12151477 B: 11686 P: 1371 DEE
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Rec Fees: $106.75 Local: $30,000.00 State: $30,000.00
Diane O'Dwyer Recorder of Deeds, Chester County, PA

RECORDER OF DEEDS

File No. 203591CD-02

Prepared By:
Surety Abstract Services, LLC
11 Eves Drive, Suite 150
Marlton NJ 08053

Return to:
Surety Abstract Services, LLC
11 Eves Drive, Suite 150
Marlton NJ 08053
856-988-8900

Premises: 1001 Kimberton Road, West Pikeland Township, Chester County PA
Parcel No 3404 00070000
UPI# 34-4-7
Consideration: $$3,000,000.00
Municipal tax: $$30,000.00
State tax: $$30,000.00

DEED

This Indenture made on November 11, 2026

BETWEEN

Romill Associates, L.P., a Pennsylvania limited partnership

(hereinafter called the Grantor(s))

AND

West Pikeland Township

(hereinafter called the Grantee(s),

Witnesseth that the said Grantor for and in consideration of the sum of THREE MILLION AND 00/100 DOLLARS ($3,000,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee and at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has/have granted bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

The property located in West Pikeland Township Parcel No: 3404 00070000

Please see attached Legal Description annexed hereto and made a part hereof.

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

To have and to hold the said lot(s) or piece(s) of ground above described 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 Grantor, for itself and its successors, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors 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, its successors and assigns, against it, the said Grantor, and its successors and assigns, will specially WARRANT and forever DEFEND against the lawful claims of all persons claiming by, through or under the said Grantor by not otherwise.

Subject to the restriction that the within described lands are only to be used for commercial or industrial activity as set forth in Paragraph 4 (a) of the Consent Order and Agreement recorded in Book 9841 page 78.

By acceptance of this deed the Grantee acknowledges the existence of hazardous substances and/or hazardous wastes on the property in accordance with Section 405 of the Solid Waste Management Act, 35 P.S. § 6018.405 and Section 512 of HSCA, 35 P.S. § 6020.512.

In Witness Whereof, the said Grantor(s) /has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US

Romill Associates, L.P., a Pennsylvania limited partnership
By Maremi, Inc., a Pennsylvania Corporation, its General Partner

[redacted]

By Charles J. Miller, Sole Director

COMMONWEALTH OF PENNSYLVANIA)
)ss
COUNTY OF Philadelphia)

On this, the 11th day of November, A.D., 2026, before me, a notary public the undersigned officer, personally appeared Charles J. Miller, who acknowledged himself to be the Sole Director of Maremi, Inc, a Pennsylvania Corporation, the General Partner of Romill Associates, L.P., a Pennsylvania limited partnership, and as such signor being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by himself/herself/themselves as Authorized Signor.

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

[redacted]

Notary Public
My Commission Expires: 5/13/2030

Commonwealth of Pennsylvania - Notary Seal
Jennifer A. Insalaco, Notary Public
Philadelphia County
My Commission Expires May 13, 2030
Commission Number 1077209

DEED

Grantor(s): Romill Associates, L.P., a Pennsylvania limited partnership

TO

Grantee(s): West Pikeland Township

PREMISES: 1001 KIMBERTON ROAD, CHESTER SPRINGS, PA 19425

The address of the above named Grantee(s)
Is *1645 Art School Road*
Chester Springs, PA 19425

Certified by: *Jamie Capitanio*

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: **203591CD-02**

ALL THAT CERTAIN tract or parcel of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Pikeland, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of Land made by Berger & Hayes, Inc., Thorndale, PA., dated December 6, 1972, as follows, to wit:

BEGINNING at a spike in the title line in the bed of Route 113 at a corner of land now or late Dietrich Corp. said spike marking the Northeasterly side of a certain Twenty (20') feet wide Right of Way leading to Pickering Creek (as shown on said Plan); thence extending from said beginning point, along the title line in the bed of Route 113, South forty-six degrees five minutes West four hundred twenty-six and six one-hundredths feet to a spike; thence extending North forty-two degrees nine minutes forty-eight seconds West two hundred fifty and fifty-two one-hundredths feet to an iron pipe; thence extending North forty-four degrees five minutes twelve seconds East sixty-seven and ninety-eight one-hundredths feet to an iron pin; thence extending South eighty-five degrees twenty minutes twelve seconds West sixty-six and sixty-six one-hundredths feet to an iron pin; thence extending North eighty-nine degrees thirty-nine minutes forty-eight seconds West ninety-four and thirty-eight one-hundredths feet to an iron pin; thence extending North eighty-five degrees fifty-six minutes forty-eight seconds West fifty-five feet to an iron pin, a corner of land now or late of Nevin N. Myer; thence extending along the same North twelve degrees thirty minutes twenty-one seconds West six hundred fifteen and seventy-five one-hundredths feet to an iron pin in line of land now or late of John F. Kramer; thence extending along the same North seventy-seven degrees fifteen minutes six seconds East two hundred twenty-five and twenty-four one-hundredths feet to an iron pipe a line of land now or late of Dietrich Corp.; thence extending along the same south forty-three degrees twenty-five minutes forty-eight seconds East eight hundred ten and ninety-three one-hundredths feet to the first mentioned spike and place of beginning.

