

TRUST DEED

6th day of August, in the year of our Lord One Thousand Nine Hundred Ninety-Seven between FIORINO GRANDE, an adult individual, with his principal office and place of business in Spring Township, Berks County, Pennsylvania, being the Grantor and Settlor of the one part, and CORESTATES BANK, formerly Hamilton Bank, of 515 Penn Street, Reading, Berks County, Pennsylvania, and FIORINO GRANDE of Spring Township, Berks County, Pennsylvania, Grantees and Trustees, hereunder, of the other part.

WHEREAS, the parties hereto are the same parties or are successors to the same parties to a Trust Deed and Agreement dated as of the 29th day of June, 1988, pertaining to a residential land development known as Green Valley Estates, located in Lower Heidelberg, Berks County, Pennsylvania. Said deed and agreement provided for the conveyance and maintenance of certain common space contained in Phase I of said development, and recorded at Volume 2018, Page 2118, Berks County Records; and

WHEREAS, the parties have caused to be executed and recorded at Volume 2046, page 2259, Berks County Records, a certain First Agreement of Amendment dated as of the 29th day of December, 1988, to said Trust Deed and Agreement involving additional common spaces as more fully described and defined as set forth in Exhibit "A", attached to said First Agreement of Amendment, such property being encompassed within the boundaries of Phase II of the Green Valley Estates development; and

WHEREAS, the parties entered into a Second Agreement of Amendment with respect to the aforesaid Trust Deed and Agreement, pertaining to common areas encompassed within Phase III of Green Valley Estates development, as shown on Exhibit "A", attached thereto and made a part thereof, said Second Agreement of Amendment being dated as of the 19th day of July, 1993, and recorded at Volume 2440, page 2128, Berks County Records; and

WHEREAS, the parties executed a Third Agreement of Amendment, dated as of December 6, 1994, ratifying the applicability of the Trust Deed and Agreement to Phase IV of Green Valley Estates; said document being recorded at Volume 2658, page 20, Berks County Records; and

WHEREAS, the parties executed Fourth Agreement of Amendment, dated as of the 1st day of July, 1996, ratifying the applicability of the Trust Deed and Agreement to Phase V of Green Valley Estates, areas applicable to which being more fully described and set forth on Exhibit "A", attached thereto and made a part thereof; and

WHEREAS, it is the intention of the parties to ratify and confirm the conveyances of the common spaces for Phases II through V inclusive of Green Valley Estates to the corpus of the Trust.

SENTRY ABSTRACT CO.

APP. NO. 679420

AFFIDAVIT SUBMITTED

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Now this Indenture witnesses that the said Grantor FIORINO GRANDE as Grantor and Settlor for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States to him, well and truly paid by the said CORESTATES BANK and FIORINO GRANDE, Grantees and Trustees, at and before the sealing delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released, and confirmed and by these presents, does grant, bargain, sell, alien, release and confirm unto the said Grantees and Trustees

ALL THOSE CERTAIN parcels of ground set forth as follows:

PURPART 1

ALL THAT CERTAIN parcel of ground on the Eastern side of Green Valley Road (LR-19090) situate in Lower Heidelberg Township, Berks County, Pennsylvania, being more fully bounded and described in accordance with a survey prepared by Ludgate Engineering Corporation as shown on the Final Plan of Green Valley Estates (in process) Plan No. D-3362, dated June 29, 1987 as follows to wit:

BEGINNING at a point in the pavement of Green Valley Road (LR-19090) the northwestern most corner of the recorded plan of Green Valley Gardens Plan Book Volume 24, page 8, the Southwestern most corner of land of Robert Katz; thence in the pavement of Green Valley Road, North 17 degrees 29 minutes 25 seconds East 1221.16' to a point in the pavement of Green Valley Road being West of Lot #58 and #59; thence along Lot #59, South 72 degrees 58 minutes 35 seconds East 182.21' to a point on the West side of Indiana Avenue; thence crossing Indiana Avenue, South 57 degrees 35 minutes 15 seconds East 54.92' to a point a corner of Lot #60; thence along Lot #60, South 68 degrees 05 minutes 00 seconds East 117.64' to a point a corner of Lot #78; thence along Lot #78, South 54 degrees 07 minutes 05 seconds East 122.89' to a point on the Western right-of-way of States Avenue; thence crossing States Avenue, South 84 degrees 57 minutes 30 seconds East 64.23' to a point a corner of Lot #79 on the Eastern right-of-way line of States Avenue; thence along Lot #79 the two following courses and distances:

1. Along the Eastern right-of-way line of States Avenue by a curve to the left having an initial radius bearing of South 50 degrees 07 minutes 35 seconds East a radius of 473.00' a central angle of 18 degrees 28 minutes 45 seconds and an arc length of 152.56' to a point;

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2. South 75 degrees 09 minutes 55 seconds East 92.18' to a point a corner of Lot #98; thence along Lot #98, South 01 degree 33 minutes 50 seconds East 95.00' to a point a corner of Lot #97; thence along Lot #97, Lot #96, Lot #95, Lot #94 and Lot #93, South 11 degrees 21 minutes 00 seconds West 420.00' to a point a corner of Lot #93; thence along Lot #93 and Lot #92, South 34 degrees 45 minutes 00 seconds West 105.00' to a point a corner of Lot #91; thence along Lot #91 and Lot #90, South 75 degrees 21 minutes 10 seconds West 130.00' to a point a corner of Lot #89; thence along Lot #89, South 02 degrees 16 minutes 25 seconds East 133.66' to a point on the Northern right-of-way line of Park Place Drive; thence crossing Park Place Drive, South 09 degrees 42 minutes 15 seconds West 54.00' to a point in line of Lot #42; thence along Lot #42 the two following courses and distances:

1. North 80 degrees 17 minutes 45 seconds West 53.63' to a point;

2. South 09 degrees 42 minutes 15 seconds West 95.00' to a point in line of the recorded plan of Green Valley Gardens, Plan Book Volume 24, Page 8;

Thence along the recorded plan of Green Valley Gardens, North 80 degrees 17 minutes 45 seconds West 541.37' to a point the place of Beginning.

CONTAINING 15.80 Acres.

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PURPART 2.

ALL THAT CERTAIN parcel of ground on the eastern side of Green Valley Road (SR 3025) situate in Lower Heidelberg Township, Berks County, Pennsylvania, being more fully bounded and described in accordance with a survey prepared by Ludgate Engineering Corporation as shown on the Final Plan of "Green Valley Estates, Phase 3" (about to be recorded), Plan No. D-3362, dated March 17, 1992 as follows to wit:

BEGINNING at a point in the pavement of Green Valley Road (SR 3025), said point being South 04 degrees 05 minutes 05 seconds East, 1597.11 from the intersection of Faust Road (T-495) and Green Valley Road;

thence along Phase 4 being along lots 142 - 152 the seven following courses and distances:

1. South 87 degrees 25 minutes 08 seconds East, 388.82' to a point,

2. South 69 degrees 11 minutes 55 seconds East, 371.51' to a point,

3. North 82 degrees 07 minutes 57 seconds East, 64.21' to a point,

4. North 64 degrees 10 minutes 15 seconds East, 75.70' to a point,

5. North 21 degrees 38 minutes 16 seconds East, 109.47' to a point,

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6. North 04 degrees 31 minutes 37 seconds West, 148.06' to a point,

7. North 70 degrees 41 minutes 05 seconds West, 439.25' to a point on the Eastern right of way line of Laura Court, thence along the Eastern right of way line of Laura Court, by a curve to the right having an initial radius bearing South 73 degrees 21 minutes 38 seconds East, a radius of 373.00', a central angle of 04 degrees 31 minutes 38 seconds and an arc length of 29.47' to a point of reverse curvature;

thence along the Eastern right of way line of Laura Court, by a reverse curve to the left having a radius of 727.00', a central angle of 07 degrees 15 minutes 27 seconds and an arc length of 92.09' to a point of reverse curvature;

thence crossing Laura Court North 76 degrees 05 minutes 27 seconds West, 34.00 feet to a point on the western right of way line of Laura Court, the last described line being radial to the next described curve;

thence along the western right of way line of Laura Court the 2 following courses and distances:

1. by a curve to the right having a radius of 673.00', a central angle of 07 degrees 15 minutes 26 seconds and an arc length of 85.25' to a point of reverse curvature;

