOCATION

Street Address: Berks Road  
 City: Township: Borough: County: Tax Parcel Number  
 Worcester Montgomery 67-00-00293-50-4 67-00-00286-00-7  
 67-00-00289-00-4  
 67-00-00293-00-9

### D VALUATION DATA

1. Actual Cash Consideration \$1.00	2. Other Consideration +	3. Total Consideration = \$1.00
4. County Assessed Value \$11,500 & \$2,100	5. Fair Market Value	6. State Realty Transfer Tax Paid \$0

### E EXEMPTION DATA

1a. Amount of Exemption Claimed  
 1b. Percentage of Interest Conveyed

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession (Name of Decedent) (See 61 PA Code 91.42)
- Transfer to Industrial Development Agencies or from Industrial Development Agencies to Industrial Corporations. (See 61 PA Code 91.49)
- Transfer to Conservancy. (See Act No. 246 of 1982)
- Transfer between principal and agent. (Attach copy of agency/trust agreement). Tax paid prior deed \$ Tax paid this deed \$ (See 61 PA Code 91.53)
- Transfers to Commonwealth, the United States, and Instrumentalities by gift, condemnation or in lieu of condemnation or dedication. (See 61 PA Code 91.55)
- Transfer from mortgagor to mortgagee in lieu of foreclosure (other than sheriff sales) Mortgage Book Number Page Number (See Act No. 246 of 1982)
- Divorced. (Date of Divorce Decree) (Date of Decree of Equitable Distribution) (Date of Acknowledgment) (See Act No. 14 of 1981)
- Statutory Corporate Reorganization, Merger or Liquidation.
- Other (Please explain exemption claimed, if other than listed above.)  
 Father to Son

Under penalties of law, I declare that I have examined this Affidavit, including accompanying statements, and to the best of my knowledge and belief, it is true, correct and complete. I declare that the above real estate has been reported at true market value.

Signature of Correspondent Bernadette Miller Date 4/19/85

(SEE REVERSE)

**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY PENNSYLVANIA**  
*Jeanne Sorg*

One Montgomery Plaza  
Swede and Alry Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax (610) 278-3869

**I hereby certify that the following is a true and correct  
copy of the original document  
recorded in Montgomery County, PA**



*Jeanne Sorg*  
\_\_\_\_\_  
Jeanne Sorg, Recorder of Deeds





STATE TAX AFFIDAVIT FILED day of

# This Indenture Made the 27th

February in the year of our Lord one thousand nine hundred and eighty-eight (1988)

Between HATFIELD TOWNSHIP INDUSTRIAL DEVELOPMENT AUTHORITY and A. ROSS MYERS, Executor under the Will of Allan C. Myers, Deceased, Parties of the First Part (Grantors); and A. ROSS MYERS (Grantee) Party

REALTY TRANS. TAX PAID
STATE _____
LOCAL _____
PER _____

of the other part, **Witnesseth** That the said Grantors

for and in consideration of the sum of FOUR HUNDRED THREE THOUSAND NINE HUNDRED SIX AND 53/100 DOLLARS (\$403,906.53) lawful money of the United States of America, unto them, well and truly paid by the said Grantee

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents

do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, his and assigns, in fee.

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, situate in the Township of Worcester, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made by David Meixner, Registered Surveyor, Collegeville, Pa., R.D., #2, dated March 11, 1959 and revised June 4, 1959, as follows:

BEGINNING at a point in the center line of Berks Road (33 feet wide) which point is the intersection of the center line of Berks Road and the Southwesterly side of the 125 feet wide strip of land of the Philadelphia Electric Company (incorrectly described in former deed as right-of-way of Philadelphia Electric Company); thence along the center line of Berks Road, South 39 degrees 50 minutes West 162.89 feet to a spike; thence along other lands of Allan A. Myers, of which this was a part, the three following courses and distances, to wit: (1) North 49 degrees 34 minutes 30 seconds West 611.03 feet to an iron pin; (2) North 39 degrees 50 minutes East 300.00 feet to an iron pin; and (3) South 49 degrees 34 minutes 30 seconds East 353.44 feet to a point in the Southwesterly line of land of Philadelphia Electric Company (incorrectly described in former deed as Southwesterly line of the Philadelphia Electric Company right-of-way); thence along the same South 21 degrees 40 minutes 50 seconds East 293.06 feet to the point and place of beginning.

