




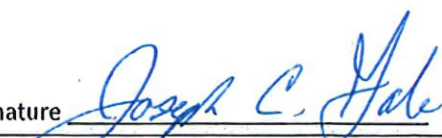
CONDITIONAL USE APPLICATION

<b>1. MUNICIPAL USE ONLY</b>		
Received: 1 / 8 / 26	When ready: <input type="checkbox"/> Email <input type="checkbox"/> Call	Received as: <input type="checkbox"/> Walk-in <input checked="" type="checkbox"/> Mail
Application Received by:		<input type="checkbox"/> Email
Received from Applicant: <input checked="" type="checkbox"/> List of names and addresses of all property owners within 500' of property		
<input checked="" type="checkbox"/> 3 copies of proposed plans <input checked="" type="checkbox"/> Related Information described in Zoning Ordinance		
Application Fee (DUE AT SUBMISSION):		Date Received: 1 / 8 / 26
<input type="checkbox"/> \$1,000.00 Residential	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check #	
<input type="checkbox"/> \$4,000.00 Commercial		

<b>2. PROPERTY INFORMATION</b>	
Site Address: 1246 & 1320 Pottstown Pike and 603 Birchrun Road	
Tax Parcel ID: 25-6-60.1; 25-6-59.2; 25-6-60.2	Lot # (if applicable):
Type of property: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial	

<b>3. OWNER</b>	Email:
Name: Promenade Chester Springs LP	Phone:
Address/City/State/Zip: 234 N. James Street, Newport, DE 19804	

<b>4. APPLICANT</b>	Email: sam.carlo@pultegroup.com	<input type="checkbox"/> Same as owner
Name: Sam Carlo	Relationship to owner: Equitable Owner	
Company (if applicable): Pulte Group	Phone: 215-767-1676	
Address/City/State/Zip: 1210 Northbrook Drive, Suite 260, Treose, PA 19053		

<b>5. REASON FOR APPLICATION</b>	
Applicant desires to use property in the following manner as permitted as a Conditional Use under Sections 390-58.B.(2) of the West Vincent Township Zoning Ordinance (attach documents if needed): 390-58.B.(9) & 390-63 and/or 390-68.B & 390-72. See attached Addendum for additional information.	
Owner's Signature 	Applicant's Signature 

Applicant must also complete the Chester County Planning Commission Act 247 County Referral Form which can be found at <https://www.chescoplanning.org/pdf/247-Referral-Form.pdf> (referral form also requires one complete set of plans and a separate review fee payable to the county).

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

By: Gregg I. Adelman, Esquire  
Attorney I.D. No.: 84137  
Union Meeting Corporate Center  
910 Harvest Drive  
P.O. Box 3037  
Blue Bell, PA 19422  
(610) 260-6000  
[gadelman@kaplaw.com](mailto:gadelman@kaplaw.com)

Attorneys for Applicant  
Pulte Homes of Pennsylvania,  
Limited Partnership

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**BEFORE THE BOARD OF SUPERVISORS**  
**WEST VINCENT TOWNSHIP, CHESTER COUNTY, PA**

*In the Matter of:* **PULTE HOMES OF PENNSYLVANIA, LIMITED PARTNERSHIP**

**Property Address:** 1246 and 1320 Pottstown Pike and 603 Birchrun Road

**UPI Nos.:** 25-6-60.1, 25-6-59.2 and 25-6-60.2

**ADDENDUM TO CONDITIONAL USE APPLICATION**

Pulte Homes of Pennsylvania, Limited Partnership (“Applicant”) by and through its attorneys, Kaplin Stewart Meloff Reiter & Stein, P.C., and pursuant to Sections 390-58.B.(2), 390-58.B.(9) and 390-63 and/or Sections 390-68.B and 390-72 of the West Vincent Township Zoning Code (“Zoning Ordinance”), hereby submits this Addendum to its Conditional Use Application seeking conditional use approval for a proposed residential development consisting of 28 single-family homes and 46 townhomes (“Proposed Development”) and in support thereof states as follows:

1. **Location & Description of Properties.** The Properties are located at 1246 and 1320 Pottstown Pike and 603 Birchrun Road in West Vincent Township, further identified as UPI Nos. 25-6-60.1, 25-6-59.2 and 25-6-60.2 (“Properties”) and consist of approximately 19.69 (+/-) acres of vacant land.
2. **Name/Address of Applicant/Owner.** The Applicant is the equitable owner of the

Properties and has a business address is 1210 Northbrook Drive, Suite 260, Trevoise, PA 19053. Promenade Chester Springs, LP is the owner of the Properties and has a business address of 234 N. James S19treet, Newport, DE 19804. Copies of the Deeds for the Properties are attached as **Exhibit “A”**, and a redacted copy the Agreement of Sale between Applicant and the owner is attached as **Exhibit “B”**.

3. **Zoning**. The 603 Birchrun Road and 1246 Pottstown Pike parcels that are proposed to be developed are located in the Ludwigs Village Commercial Center District (“LVC”) and the Route 100 Overlay District (“Route 100 Overlay”) which permits development under the Village Center Residential Overlay District (“VCR”) per Section 390-75.C of the Zoning Ordinance.

4. **Proposed Development**. The Applicant proposes to develop the Properties with 28 single-family detached dwellings and 46 single-family townhomes, along with other related improvements (“Proposed Development”). The Proposed Development is depicted on the Conditional Use Plans, prepared by Bohler Engineering, last revised October 28, 2025, consisting of two (2) sheets (“Conditional Use Plans”) attached as **Exhibit “C”**.

5. **Conditional Use Approval**. The Applicant seeks conditional use approval under Sections 390-58.B.(2), 390-58.B.(9) and 390-63 and/or under Sections 390-68.B.(2) and 390-72 together with modifications of Section 390-142 as needed to permit the Proposed Development.

6. **Reasons for Relief Requested**. The Applicant is entitled to conditional use approval in accordance with the applicable specific and objective provisions of the Zoning Ordinance which will be demonstrated at the hearing held on the Application.