2. by a curve to the left having a radius of 427.00', a central angle of 03 degrees 00 minutes 08 seconds and an arc length of 22.37' to a point a corner of Phase 4,

thence along Phase 4 being lots 138 - 140 the two following courses and distances:

1. North 72 degrees 28 minutes 00 seconds West, 285.58' to a point,

2. South 80 degrees 44 minutes 05 seconds West, 147.02' to a point on the eastern right of way line of Green Valley Road,

thence along the eastern right of way line of Green Valley Road, North 04 degrees 11 minutes 40 seconds West, 121.05' to a point a corner of Phase 4,

thence along Phase 4 being lots 157 - 160 the six following courses and distances:

1. North 54 degrees 50 minutes 34 seconds East, 206.24' to a point on the western right of way line of New York Avenue, the last described line being radial to the next described curve;

2. by a curve to the right having a radius of 327.00' a central angle of 39 degrees 49 minutes 00 seconds and an arc length of 227.24' to a point of reverse curvature;

3. by a curve to the left having a radius of 873.00', a central angle of 09 degrees 37 minutes 48 seconds and an arc length of 146.73' to a point of compound curvature;

4. by a compound curve to the left, entering the southern right of way of Vermont Avenue, having a radius of 10.00' a central angle of 89 degrees 19 minutes 46 seconds and an arc length of 13.59' to a point of tangency;

5. South 85 degrees 42 minutes 00 seconds West, 114.94' to a point of curvature;

6. by a tangent curve to the left having a radius of 20.00' a central angle of 89 degrees 37 minutes 00 seconds and an arc length of 31.40' to a point on the eastern right of way line of Green Valley Road;

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thence along the eastern right of way line of Green Valley Road South 04 degrees 15 minutes 00 seconds East, 143.10' to a point;

thence through Green Valley Road South 85 degrees 36 minutes 33 seconds West, 22.77' to a point in the pavement of Green Valley Road;

thence in the pavement of Green Valley Road North 04 degrees 05 minutes 03 seconds West, 379.98' to a point;

thence through Green Valley Road North 85 degrees 39 minutes 46 seconds East, 22.63' to a point on the eastern right of way line of Green Valley Road;

thence along the eastern right of way line of Green Valley Road South 03 degrees 54 minutes 05 seconds East, 142.87' to a point of curvature;

thence by a tangent curve to the left in a southeast direction having a radius of 20.00', a central angle of 90 degrees 23 minutes 55 seconds and an arc length of 31.56' to a point of tangency;

thence along the northern right of way line of Vermont Avenue North 85 degrees 42 minutes 00 seconds East, 110.72' to a point of curvature;

thence by a tangent curve to the left entering the western right of way line of New York Avenue having a radius of 10.00' a central angle of 95 degrees 35 minutes 33 seconds and an arc length of 16.68' to a point;

thence crossing New York Avenue, North 80 degrees 06 minutes 27 seconds East 54.00' to a point on the eastern right of way line of New York Avenue;

thence along the eastern right of way line of New York Avenue and along Phase 4 being lots 163 - 166 the two following courses and distances: the last described line being radial to the next described curve,

1. by a curve to the right in a southerly direction having a radius of 927.00', a central angle of 14 degrees 33 minutes 08 seconds and an arc length of 235.44' to a point of reverse curvature;

2. by a curve to the left having a radius of 273.00' a central angle of 43 degrees 04 minutes 25 seconds and an arc length of 205.24' to a point a corner of Phase 4;

thence along Phase 4 being lots 166 and 169, the two following courses and distances:

1. North 51 degrees 35 minutes 08 seconds East, 121.09' to a point;

2. North 82 degrees 12 minutes 47 seconds East, 146.63' to a point on the western right of way line of Mediterranean Avenue;

thence along the western right of way line of Mediterranean Avenue, by a curve to the right having an initial radius bearing South 76 degrees 59 minutes 27 seconds West, a radius of 673.00', a central angle of 18 degrees 49 minutes 30 seconds and an arc length of 221.12' to a point;

thence crossing Mediterranean Avenue South 84 degrees 11 minutes 04 seconds East, 54.00' to a point on the eastern right of way line of Mediterranean Avenue; the last described line being radial to the next described curve,

thence along the eastern right of way line of Mediterranean Avenue in a northern direction by a curve to the left having a radius of 727.00' a central angle of 01 degrees 42 minutes 43 seconds and an arc length of 21.72' to a point a corner of Phase 4;