BEING Parcel Number 67-00-00292-00-1.

Blk. 4864:2297

002067  
1988 FEB -8 PM 3:41



BEING the same premises which Allan C. Myers by deed dated 10/13/1978 and recorded at Norristown, Pennsylvania in Deed Book 4351 page 287 granted and conveyed unto Hatfield Township Industrial Development Authority, in fee.

AND by Installment Sales Agreement, a Memorandum of which is recorded in Deed Book 4351 page 291, Hatfield Township Industrial Development Authority granted an equitable interest in premises unto Allan C. Myers.

AND by Installment Sales Agreement, a Memorandum of which is recorded in Deed Book 4679 page 1899, Hatfield Township Industrial Development Authority granted an equitable interest unto Allan C. Myers.

AND a Lease with Option to Purchase, dated 10/1/1978 by and between Allan C. Myers and Allan C. Myers, Inc., or its nominee, Nominee being A. Ross Myers, the present grantee.

AND the said Allan C. Myers departed this life on 1/22/1986 leaving a will dated 5/13/1983 and registered at Norristown, Pennsylvania as to Register of Wills No. 46-86-343 for whose Estate Letters Testamentary were granted to A. Ross Myers on 2/5/1986.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
47-80-00292-00-1 WORCESTER  
1743 BERKS RD  
HATFIELD TWP IND DEV AUTHORITY  
R 011 U 024 L 4249 DATE: 02/08/88 *2<sup>nd</sup>*

**Together** with all and singular the buildings,

ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of Allan C. Myers at and immediately before the time of his decease in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

B.P. 4864-2298



**To have and to hold** the said buildings and improvements,

hereditaments and premises hereby granted, or mentioned and intended so, to be, with the appurtenances, unto the said Grantee, his heirs and assigns to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

**And** the said Grantors do

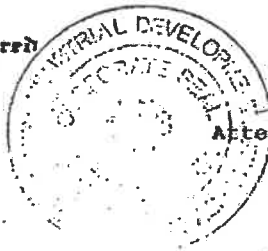
covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that they, the said Grantors, have

not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

HATFIELD TOWNSHIP INDUSTRIAL DEVELOPMENT AUTHORITY

Sealed and Delivered in the presence of us:



By: [Signature]  
Chairman

Attest: [Signature]  
Secretary

ESTATE OF ALLAN C. MYERS

[Signature]  
A. ROSS MYERS, Executor

Commonwealth of Pennsylvania  
County of MONTGOMERY

{SS:

On this, the 5th day of February, 1988, before me a Notary Public in and for the Commonwealth of Pennsylvania,

personally appeared A. ROSS MYERS,

the undersigned officer,

known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

[Signature]

BUY: 4864-2299

ALTA B. WENGER, Notary Public  
Lansdale Boro. Montgomery Co.  
My Comm. Expires on May 1, 1989  
Montgomery County Recorder of Deeds



Commonwealth of Pennsylvania  
County of MONTGOMERY

} SS:

On this, the 2nd day of February, 1988, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer personally appeared Ray C. Roberts, Jr. who acknowledged himself to be the Chairman of HATFIELD TOWNSHIP INDUSTRIAL DEVELOPMENT AUTHORITY, a corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

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

*Alta B. Wenger*

ALTA B. WENGER, Notary Public  
Lansdale Boro, Montgomery Co.  
My Commission Expires July 18, 1988

ST # 30936-M



HATFIELD TOWNSHIP INDUSTRIAL  
DEVELOPMENT AUTHORITY and  
A. ROSS MYERS, EXECUTOR UNDER  
THE WILL OF ALLAN C. MYERS,  
DECEASED

TO

A. ROSS MYERS

PREMISES: Berks Road,  
Worcester Township,  
Montgomery County, Pa.

772A/S John C. Clark Co., Phila. 1986

Montgomery County S. S.