Respectfully Submitted,

**KAPLIN STEWART MELOFF REITER & STEIN,  
P.C.**



Dated: January 7, 2026

By: \_\_\_\_\_  
Gregg I. Adelman, Esquire

Attorneys for Applicant  
Pulte of PA Limited Partnership

**EXHIBIT "A"**

**DEEDS**



RETURN TO

RETURN TO: Robert J. Murtaugh, Esquire, The Chartwell Law Offices, LLP
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403

UPI# 25-6-60.1 ✓

RH
7/5
Doc
76.00

SHERIFF DEED OF CORRECTION
Know by all Men by these Presents

THAT I, Carolyn B. Welsh, Sheriff of the County of Chester, in the Commonwealth of Pennsylvania, for and in consideration of the sum of

One Dollar (\$1.00)

to me in hand paid, DO hereby grant and convey to

Promenade Chester Springs, LP

LEGAL DESCRIPTION ATTACHED HERETO

BEING the same premises which the Sheriff of Chester County, by Indenture recorded in the Office of the Recorder of Deeds on the 11th day of October, 2013, A.D., in and for the County of Chester, aforesaid in Deed Book B-8828 page 493 &c., granted and conveyed unto Promenade Chester Springs, LP, in fee. Said Indenture erroneously stating an incorrect legal description.



**EXHIBIT "A" - LEGAL DESCRIPTION**

**PARCEL B:**

ALL THAT CERTAIN parcel of land situate in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania, being Parcel B on a Plan of Property for John C. Mackey and Roberta Jean Mackey, prepared by Beideman Associates, Inc., dated June 8, 2004 and being more fully described as follows:

BEGINNING at a point on the East line of Pottstown Pike, Route 100, existing right of way 50 feet wide (as shown on a plan recorded in the Chester County Recorder of Deeds as Plan File Number 11669), on line of land of Mary E. Griffith and Janice G. Comstock; thence leaving Route 100 along land of Griffith and Comstock North 65 degrees 33 minutes 51 seconds East, 261.86 feet to a point at the Northwest corner of land of West Vincent Associates, Ltd.; thence along the West line of West Vincent Associates, Ltd., South 27 degrees 20 minutes 02 seconds East, 872.82 feet to a corner of remaining land of John C. Mackey and Roberta Jean Mackey; thence along land remaining of John C. Mackey and Roberta Jean Mackey; thence along land remaining of John C. Mackey and Roberta Jean Mackey South 85 degrees 01 minute 02 seconds West 873.27 feet to a point on the East line of Pottstown Pike, 50 feet wide, thence along the East line of Pottstown Pike the three following courses and distances: (1) along a curve to the right having a radius of 1,125.00 feet and a chord bearing North 14 degrees 18 minutes 52 seconds East, 62.06 feet Northerly an arc distance of 62.07 feet to a point of tangency; (2) North 15 degrees 53 minutes 42 seconds East, 504.26 feet a point of curvature; (3) along a curve to the right having a radius of 1,115.00 feet and a chord bearing North 21 degrees 21 minutes 34 seconds East, 212.35 feet Northerly an arc distance of 212.68 feet to the point of beginning.

CONTAINING 10.000 acres of land be the same more or less.

BEING Tax Parcel #25-6-60/1.

BEING known as Pottstown Pike

BEING THE SAME PREMISES which John C. Mackey and Roberta Jean Mackey, husband and wife, by Deed dated 8/11/2004 and recorded 8/19/2004 at Chester County, Pennsylvania in Record Book 6258, Page 140, granted and conveyed unto Ludwig's Square, LP, in fee.

EXCEPTING THEREFROM ALL THAT CERTAIN tract or parcel of land SITUATE in West Vincent Township, Chester County, Pennsylvania, shown as Required Right of Way Over Lands of Ludwig's Square, LP, on Required Right of Way Exhibit for Lexington Boulevard (50 feet wide); at a point on lien of lands now or late of West Vincent Associates, LTD (UPI #25-7-4), and a common corner of lands now or late of Ludwig's Square II, LP (UPI #25-6-60.2) and lands now or late of Ludwig's Square, LP (UPI #25-6-60.1); thence from the point of beginning, through said Lexington Boulevard, along said lands of Ludwig's Square II, LP, South 85 degrees 01 minutes 02 seconds West 27.03 feet to a point on the westerly required right of way line of Lexington Boulevard; thence through said lands of Ludwig's Square, LP, along said westerly



required right of way line, the following three (3) courses and distances: (1) North 27 degrees 20 minutes 02 seconds West 709.24 feet to a point of curve; (2) along a curve to the left having a radius of 275.00 feet, an arc length of 117.44 feet to a point of curve; (2) along a curve to the left having a radius of 275.00 feet, an arc length of 117.44 feet and a chord bearing North 39 degrees 34 minutes 06 seconds West 116.55 feet to a point of tangency; (3) North 51 degrees 48 minutes 11 seconds West 47.13 feet to a point on line of lands now or late of Ludwig's Square III, LP; thence leaving said westerly required right of way line, along said lands of Ludwig's Square III, LP, thence leaving said westerly required right of way line, along said lands of Ludwig's Square III, LP, North 65 degrees 33 minutes 51 seconds East 69.31 feet to a corner of said lands of West Vincent Associates, LTD on the said title line in Lexington Boulevard; thence along said title line, along said lands of West Vincent Associates, LTD, South 27 degrees 20 minutes 02 seconds East 872.82 feet to a corner of said lands of Ludwig's Square, LP, and the point and place of beginning; and ENCOMPASSING in area 24,059 square feet of land, be the same, more or less.

BEING part of UPI #25-6-60.1

BEING THE SAME PREMISES as and to the rights of use by Deed of Dedication dated July 29, 2010, between Ludwig's Square, LP, Ludwig's Square II, LP and Ludwig's Square III, LP and the Township of West Vincent, and recorded on September 15, 2010 by the Chester County Recorder of Deeds at Instrument Number 11039198, Book 7994, Page 925.