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thence along Phase 4 being lots 178, 184, 183, and 182 the 5 following courses and distances:

1. North 76 degrees 05 minutes 30 seconds East, 192.38' to a point;
2. South 25 degrees 42 minutes 32 seconds East, 44.87' to a point;
3. South 61 degrees 29 minutes 18 seconds East, 49.38' to a point;
4. South 02 degrees 45 minutes 51 seconds East, 80.84' to a point;
5. North 75 degrees 42 minutes 50 seconds East, 166.11' to a point on the western right of way line of Grande Blvd.

thence crossing Grande Blvd. North 59 degrees 10 minutes 03 seconds East, 54.15' to a point on the eastern right of way line of Grande Blvd.

thence along the eastern right of way line of Grande Blvd. the two following courses and distances:

1. by a curve to the left having an initial radius bearing of South 63 degrees 17 minutes 48 seconds West, a radius of 1177.00' a central angle of 07 degrees 18 minutes 05 seconds and an arc length of 150.00' to a point of reverse curvature;
2. by a curve to the right having a radius of 723.00' a central angle of 03 degrees 09 minutes 32 seconds and an arc length of 39.86' to a point a corner of Phase 4.

thence along Phase 4 being lot 193, North 59 degrees 09 minutes 13 seconds East, 178.34' to a point in line of lands of Larue L. Heim;

thence along lands of Heim, the 5 following courses and distances:

1. South 14 degrees 20 minutes 05 seconds East, 864.50' to a point;
2. South 09 degrees 20 minutes 05 seconds East, 462.00' to a point;
3. South 68 degrees 39 minutes 55 seconds West, 242.55' to a point;
4. North 80 degrees 20 minutes 05 seconds West, 209.55' to a point;
5. South 11 degrees 54 minutes 55 seconds West, 138.38' to a point a corner of Green Valley Estates Phase I;

thence along Phase I North 81 degrees 21 minutes 20 seconds West, 830.88' to a point in the pavement of Green Valley Road;

thence in the pavement of Green Valley Road North 04 degrees 05 minutes 03 seconds West, 601.97' to a point the place of BEGINNING.

CONTAINING: 27.95 ACRES

BEING a portion of the same premises which Lee J. Katz and Judith L. Katz, his wife, by Deed Dated 8/28/1989 and recorded in Deed Book Volume 2089 page 2203, Berks County Records granted and conveyed unto Fiorino Grande.

BEING a portion of the same premises which Lee J. Katz by Deed Dated 8/31/1990 and recorded in Deed Book Volume 2163 page 610, Berks County records granted and conveyed unto Fiorino Grande.

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PURPART 3

ALL THAT CERTAIN parcel of ground east of Green Valley Road, north of Hill Terrace Drive, and south of Faust Road, situate in Lower Heidelberg Township, Berks County, Pennsylvania, being further known as Green Valley Estates phase V, about to be recorded, and being more fully bounded and described as follows to wit:

BEGINNING at a point, said point being the southwestern most corner of the Heim tract and the southeastern most corner of the recorded subdivision plan of Green Valley Estates, phase I, recorded in P.B.V. 153 P. 56, Berks County Records;

thence along Green Valley Estates, phase 1, North 11 degrees 54 minutes 57 seconds East, 1195.90' to a point, a corner of residue lands of LaRue L. Heim and Morton E. Heim, her husband;

thence along residue lands of Heim, the 15 following courses and distances:

1. South 77 degrees 27 minutes 35 seconds East, 181.09' to a point on the western right of way line of Illinois Ave.
2. South 79 degrees 20 minutes 42 seconds East, 54.03' to a point on the eastern right of way line of Illinois Ave.
3. South 77 degrees 20 minutes 35 seconds East, 142.23' to a point;
4. North 21 degrees 00 minutes 00 seconds East, 45.02' to a point;
5. South 70 degrees 34 minutes 00 seconds East, 111.34' to a point on the western right of way line of Colorado Ave.
6. South 75 degrees 19 minutes 33 seconds East, 54.19' to a point on the eastern right of way line of Colorado Ave.
7. South 70 degrees 27 minutes 45 seconds East, 166.19' to a point;
8. South 19 degrees 30 minutes 00 seconds West, 115.31' to a point;
9. South 70 degrees 30 minutes 00 seconds East, 149.00' to a point on the western right of way line of Virginia Ave.
10. South 59 degrees 17 minutes 56 seconds East, 55.05' to a point on the eastern right of way line of Virginia Ave.
11. South 70 degrees 30 minutes 00 seconds East, 105.21' to a point;
12. South 19 degrees 30 minutes 00 seconds West, 96.00' to a point;
13. South 70 degrees 30 minutes 00 seconds East, 109.42' to a point;
14. South 09 degrees 39 minutes 15 seconds West, 85.40' to a point;
15. South 58 degrees 30 minutes 00 seconds West, 168.33' to a point;

thence continuing along lands of Heim and lands of Fiorino Grande (Maltzer tract), South 31 degrees 30 minutes 00 seconds East, 125.00' to a point on the northern right of way line of Hill Terrace Drive;

thence along lands of Fiorino Grande (Maltzer tract) the five following courses and distances;

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1. South 53 degrees 47 minutes 24 seconds East, 58.36' to a point on the southern right of way line of Hill Terrace Drive;
  2. South 31 degrees 30 minutes 00 seconds East, 125.00' to a point;
  3. North 58 degrees 30 minutes 00 seconds East, 80.00' to a point;
  4. South 31 degrees 30 minutes 00 seconds East, 127.16' to a point;
  5. South 80 degrees 30 minutes 00 seconds East, 331.52' to a point in line of lands of Gerhard Riethmuller, administrator;
- thence along lands of Riethmuller, the five following courses and distances;
1. South 61 degrees 30 minutes 00 seconds West, 877.11' to a point;
  2. South 28 degrees 09 minutes 15 seconds East, 325.00' to a point;
  3. South 61 degrees 30 minutes 00 seconds West, 100.00' to a point;
  4. South 28 degrees 09 minutes 15 seconds East, 395.00' to a point in the Cacoosing Creek;
  5. in the Cacoosing Creek, South 56 degrees 30 minutes 00 seconds West, 100.44' to a point a corner of lands of Fiorino Grande;
- thence along lands of Grande, North 28 degrees 09 minutes 15 seconds West, 72.61' to a point a corner of lands of Michael S. Heffner and Judy A. Heffner, his wife;
- thence along lands of Heffner the two following courses and distances;
1. North 18 degrees 45 minutes 25 seconds West, 58.76' to a point;
  2. North 69 degrees 11 minutes 15 seconds West, 14.61' to a point a corner of the recorded plan of lots of Cacoosing Gardens;
- thence along the recorded plan of Cacoosing Gardens, the three following courses and distances;
1. North 28 degrees 09 minutes 15 seconds West, 919.93' to a point;
  2. South 67 degrees 55 minutes 40 seconds West, 46.62' to a point;
  3. North 80 degrees 18 minutes 10 seconds West, 608.69' to a point the place of BEGINNING.

CONTAINING: 35.21 ACRES

BEING A PORTION OF THE SAME premises which LaRue L. Heim by deed dated May 27, 1986 and recorded in D.B.V. 1899 P. 223 Berks County records, granted and conveyed unto LaRue L. Heim and Morton E. Heim, her husband.

BEING A PORTION OF THE SAME premises which Gerhard Riethmuller, executor, by deed dated March 9, 1995 and recorded in D.B.V. 2619 P. 2309 Berks County records, granted and conveyed unto Fiorino Grande.

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*Portbury*

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REG 97-08-14 08:45  
ROBIN 21417

FEE \$25.00  
WRITE \$0.50  
AFFIDAVIT \$23.50  
CHECK # 15500  
ST \$49.00  
CK 49.00  
LG 10.00

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RECORDED IN DEEDS CO., PA  
*Ellie Amfome*  
RECORDER OF DEEDS



RECORDER OF DEEDS  
BERKS COUNTY  
READING, PA. 19601  
ELLIE AMFOME

REG 97-08-14 08:45 ROBIN  
CHK : 21417 \$49.00

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