Recorded in the Office for Recording of Deeds & c.

In and for said county in Deed book

No. 4864 Page 2292 & c.

Witness my hand and seal of office this 8th  
day of Feb. 1988

*Maryanne Richembach*



bill. 4864-2300

The address of the above-named Grantee

is P.O. Box 98  
Worcester Pa 19380  
On behalf of the Grantee



COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF REVENUE  
 BUREAU OF INDIVIDUAL TAXES  
 POST OFFICE BOX 8910  
 HARRISBURG, PA 17105-8910

**REALTY TRANSFER TAX  
 STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	
Book Number	4864
Page Number	2297
Date Recorded	2-8-88

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

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

Ronald E. Robinson, Esquire  
 Pearlstine/Salkin Associates

Telephone Number: \_\_\_\_\_  
 Area Code (215) ; 855-2155

Street Address: 1000 North Broad Street, Lansdale, PA 19446  
 City: Lansdale, PA 19446

**B TRANSFER DATA**

Grantor(s)/Lessor(s): Hatfield Township IDA & A.  
 Ross Myers, Executor Under Will of

Grantee(s)/Lessee(s): A. Ross Myers

Street Address: Allan C. Myers  
 c/o Pearlstine/Salkin associates  
 City: 1000 N. Broad St. State: PA Zip Code: 19446

Street Address: Berks Road P.O. Box 98  
 City: Worcester Pa. State: PA Zip Code: 19490

**C PROPERTY LOCATION**

Street Address: Berks Road  
 City, Township, Borough: Worcester Township

County: Montgomery  
 School District: \_\_\_\_\_  
 Tax Parcel Number: 67-00-00292-00-1

**D VALUATION DATA**

1. Original Cash Consideration \$483,906.53	2. Other Consideration + 0.	3. Total Consideration = \$483,906.53
4. County Assessed Value \$28,100.00	5. Common Level Ratio Factor x 12.35	6. Fair Market Value = \$347,035.00

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed: 100%

1b. Percentage of Interest Conveyed: \_\_\_\_\_

2. Check Appropriate Box Below for Exemption Claimed
- Will or intestate succession (Name of Decedent) \_\_\_\_\_ (Enter File Number) \_\_\_\_\_
  - Transfer to Industrial Development Agency.
  - Transfer to Agent or Straw Party. (Attach copy of agency/straw party agreement).
  - Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_
  - Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
  - Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
  - Corrective deed (Attach copy of the prior deed).
  - Statutory Corporate Consolidation, Merger or Division. (Attach copy of articles).
  - Other (Please explain exemption claimed, if other than listed above.) Decedent, Allan C. Myers, was the father of grantee, A. ROSS MYERS.

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

Signature of Correspondent or Responsible Party: \_\_\_\_\_ Date: 2/5/88

(SEE REVERSE)



012803

File No. 963-619

Parcel ID No. 67-00-00310-00-1

5.00  
2.00  
13.00  
13.00  
50  
500  
RM

This Indenture, made the 18th day of May, 2001,

Between

**RADCLIFFE W. FARLEY and NANCY RODGERS, FKA Nancy H. Farley**

(hereinafter called the Grantors), of the one part, and

**THE MYERS FAMILY PARTNERSHIP, II, LP**

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

Witnesseth, that the said Grantors for and in consideration of the sum of **Two Hundred Thirty-Nine Thousand Five Hundred And 00/100 Dollars (\$239,500.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of land, Situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan made for Radcliffe Farley, drawn by Chambers Associates, Inc., Center Square, Pa., Job No. 740-001.01 dated 8-1-2000, last revised 4-1-2001 and recorded in Plan Book A-60 page 47, as follows, to wit:

BEGINNING at a point on the Northwesterly ultimate right of way line of Berks Road (SR 3004), said point of beginning is being at a point a corner of Lot No. 2 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 2 the two following courses and distances, viz: (1) North 50 degrees 00 minute 00 second West 344.58 feet to a point; and (2) South 40 degrees 00 minute 00 second West 230.68 feet to a point; thence continuing along the line of said Lot No. 2 for a portion of the distance and also extending along the line of lands now or late of Frederick A. and Mary N. Bookhelmer as shown on said plan for the remaining distance, North 57 degrees 14 minutes 4 seconds West 325.96 feet to a point a corner of lands now or late of Allan C. and A. Ross Myers as shown on said plan; thence extending along the line of said lands of Myers the two following courses and distances, viz: (1) North 37 degrees 27 minutes 49 seconds East 501.94 feet to a point; and (2) South 58 degrees 15 minutes 00 second East 726.00 feet to a point on the Northwesterly ultimate right of way line of Berks Road (SR 3004) aforesaid; thence extending along the said Northwesterly side of the ultimate right or way line of Berks Road (SR 3004) South 39 degrees 22 minutes 08 seconds West 325.49 feet to a point a corner of Lot No. 2, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan: BEING Parcel 6700 00310 01 9 Block 19 Unit 58.

REALTY TRANS TAX PAID  
STATE 2395.00  
LOCAL 2395.00  
PER B.M.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-00310-01-9 WORCESTER  
BERKS RD  
FARLEY RADCLIFFE W & NANCY H  
B 019 U 056 L 1 2109 DATE: 07/11/01

5.00  
500

DB5366901468

01 JUL 11 PM 12:05

BEING part of the same premises which Radcliffe D. Farley and Marcia W. Farley, his wife, by Deed dated 6-17-1978 and recorded 6-27-1978 at Norristown, Pennsylvania in Deed Book 4313 page 302, granted and conveyed unto Radcliffe W. Farley and Nancy H. Farley, his wife, in fee.

AND by Final Decree dated 12-6-1994 and filed in the Court of Common Pleas of Montgomery County, Pennsylvania as to file 389-6883 the said Nancy Farley and Radcliffe Farley were divorced.

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

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

\_\_\_\_\_

*Radcliffe W. Farley* (SEAL)  
Radcliffe W. Farley

\_\_\_\_\_

*Nancy Rodgers by her* (SEAL)  
AKA Nancy H. Farley  
*Power of attorney, S. J. Mullany*  
GERALD J. MULLANEY - ATTORNEY  
IN-FACT.

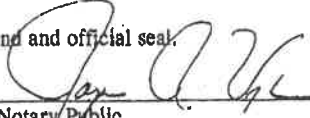
Commonwealth of Pennsylvania :  
County of Montgomery : ss

On this the 18th day of May, 2001, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Montgomery, the undersigned Officer, personally appeared Radcliffe W. Farley and

005066081400

Nancy H. Farley, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

The address of the above-named Grantee is:

*PO Box 98  
Worcester PA. 19490.*

On behalf of the Grantees

File No. 963-619

Record and return to:  
Suburban Philadelphia Abstract, Inc.  
922 West Ridge Pike  
Conshohocken, PA 19428



#012803	
WORCESTER TWP.	2395.00
STATE STAMP	2395.00
TOTAL	4790.00
CHECK	4790.00
CHANGE	0.00
ITEM 2	
07-11-01 WED #1	CASH-11 2447 12:10PM

085086801470



*FKA NANCY H Falley by Her Attorney-in-Fact GERALD J. MULLANEY*  
NANCY RODGERS, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

*[Signature]*  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

The address of the above-named Grantee is:

NOTARIAL SEAL  
RAYMOND R. VERBRUGGHE, Notary Public  
Plymouth Twp., Montgomery County  
My Commission Expires July 6, 2002

\_\_\_\_\_  
On behalf of the Grantees

File No, 963-619

Record and return to:  
Suburban Philadelphia Abstract, Inc.  
922 West Ridge Pike  
Conshohocken, PA 19428



*Margaine Beckenbach*

00500001111

002953

File No. SPA29112CHI

Parcel ID No. 67-00-03454-00-7

This Indenture, made the 31st day of January, 2001,

15.50  
15.00  
5.00  
2.00

Between

THE ESTATE OF BERNICE B. SCHWAB, DECEASED

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

THE MYERS FAMILY PARTNERSHIP II, L.P.