The same having been sold by me to the said grantee on the 18<sup>th</sup> day of  
July Anno Domini two thousand and thirteen after due advertisement according to the  
law, under and by virtue of a Writ of Execution issued on the 20<sup>th</sup> day of March  
Anno Domini two thousand and thirteen out of the Court of Common Pleas, Chester County,  
Pennsylvania, as of Term two thousand twelve Number 01344 at the suit of  
WILMINGTON SAVINGS FUND SOCIETY, FSB

vs.

LUDWIG'S SQUARE, LP, LUDWIG'S SQUARE II, LP, LUDWIG'S SQUARE III, LP AND  
JEFFREY MINNER

**IN WITNESS WHEREOF**, I have hereunto affixed my signature, this *20<sup>th</sup>* day of  
*November* Anno Domini two thousand and thirteen

SEALED AND DELIVERED  
in the presence of us:

*Patty A. Boyd*

*Carolyn B. Welsh*  
Carolyn B. Welsh, Sheriff of Chester County



COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF CHESTER :

On this 20 day of November, two thousand and thirteen (2013), personally appeared Carolyn B. Welsh, Sheriff of the County of Chester, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/it executed the same for the purposes therein contained.

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

Damaris A. Olson, Deputy  
Prothonotary

No. 12-01344

**Deed = Poll**

Carolyn B. Welsh, Sheriff

TO

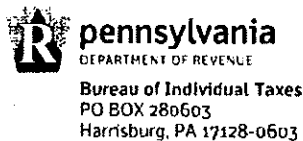
Promenade Chester Springs, LP

The address of the Grantee is:

234 North James Street  
Newport, DE 19804

Patty A. Boyd





# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	8556
Page Number	308
Date Recorded	12/5/13

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name		Telephone Number:	
Robert J. Murtaugh, Esquire, The Chartwell Law Offices, LLP		(610) 666-7700	
Mailing Address	City	State	ZIR Code
970 Rittenhouse Road, Suite 300	Eagleville	PA	19403

### B. TRANSFER DATA

Grantor(s)/Lessor(s)		
Carolyn B. Welsh, Chester County Sheriff		
Mailing Address		
201 West Market Street, Suite 1201		
City	State	ZIP Code
West Chester	PA	19380

### C. Date of Acceptance of Document

Grantee(s)/Lessee(s)		07/18/13	11/20/13
Promenade Chester Springs, LP			
Mailing Address			
234 North James Street			
City	State	ZIP Code	
Newport	DE	19804	

### D. REAL ESTATE LOCATION

Street Address		City, Township, Borough	
Pottstown Pike		West Vincent Township	
County	School District	Tax Parcel Number	
Chester	Owen J. Roberts School District	25-6-60.1	

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+ 0.00	= 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
115,100.00	X 1.66	= 191,066.00

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
100.00	100%	100%

#### Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. (Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust. If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) *Correct legal*

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
<i>[Signature]</i>	10/24/13

FAILURE TO COMPLETE THIS FORM OR ATTACH REQUIRED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD. 11321001 B: 8856 P: 313 DOC 12/05/2013 11:16 AM Page 6 of 7 CHARTWELL LAW OFFICES LLP



Exhibit "A" to REV-183 EX (04-10)

Portions of the Parcel(s) 25-6-60.2, 25-6-60.1 and 25-5-59.2, were transferred by Ludwig's Square, LP, Ludwig's Square II, LP and Ludwig's Square III, LP to West Vincent Township via Deed of Dedication recorded September 15, 2010 at Instrument Number 11039198, Book 7994, Page 925, et seq. Promenade Chester Springs, LP as successor by assignment to Wilmington Savings Fund Society, FSB, was not advised of the Deed of Dedication or transfer of property and the title search provided for each property did not list the Deed.





RETURN TO

RETURN TO: Robert J. Murtaugh, Esquire, The Chartwell Law Offices, LLP  
970 Rittenhouse Road, Suite 300  
Eagleville, PA 19403

UPI# 25-6-59.2 ✓

**SHERIFF DEED OF CORRECTION**  
*Know by all Men by these Presents*

**THAT I,** Carolyn B. Welsh, Sheriff of the County of Chester, in the Commonwealth of Pennsylvania, for and in consideration of the sum of

One Dollar (\$1.00)

to me in hand paid, **DO** hereby grant and convey to

Promenade Chester Springs, LP

**LEGAL DESCRIPTION ATTACHED HERETO**

BEING the same premises which the Sheriff of Chester County, by Indenture recorded in the Office of the Recorder of Deeds on the 11<sup>th</sup> day of October, 2013, A.D., in and for the County of Chester, aforesaid in Deed Book B-8828 page 493 &c., granted and conveyed unto Promenade Chester Springs, LP, in fee. Said Indenture erroneously stating an incorrect legal description.



**EXHIBIT "A" - LEGAL DESCRIPTION**

**PARCEL A:**

ALL THAT CERTAIN parcel of land situate in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania, being shown on an "Existing Conditions Plan for Ludwig's Square," Plan #05-06456-001, dated 12/28/2006, by Rettew Associates, Inc., Chester Springs, PA, and being more fully bounded and described as follows:

BEGINNING at a #5 rebar on the Easterly legal right-of-way line of Route 100 (40 feet wide), said point of beginning being located South 65 degrees 33 minutes 51 seconds West 268.90 feet from a common corner of land of West Vincent Associates, LTD (UPI #25-7-4) and Ludwig's Square (UPI #25-6-60.1); thence from the point of beginning and along the said legal right-of-way line, North 28 degrees 20 minutes 27 seconds East, 585.19 feet to a point on the legal right-of-way, a point in line of lands now or formerly of Clyde M. Griffith and Mary E. Griffith; thence leaving the said legal right-of-way line along the lands now or formerly of Griffith and along the lands of AMC Delancey Griffith Partners LP (UPI #25-6-59), South 62 degrees 00 minutes 25 seconds East, passing through a #5 rebar 29.21 feet from the last described corner, a total distance of 446.63 feet to a point in the line of land of the aforementioned West Vincent Associates, LTD; thence along the same and the lands of the aforementioned Ludwig's Square, South 65 degrees 33 minutes 51 seconds West, passing through a common corner of lands of said West Vincent Associates, LTD and said lands of Ludwig's Square 468.57 feet from the last described corner and passing through a corner of lands of Ludwig's Square on the widened right-of-way line of Route 100 7.04 feet from the next described corner, a total distance of 738.31 feet to a #5 rebar found, the place of BEGINNING.