BEING Parcel No. 34-4-7

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Pikeland, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of Land made by Berger and Hayes, Inc., Thorndale, PA, dated December 6, 1972, as follows, to wit:

BEGINNING at an iron pin marking an interior point on the Southwesterly side of a certain twenty feet wide Right of Way leading Northwestwardly from Route 113 to Pickering Creek, said iron pin being measured North forty-three degrees twenty-five minutes forty-eight seconds West eighty and fifty one-hundredths feet from a point marking the intersection of the extended Southwesterly side of the said Right of Way with the title line in the bed of Route 113 (as shown on said Plan); thence extending from said beginning point, through the above described tract of ground of which this was a part, the four following courses and distances:

(1) South sixty-six degrees forty-three minutes thirty seconds West two hundred three and sixty one-hundredths feet to an iron pipe; (2) North thirty-eight degrees three minutes thirty seconds West seventy-eight and ten one-hundredths feet to an iron pipe; (3) North forty-one degrees fifty-five minutes forty-six seconds East one hundred eighty-four and forty-three one-hundredths feet to an iron pin on or near the Southwesterly side of the aforesaid twenty feet wide Right of Way; and (4) South forty-three degrees twenty-five minutes forty-eight seconds East along or near the said Southwesterly side of said Right of Way, one hundred sixty-two and eighty-three one-hundredths feet to the first mentioned iron pin and place of beginning.

ALSO LESS AND EXCEPT

ALL THAT CERTAIN portion of land known as area to be Annexed from Lot 2 to Lot 1, situated in the Township of West Pikeland, County of Chester, and Commonwealth of Pennsylvania, as shown on a drawing titled "Proposed Boundary Line Adjustment" on lands of Thomas A. Oates, Jr., prepared by ND Remy Associates, LLC, last revised December 12, 2016, and recorded on July 28, 2017, in Plan B: 20186 P: 1, being more fully described on Exhibit A, as shown on Exhibit B, attached hereto and incorporated herein.

A description of a portion of lands N/F of Thomas A. Oates, Jr., County Parcel Number 34-4.7, commonly known as 1001 Kimberton Road (Deed Book 3990, page 400) to be conveyed to lands n/f of the same, County Parcel Number 34-4-8, commonly known as 1019 Kimberton Road (Deed Book 5276, page 1892) situate in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a railroad spike set in the paved driveway leading to 1019 Kimberton Road, lands n/f of Thomas A. Oates, Jr., County Parcel Number 34-4-8, on the Northerly right-of-way line of Kimberton Road, SR 113 (50' wide}, thence

CONTINUING along the Northerly right-of-way line of Kimberton Road, along the arc of a circular curve to the right with a radius of 2,562.97 fl. an arc length of 75.37 fl. (chord South 40-54-14 west 75.37 fl.) to an axle set, thence

Leaving the right-of-way line of Kimberton Road, continuing along the following five proposed property lines.

1) North 43-25-48 West 85.62 ft. to an axle set:
2) South 66-43-30 West 157.60 fl. to an axle. set:
3) North 42-09-48 West 215.65 fl. to an axle set;
4) North 46-34-12 East 218.18 fl. to an axle set on the original Eastern property line of lands of Thomas A. Oates, Jr., as described in Deed Book 3990 page 400, thence

Along lands n/f of the Dietrich Foundation, Inc., South 43-25-48 East 348.08 fl. to the point of beginning,

LESS AND EXCEPTING that existing land locked property within the above described area being lands n/f of Thomas A. Oates, Jr., County Parcel, Number 34-4-8, commonly known as 1019 Kimberton Road (Deed Book 5276, page 1892) described as follows to wit:
BEGINNING at a pinched pipe found marking the Northwest corner of the herein described parcel, thence continuing along the original property lines (intended to be removed), the following four courses:

1) North 41-55-46 East 184.43 fl. to a rebar found;
2) South 43-25-48 East 162.83 fl. to a point;
3) South 66-43-30 West 203.60 feet to a point;
4) North 38-03-30 West 78.10 ft. to the place of beginning.

THAT AREA BEING CONVEYED CONTAINING: 39,145 sq. fl. or 0.90 acres.

As more fully shown on a drawing titled 'Proposed Boundary Line Adjustment' on lands of Thomas A. Oates, Jr, prepared by ND Remy Associates, LLC, last revised December 12, 2016 and recorded July 28, 2017 as set forth in Book 20186, page 1.

BEING the same premises which Indigo Equity Holdings Realty, LLC, a Delaware limited liability company, by Deed dated 11/01/2018 and recorded 11/08/2018 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 9841, Page 68, granted and conveyed unto Romill Associates, L.P., a Pennsylvania limited partnership.