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

Witnesseth, that the said Grantor for and in consideration of the sum of Nine Hundred Fifty Thousand And 00/100 Dollars (\$950,000.00)

lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee \_\_\_\_\_ his heirs and assigns,

01 FEB -8 AM 11:27

PREMISES "A"

REALTY TRANS. TAX PAID
STATE 9 500.00
LOCAL 500.00
PER J.M.B.

ALL THAT CERTAIN MESSAGE AND TRACT OF LAND, SITUATE IN THE TOWNSHIP OF WORCESTER, COUNTY OF MONTGOMERY, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE SET FOR A CORNER; THENCE EXTENDING BY LANDS OF JESSE HOMSHER, NORTH FORTY-ONE DEGREES WEST FIFTY AND NINETY-FIVE ONE HUNDREDTHS PERCHES TO A STONE IN THE LINE OF JOHN WEBER'S LAND; THENCE BY LAND OF JOHN WEBER, THE TWO NEXT FOLLOWING COURSES AND DISTANCES: SOUTH FIFTY-SEVEN AND ONE-HALF DEGREES WEST FIFTY-SIX AND SEVENTY-FIVE ONE-HUNDREDTHS PERCHES TO A STONE; AND SOUTH SEVENTY-SEVEN DEGREES WEST SEVEN AND SIXTY-EIGHT ONE-HUNDREDTHS PERCHES TO A STONE A CORNER OF NICHOLAS SLOUGH'S LAND; THENCE BY THE SAME, THE THREE NEXT FOLLOWING COURSES AND DISTANCES, VIZ: SOUTH SEVENTEEN DEGREES EAST FORTY-EIGHT AND THREE-QUARTER PERCHES TO A STONE NORTH EIGHTY-SIX DEGREES EAST THIRTEEN PERCHES TO A STONE AND SOUTH FIFTY DEGREES FIFTY MINUTES EAST SIXTEEN PERCHES TO A STONE; THENCE BY LAND OF JESSE HOMSHER THE TWO NEXT FOLLOWING COURSES AND DISTANCES, VIZ: NORTH FORTY-ONE AND THREE-QUARTER DEGREES EAST FORTY AND NINE-TENTHS PERCHES AND NORTH FORTY-EIGHT AND THREE-QUARTER DEGREES EAST TWENTY-NINE AND FIVE ONE-HUNDREDTHS PERCHES TO THE PLACE OF BEGINNING.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-03454-00-7 WORCESTER  
SKIPPACK PIKE  
SCHWAB HERBERT B & BERNICE  
B 019 U 009 L 0319 DATE: 02/07/01

5.00

08534962044

TOGETHER WITH THE FREE AND UNINTERRUPTED USE AND PRIVILEGE OF A ROAD OR CARTWAY ONE PERCH WIDE UPON LANDS LATE OF JESSE HOMSHER FROM THE SKIPPACK ROAD ALONG THE LINE OF JOHN WEBER'S LAND, WITH THE FREE INGRESS, EGRESS AND REGRESS FOREVER.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM, ALL THAT CERTAIN STRIP OR PIECE OF LAND, SITUATE IN THE TOWNSHIP OF WORCESTER, IN THE COUNTY OF MONTGOMERY AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A PLAN AND SURVEY MADE THEREOF BY C.H. MARTIN, DATED APRIL 25, 1927, VIZ:

BEGINNING AT AN IRON PIPE AT THE INTERSECTION OF THE CENTERLINE OF THE TRANSMISSION LINE WITH THE LINE DIVIDING LAND OF ROBERT RHINEBERG FROM LAND OF A.M. BOBB, TWO FEET AND EIGHTY-NINE ONE-HUNDREDTHS OF A FOOT NORTHEASTWARDLY ALONG THE SAID DIVIDING LINE FROM A STONE SET FOR THE WESTERLY CORNER OF LAND OF ROBERT RHINEBERG AND A CORNER OF LAND OF A.A. MYERS; THENCE ALONG THE SAID DIVIDING LINE NORTH SEVENTY-TWO DEGREES FORTY-ONE MINUTES EAST, SIXTY-THREE FEET TO AN IRON PIPE; THENCE BY THE REMAINING LAND OF ROBERT RHINEBERG, PARALLEL WITH AND SIXTY-TWO FEET AND FIVE-TENTHS OF A FOOT FROM THE CENTER LINE OF THE TRANSMISSION LINE, AND CROSSING A STREAM SOUTH TWENTY-FOUR DEGREES THIRTY-TWO MINUTES EAST, EIGHT HUNDRED AND THIRTY-ONE FEET AND NINETY-TWO ONE-HUNDREDTHS OF A FOOT TO AN IRON PIPE IN THE LINE OF DIVIDING LAND OF ROBERT RHINEBERG FROM LAND OF A. A. MYERS; THENCE ALONG THE SAID DIVIDING LINE SOUTH EIGHTY-THREE DEGREES TWELVE MINUTES WEST, SIXTY-FIVE FEET AND SIXTY-TWO ONE-HUNDREDTHS OF A FOOT TO AN IRON PIPE SET FOR THE INTERSECTION OF THE CENTER LINE OF THE TRANSMISSION LINE WITH THE SAID DIVIDING LINE; THENCE CONTINUING ALONG THE SAID DIVIDING LINE SOUTH EIGHTY-THREE DEGREES TWELVE MINUTES WEST, FIFTY-EIGHT FEET TO A STONE A CORNER OF LAND OF ROBERT RHINEBERG AND A CORNER OF LAND OF A.A. MYERS; THENCE ALONG THE LAND OF A.A. MYERS NORTH TWENTY DEGREES FORTY-EIGHT MINUTES WEST, EIGHT HUNDRED AND FOUR FEET AND TWENTY-FOUR ONE-HUNDREDTHS OF A FOOT TO A STONE IN THE FIRST MENTIONED DIVIDING LINE; THENCE ALONG THE SAME NORTH SEVENTY-TWO DEGREES FORTY-ONE MINUTES EAST, TWO FEET AND EIGHTY-NINE ONE-HUNDREDTHS OF A FOOT TO AN IRON PIPE IN THE CENTER LINE OF THE TRANSMISSION LINE AND THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TOGETHER WITH THE RIGHTS, PRIVILEGES, ETC., AND UNDER AND SUBJECT TO THE RESERVATIONS, ETC.

DB5349PG2045

**PREMISES "B"**

**ALL THAT CERTAIN TRACT OR PIECE OF LAND, SITUATE IN THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT NEAR THE CENTER OF SKIPPACK PIKE, SAID POINT BEING A CORNER OF THIS AND LAND OF PAUL THOMPSON; THENCE ALONG THE LAND OF PAUL THOMPSON, SOUTH FIFTY-THREE DEGREES AND FIFTY HUNDREDTHS FEET TO A STAKE A CORNER OF THIS AND OTHER LAND OF THE EMMA BOBB ESTATE, OF WHICH THIS WAS A PART; THENCE ALONG THE SAME, THE LINE PASSING TEN FEET EAST OF A SPRING, NORTH THIRTY-SIX DEGREES AND FIFTEEN MINUTES WEST EIGHTY-FIVE AND SIX-TENTHS FEET TO A STAKE; AND STILL ALONG SAME, NORTH THIRTY-FOUR DEGREES AND TWENTY-FIVE MINUTES EAST THREE HUNDRED EIGHTY-NINE AND TWENTY-TWO ONE-HUNDREDTHS FEET TO A STAKE AT A DISTANCE OF TEN FEET SOUTHERLY FROM A SPRING; THENCE NORTH TWENTY-NINE DEGREES AND NINETEEN MINUTES EAST FOUR HUNDRED FIFTY-SEVEN AND FOUR-TENTHS FEET TO A STAKE ON THE EASTERLY SIDE OF SKIPPACK PIKE; THENCE ALONG THE SKIPPACK PIKE, SOUTH FIFTY-ONE DEGREES AND FORTY-TWO MINUTES EAST FOUR HUNDRED SIX AND EIGHT-TENTHS FEET TO THE PLACE OF BEGINNING.**