CONTAINING 3.000 Acres.

BEING Parcel No. 25-6-59.2.

BEING known as 1320 Pottstown Pike.

BEING THE SAME PREMISES which David Frame, by Deed dated 1/16/2007 and recorded 2/23/2007 at Chester County, Pennsylvania in Record Book 7090, Page 271, granted and conveyed unto Ludwig's Square III, LP, a Pennsylvania limited partnership, in fee.

EXCEPTING THEREFROM ALL THAT CERTAIN tract or parcel of land SITUATE in the West Vincent Township, Chester County, Pennsylvania, shown as Required Right of Way Over Lands of Ludwig's Square III, LP, on Required Right of Way Exhibit for Lexington Boulevard, dated May 15, 2008, revised January 27, 2009, by Chester Valley Engineers, Inc., Paoli, Pennsylvania, and bounded and described as follows:

BEGINNING at point on the title line in Lexington Boulevard (50 feet wide), at a point on line of lands now or late of Ludwig's Square III, LP (UPI #25-6-59.2), and a common corner of lands now or late of West Vincent Associates, LTD (UPI #25-7-4) and lands now or late of Ludwig's Square, LP (UPI #25-6-60.1); thence from the point of beginning, along said lands of



Ludwig's Square, LP, South 65 degrees 33 minutes 51 seconds West 69.31 feet to a point of curvature on the westerly required right of way line of said Lexington Boulevard; thence leaving the lands of Ludwig's Square, LP, through said lands of Ludwig's Square III, LP, along a curve to the left having a radius of 95.00 feet, an arc length of 102.53 feet and a chord bearing North 82 degrees 43 minutes 18 seconds West 97.63 feet to a point on the southeasterly legal right of way line of Pottstown Pike (S.R. 0100), Rte. 100; thence along said southeasterly right of way line Pottstown Pike, North 27 degrees 50 minutes 20 seconds East 139.83 feet to a point of cusp, the intersection of the easterly required right of way line of said Lexington Boulevard with the said southeasterly legal right of way line of Pottstown Pike; thence leaving said Pottstown Pike right of way, through said lands of Ludwig's Square III, LP and along said easterly required right of way line of Lexington Boulevard, the following three (3) courses and distances: (1) along a curve to the left having a radius of 45.00 feet, an arc length of 33.62 feet and a chord bearing South 28 degrees 59 minutes 07 seconds East 32.85 feet to a point of tangency; (2) South 50 degrees 23 minutes 24 seconds East 74.86 feet to a point of curvature; (3) along a curve to the right having a radius of 420.00 feet, an arc length of 38.39 feet and a chord bearing South 26 degrees, 11 minutes 02 seconds East 38.38 feet to a point on line of said lands of West Vincent Associates, LTD; thence leaving said easterly required right of way line, along said lands of West Vincent Associates, LTD, South 65 degrees 35 minutes 51 seconds West 4.43 feet to a corner of said lands of Ludwig's Square, LP, on the said title line in Lexington Boulevard, and the point and place of beginning and ENCOMPASSING in area 10,149 square feet of land, be the same, more or less.

BEING part of UPI #25-6-59.2

BEING THE SAME PREMISES as and to the rights of use by Deed of Dedication dated July 29, 2010, between Ludwig's Square, LP, Ludwig's Square II, LP and Ludwig's Square III, LP and the Township of West Vincent, and recorded on September 15, 2010 by the Chester County Recorder of Deeds at Instrument Number 11039198, Book 7994, Page 925.



The same having been sold by me to the said grantee on the 18<sup>th</sup> day of  
July Anno Domini two thousand and thirteen after due advertisement according to the  
law, under and by virtue of a Writ of Execution issued on the 20<sup>th</sup> day of March  
Anno Domini two thousand and thirteen out of the Court of Common Pleas, Chester County,  
Pennsylvania, as of Term two thousand twelve Number 01344 at the suit of  
WILMINGTON SAVINGS FUND SOCIETY, FSB

vs.

LUDWIG'S SQUARE, LP, LUDWIG'S SQUARE II, LP, LUDWIG'S SQUARE III, LP AND  
JEFFREY MINNER

**IN WITNESS WHEREOF**, I have hereunto affixed my signature, this 20<sup>th</sup> day of  
November Anno Domini two thousand and thirteen

SEALED AND DELIVERED  
in the presence of us:

*Patty A. Boyd*

*Carolyn B. Welsh*  
Carolyn B. Welsh, Sheriff of Chester County



COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF CHESTER :

On this 20 day of November, two thousand and thirteen (2013), personally appeared Carolyn B. Welsh, Sheriff of the County of Chester, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/it executed the same for the purposes therein contained.

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

Damaris A. Osborn, Deputy  
Prothonotary

No. 12-01344

**Deed = Poll**

Carolyn B. Welsh, Sheriff

TO

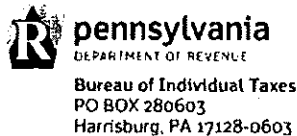
Promenade Chester Springs, LP

The address of the Grantee is:

234 North James Street  
Newport, DE 19804

Patty A. Boyd





# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	8856
Page Number	301
Date Recorded	12/5/13

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name	Telephone Number:		
Robert J. Murtaugh, Esquire, The Chartwell Law Offices, LLP	(610) 666-7700		
Mailing Address	City	State	ZIP Code
970 Rittenhouse Road, Suite 300	Eagleville	PA	19403

### B. TRANSFER DATA

Grantor(s)/Lessor(s)  
Carolyn B. Welsh, Chester County Sheriff

Mailing Address  
201 West Market Street, Suite 1201

City

West Chester	State	ZIP Code
	PA	19380

### C. Date of Acceptance of Document

Grantee(s)/Lessee(s)  
Promenade Chester Springs, LP

Mailing Address  
234 North James Street

City

Newport	State	ZIP Code
	DE	19804

07/18/13 11/20/13

### D. REAL ESTATE LOCATION

Street Address  
1320 Pottstown Pike

County

Chester	School District	Tax Parcel Number
	Owen J. Roberts School District	25-6-59.2

City, Township, Borough  
West Vincent Township

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration 1.00	2. Other Consideration +0.00	3. Total Consideration = 1.00
4. County Assessed Value 68,060.00	5. Common Level Ratio Factor X 1.66	6. Fair Market Value = 112,979.60

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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#### Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. (Name of Decedent \_\_\_\_\_ (Estate File Number) \_\_\_\_\_)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) *Correct legal*

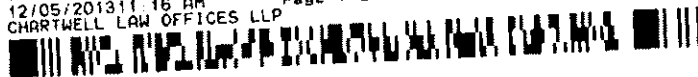
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: *[Signature]* Date: 10/24/13



Exhibit "A" to REV-183 EX (04-10)

Portions of the Parcel(s) 25-6-60.2, 25-6-60.1 and 25-5-59.2, were transferred by Ludwig's Square, LP, Ludwig's Square II, LP and Ludwig's Square III, LP to West Vincent Township via Deed of Dedication recorded September 15, 2010 at Instrument Number 11039198, Book 7994, Page 925, et seq. Promenade Chester Springs, LP as successor by assignment to Wilmington Savings Fund Society, FSB, was not advised of the Deed of Dedication or transfer of property and the title search provided for each property did not list the Deed.





RETURN TO

RETURN TO: Robert J. Murtaugh, Esquire, The Chartwell Law Offices, LLP  
970 Rittenhouse Road, Suite 300  
Eagleville, PA 19403

UPI# 25-6-60.2 ✓

**SHERIFF DEED OF CORRECTION**  
*Know by all Men by these Presents*

**THAT I,** Carolyn B. Welsh, Sheriff of the County of Chester, in the Commonwealth of Pennsylvania, for and in consideration of the sum of

One Dollar (\$1.00)

to me in hand paid, **DO** hereby grant and convey to

Promenade Chester Springs, LP

**LEGAL DESCRIPTION ATTACHED HERETO**

BEING the same premises which the Sheriff of Chester County, by Indenture recorded in the Office of the Recorder of Deeds on the 11<sup>th</sup> day of October, 2013, A.D., in and for the County of Chester, aforesaid in Deed Book B-8828 page 493 &c., granted and conveyed unto Promenade Chester Springs, LP, in fee. Said Indenture erroneously stating an incorrect legal description.

DOC # 11321002 12/05/2013 11:16 AM  
Receipt #: 13-47228  
Rec Fee: \$78.00 State: \$0.00 Local: \$0.00  
Chester County, Recorder of Deeds

11321002 B: 8856 P: 315 DOC  
12/05/2013 11:16 AM Page 1 of 7  
CHARTWELL LAW OFFICES LLP



**EXHIBIT "A" - LEGAL DESCRIPTION**

**PARCEL C:**

ALL THAT CERTAIN parcel of land, Situate on the Northerly side of Birch Run Road (SR 1030, LR 15085) in West Vincent Township, Chester County, Pennsylvania, being known as Lot 2 as prepared by Rettew Associates, Inc., dated 1/20/2006, last revised 6/5/2006 and being more fully bounded and described, as follows:

BEGINNING at a #5 rebar set on the Northerly legal right-of-way of Birch Run Road (33 feet wide) in line of lands of West Vincent Associates, Ltd. (RB 5334 page 837), which point of beginning being East 36 feet more or less from the intersection of Birch Run Road and Lexington Boulevard; thence from the point of beginning along the legal right-of-way line of Birch Run Road, the three (3) following courses and distances: (1) by a line curving to the right, having a radius of 1,341.50 feet, an arc distance of 65.53 feet, a chord bearing of South 85 degrees 04 minutes 13 seconds West, a chord distance of 65.53 feet to a point of tangency; (2) South 86 degrees 28 minutes 11 seconds West, 484.41 feet to a point; (3) South 87 degrees 07 minutes 45 seconds West, 97.16 feet to a #5 rebar set, a corner of Lot 1, the lands of John C. and Roberta J. Mackey (DB A-41 page 13); thence along the same, North 02 degrees 52 minutes 23 seconds West, 621.57 feet to a #5 rebar set, a point in line of lands of Ludwig's Square (RB 6258 page 140); thence along the same, North 85 degrees 01 minute 02 seconds East, 448.07 feet to a #5 rebar set in line of other lands of West Vincent Associates, Ltd. (RB 5187 page 847); thence along the same, the two (2) following courses and distances: (1) South 27 degrees 20 minutes 02 seconds East 96.88 feet to a #5 rebar found; (2) South 19 degrees 14 minutes 13 seconds East, 564.86 feet to a #5 rebar set the place of Beginning.

CONTAINING 8.000 acres, more or less.

BEING Parcel No. 25-6-60.2 (formerly part of 25-6-60).

BEING known as 603 Pottstown Pike.

BEING THE SAME PREMISES which John C. Mackey and Roberta W. Mackey, husband and wife, by Deed of Correction recorded 2/9/2007 at Chester County, Pennsylvania in Record Book 7079, Page 2288, granted and conveyed unto Ludwig's Square II, LP, a Pennsylvania limited partnership, in fee.