**BEING COUNTY TAX PARCEL NO: 67-00-03454-00-7.**

**BEING PREMISES "A", THE SAME PREMISES WHICH ROBERT RHINEBERG AND NELLIE S. RHINEBERG, HIS WIFE, BY INDENTURE BEARING DATE THE 30<sup>TH</sup> DAY OF JULY A.D., 1942 AND RECORDED THE 30<sup>TH</sup> DAY OF JULY A.D., 1942, AT NORRISTOWN, IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY IN DEED BOOK 1477 PAGE 105 ETC., GRANTED AND CONVEYED UNTO HERBERT B. SCHWAB AND BERNICE B. SCHWAB, HIS WIFE, IN FEE.**

**BEING PREMISES "B", THE SAME PREMISES WHICH CHARLES W. SUST AND MAYME SUST, HIS WIFE, BY INDENTURE BEARING DATE THE 25<sup>TH</sup> DAY OF SEPTEMBER A.D., 1944 AND RECORDED THE 26<sup>TH</sup> DAY OF SEPTEMBER A.D., 1944 AT NORRISTOWN, IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, IN DEED BOOK 1606 PAGE 290 ETC., GRANTED AND CONVEYED UNTO HERBERT SCHWAB AND BERNICE B. SCHWAB, HIS WIFE, IN FEE.**

**AND THE SAID, HERBERT SCHWAB, DEPARTED THIS LIFE ON 12/01/1988, WHEREBY TITLE TO THE ABOVE DESCRIBED PREMISES VESTED IN THE SAID BERNICE B. SCHWAB, BY RIGHT OF SURVIVORSHIP.**

005349P62046

AND THE SAID, BERNICE B. SCHWAB, DEPARTED THIS LIFE ON 05/03/1989,  
LEAVING A WILL DATED 07/28/1962 AND REGISTERED IN THE REGISTER OF  
WILLS OFFICE AT NORRISTOWN, MONTGOMERY COUNTY, AS OF RW NO. 46-  
89-1634 FOR WHOSE ESTATE LETTERS TESTAMENTARY WERE GRANTED ON  
05/24/1989 UNTO SANDRA R. WILLIAMS AND HERBERT B. SCHWAB, JR.

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

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

And the said Grantor, for itself and its successors, does, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against it, the said Grantor, and its successors and assigns, and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its CO-EXECUTOR, and the same to be duly attested by its CO-EXECUTOR. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

THE ESTATE OF BERNICE B. SCHWAB,  
DECEASED

By: Sandra R. Williams (SEAL)  
SANDRA R. WILLIAMS, CO-EXECUTOR

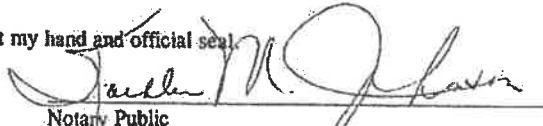
Herbert B. Schwab, Jr. (SEAL)  
HERBERT B. SCHWAB, JR., CO-EXECUTOR

DB 334962047

Commonwealth of Pennsylvania :  
County of Montgomery : ss

AND NOW, this 31st day of January, 2001,  
before me, the undersigned Notary Public, appeared SANDRA R. WILLIAMS AND HERBERT B. SCHWAB, JR., EXECUTORS OF THE ESTATE OF BERNICE B. SCHWAB, DECEASED, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

  
Notary Public  
My commission expires \_\_\_\_\_

Notarial Seal  
Kathleen M. Johnson, Notary Public  
Worcester Twp., Montgomery County  
My Commission Expires May 30, 2003

The address of the above-named Grantee  
is: PO Box 98  
Worcester, PA 19490

On behalf of the Grantees

File No. SPA29112CHI

Record and return to:  
Security Abstract of PA, Inc.  
1741 Valley Forge Road  
P.O. Box 1060  
Worcester, PA 19490

#2953	
WORCESTER TWP.	9500.00
STATE STAMP	9500.00
TOTAL	19000.00
CHECK	9500.00
CHECK	9500.00
ITEM 2	
02-08-01 THU #1	CASH-11 3403 14:2014



*Kathleen M. Johnson*

005349PG2048