EXCEPTING THEREFROM ALL THAT CERTAIN tract or parcel of land SITUATE in West Vincent Township, Chester County, Pennsylvania, shown as Required Right of Way Over Lands of Ludwig's Square II, LP, on Required Right of Way Exhibit for Lexington Boulevard, dated May 15, 2008, revised January 27, 2009, by Chester Valley Engineers, Inc., Paoli, Pennsylvania, and bounded and described as follows:

BEGINNING at a point on the title line in Lexington Boulevard (50 feet wide), at a point on line of lands now or late of West Vincent Associates, LTD (UPI #25-7-4), an da common corner of lands now or late of Ludwig's Square II, LP (UPI #25-6-60.2) and lands now or late of



Ludwig's Square, LP (UPI #25-6-60.1); thence from the point of beginning, along said title line and along said lands of West Vincent Associates, LTD, the following two (2) courses and distances: (1) South 27 degrees 20 minutes 02 seconds East 96.88 feet to a point; (2) South 19 degrees 14 minutes 13 seconds East 564.86 feet to a point on the northerly existing right of way line of Birch Run Road (S.R. 1030, 46.5 feet wide); thence along said northerly existing right of way line of Birch Run Road, the following two (2) courses and distances: (1) along a curve to the right having a radius of 1,341.50 feet, an arc length of 65.53 feet and a chord bearing South 85 degrees 04 minutes 13 seconds West 65.53 feet to a point of tangency; (2) South 86 degrees 28 minutes 11 seconds West 30.11 feet; thence leaving said existing right of way line, through said lands of Ludwig's Square II, LP, North 03 degrees 31 minutes 49 seconds West 13.50 feet to a point of cusp, the intersection of the northerly required right of way line of said Birch Run Road (proposed width 60 feet) with the westerly required right of way line of said Lexington Boulevard; thence through said lands of Ludwig's Square II, LP and along said westerly required right of way line, the following six (6) courses and distances: (1) along a curve to the left having a radius of 30.00 feet, an arc length of 51.56 feet and a chord bearing North 37 degrees 14 minutes 10 seconds East 45.44 feet to a point a tangency; (2) North 11 degrees 59 minutes 51 seconds West 175.84 feet to a point of curvature; (3) along a curve to the left having a radius of 475.00 feet, an arc length of 60.02 feet and a chord bearing North 15 degrees 37 minutes 02 seconds West 59.98 feet to a point of tangency; (4) North 19 degrees 14 minutes 13 seconds West 234.49 feet to a point of curvature; (5) along a curve to the left having a radius of 450.00 feet, an arc length of 63.59 feet and a chord bearing North 23 degrees 17 minutes 08 seconds West 63.54 feet to a point of tangency; (6) North 27 degrees 20 minutes 02 seconds West 73.56 feet to a point on line of lands of Ludwig's Square, LP, aforesaid; thence leaving said westerly required right of way line, along said lands of Ludwig's Square, LP, North 85 degrees 01 minutes 02 seconds East 27.03 to a point on line of said lands of West Vincent Associates, LTD, and the point and place of beginning; and ENCOMPASSING in area 21,531 square feet of land, be the same, more or less.

BEING part of UPI #25-6-60.2

BEING THE SAME PREMISES as and to the rights of use by Deed of Dedication dated July 29, 2010, between Ludwig's Square, LP, Ludwig's Square II, LP and Ludwig's Square III, LP and the Township of West Vincent, and recorded on September 15, 2010 by the Chester County Recorder of Deeds at Instrument Number 11039198, Book 7994, Page 925.



The same having been sold by me to the said grantee on the 18<sup>th</sup> day of July Anno Domini two thousand and thirteen after due advertisement according to the law, under and by virtue of a Writ of Execution issued on the 20<sup>th</sup> day of March Anno Domini two thousand and thirteen out of the Court of Common Pleas, Chester County, Pennsylvania, as of Term two thousand twelve Number 01344 at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB

vs.

LUDWIG'S SQUARE, LP, LUDWIG'S SQUARE II, LP, LUDWIG'S SQUARE III, LP AND JEFFREY MINNER

IN WITNESS WHEREOF, I have hereunto affixed my signature, this 20<sup>th</sup> day of November Anno Domini two thousand and thirteen

SEALED AND DELIVERED  
in the presence of us:

*Patty A. Boyd*

*Carolyn B. Welsh*  
Carolyn B. Welsh, Sheriff of Chester County



COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF CHESTER :

On this 20 day of November, two thousand and thirteen (2013), personally appeared Carolyn B. Welsh, Sheriff of the County of Chester, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/it executed the same for the purposes therein contained.

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

Damaris A. Osborn, Deputy  
Prothonotary

No. 12-01344

**Deed = Poll**

Carolyn B. Welsh, Sheriff

TO

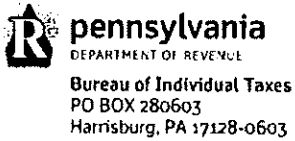
Promenade Chester Springs, LP

The address of the Grantee is:

234 North James Street  
Newport, DE 19804

Patty A. Boyd





# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	8856
Page Number	315
Date Recorded	12/5/13

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name Robert J. Murtaugh, Esquire, The Chartwell Law Offices, LLP		Telephone Number: (610) 666-7700	
Mailing Address 970 Rittenhouse Road, Suite 300		City Eagleville	State PA
		ZIP Code 19403	

### B. TRANSFER DATA

Grantor(s)/Lessor(s)  
Carolyn B. Welsh, Chester County Sheriff

Mailing Address  
201 West Market Street, Suite 1201

City  
West Chester

State  
PA

ZIP Code  
19380

### C. Date of Acceptance of Document

Grantee(s)/Lessee(s)  
Promenade Chester Springs, LP

Mailing Address  
234 North James Street

City  
Newport

State  
DE

ZIP Code  
19804

07/18/13 11/20/13

### D. REAL ESTATE LOCATION

Street Address  
603 Pottstown Pike

City, Township, Borough  
West Vincent Township

County  
Chester

School District  
Owen J. Roberts School District

Tax Parcel Number  
25-6-60-2

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration 1.00	2. Other Consideration +0.00	3. Total Consideration = 1.00
4. County Assessed Value 72,250.00	5. Common Level Ratio Factor X 1.66	6. Fair Market Value = 119,935.00

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

#### Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. (Name of Decedent \_\_\_\_\_ (Estate File Number) \_\_\_\_\_)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) *correct legal*

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: *[Signature]* Date: 10/24/13



Exhibit "A" to REV-183 EX (04-10)

Portions of the Parcel(s) 25-6-60.2, 25-6-60.1 and 25-5-59.2, were transferred by Ludwig's Square, LP, Ludwig's Square II, LP and Ludwig's Square III, LP to West Vincent Township via Deed of Dedication recorded September 15, 2010 at Instrument Number 11039198, Book 7994, Page 925, et seq. Promenade Chester Springs, LP as successor by assignment to Wilmington Savings Fund Society, FSB, was not advised of the Deed of Dedication or transfer of property and the title search provided for each property did not list the Deed.

Unofficial Copy



**EXHIBIT “B”**

**REDACTED AGREEMENT OF SALE**

## SECOND AMENDMENT TO AGREEMENT OF SALE

**THIS SECOND AMENDMENT TO AGREEMENT OF SALE** (this "Second Amendment") is made effective this 16<sup>th</sup> day of December, 2025 (the "Second Amendment Effective Date") by and between **PROMENADE CHESTER SPRINGS, LP**, a Delaware limited partnership ("Seller") and **PULTE HOMES OF PA, LIMITED PARTNERSHIP**, a Michigan limited partnership ("Purchaser").

### RECITALS:

**WHEREAS**, Seller and Purchaser are parties to that certain Agreement of Sale dated December 13, 2024, as amended by that certain First Amendment to Agreement of Sale dated February 21, 2025 (as amended, the "Agreement") regarding certain property located in West Vincent Township, Chester County, Pennsylvania, as more particularly described in the Agreement; and

**WHEREAS**, Purchaser and Seller now desire to modify and amend the Agreement under the terms set forth herein.

**NOW, THEREFORE**, in consideration of the foregoing, the mutual covenants herein contained and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Purchaser and Seller agree as follows:

1. **Recitals**. The Recitals are hereby incorporated by reference as if fully set forth herein.
2. **Capitalized Terms**. All capitalized terms used in this Second Amendment but not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement unless the context requires otherwise.
3. **Amendments**. The Agreement is amended as follows:
  - a. **Intended Development**. The second Whereas clause is deleted in its entirety and the following is inserted therein:

"WHEREAS, Purchaser desires to purchase the Property in order to develop the Property into approximately twenty-eight (28) 55' x 105' single family detached lots (the "Single Family Lots") and forty-six (46) 24' x 64' townhome lots (the "Townhome Lots") (Single Family Lots and the Townhome Lots are referred to herein collectively as the "Lots") as depicted on the plan (the "Plan") attached hereto as **Exhibit A** and incorporated by reference (the development depicted in the Plan, together with Purchaser's requirement that there be no less than 70 approved Lots with no fewer than thirty percent (30%) of all approved Lots being Single Family Lots, shall be referred to in this Agreement as the "Intended Development")."

- b. **Purchase Price**. Section 4 is deleted in its entirety and the following is inserted therein:

**IN WITNESS WHEREOF**, the parties have signed, sealed and delivered this Second Amendment as of the Second Amendment Effective Date.

**SELLER:**

**PROMENADE CHESTER SPRINGS, LP,**  
a Delaware limited partnership


By: Promenade Chester Springs GP, LLC, its  
sole general partner

By:   
Name: Gregory Pettinaro  
Title: Manager

**PURCHASER:**

**PULTE HOMES OF PA LIMITED PARTNERSHIP,**  
a Michigan limited partnership

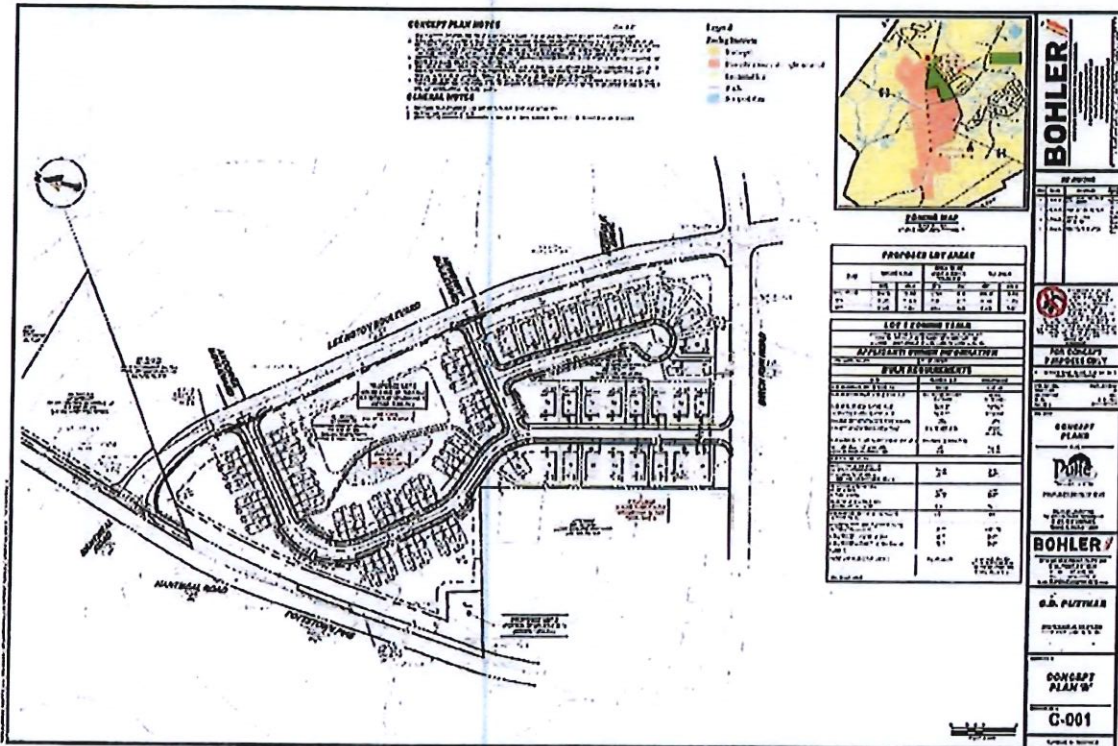
BY: PH 50 LLC, its sole general partner

By:   
Name: John Evans  
Title: Division President

# Exhibit A

## PLAN

The Plan referenced in this Agreement is for illustrative purposes, only. The ultimate design, layout and configuration of the Plan shall be in Purchaser's sole discretion and subject to Township approval.



**EXHIBIT "C"**

**CONDITIONAL USE PLAN**



REV#	DATE	COMMENTS
1	02/27/2019	ISSUE FOR REVIEW
2	03/07/2019	ISSUE FOR REVIEW
3	03/14/2019	ISSUE FOR REVIEW
4	03/21/2019	ISSUE FOR REVIEW

**FOR CONCEPT PURPOSES ONLY**

THIS PLAN IS PREPARED FOR CONCEPT PURPOSES ONLY. IT IS NOT TO BE USED FOR PERMITS, CONTRACTS, OR CONSTRUCTION. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION PROVIDED.

**CONCEPT PLANS**

FOR  
**Pulte Homes**  
 THE WAY IT SHOULD BE

PROPOSED DEVELOPMENT  
 POTTSWOM PINE  
 WILSON TOWNSHIP  
 CHATELARD  
 PENNSYLVANIA 15425

**BOHLER**  
 1855 MARKET STREET, SUITE 200  
 CHANTON, PA 15717  
 Phone: (717) 999-5100  
 Fax: (717) 999-5101  
 www.BohlerEngineering.com

**C.D. PUZINAS**  
 PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. 11212

**GREENWAY PLAN**

SHEET NUMBER: **C-002**

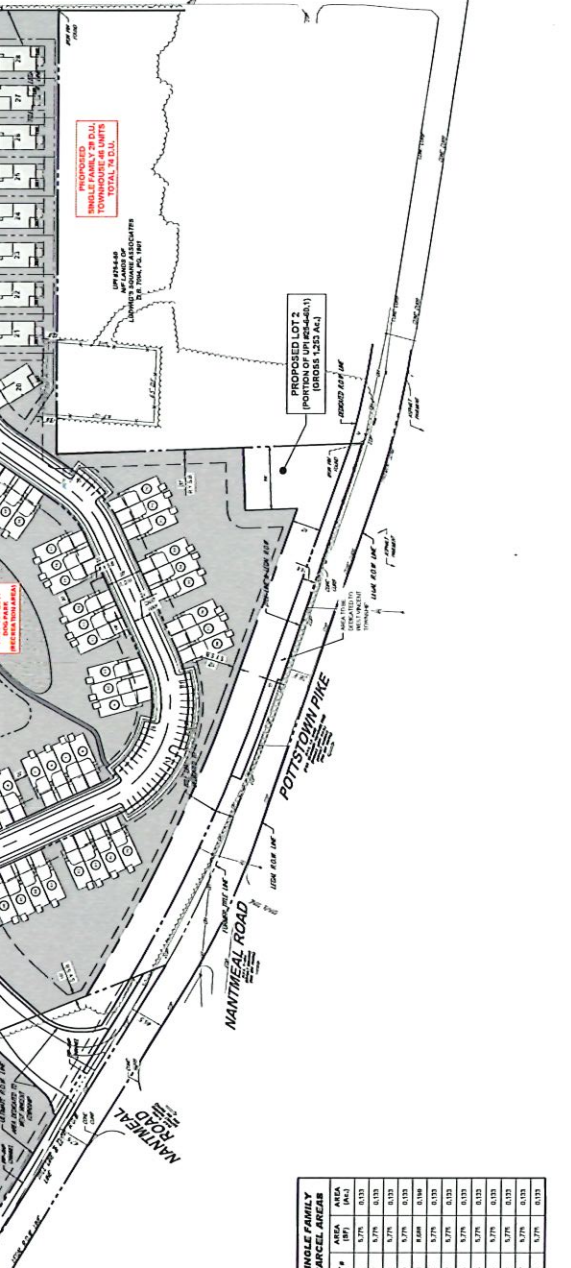
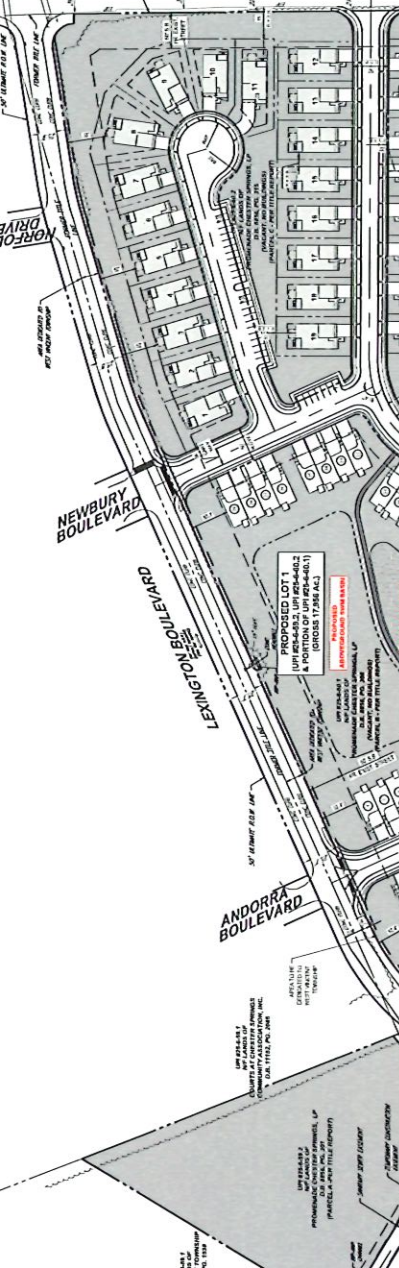
REVISIONS: 4 - 10/28/2018

**CONCEPT PLAN NOTES**

- THE CONCEPT PLAN IS PREPARED FOR CONCEPT PURPOSES ONLY. IT IS NOT TO BE USED FOR PERMITS, CONTRACTS, OR CONSTRUCTION.
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**LAND COVER LEGEND**

[Symbol]	GREENWAY LAND
[Symbol]	LANDSCAPE ARCHITECTURE



**SINGLE FAMILY PARCELS AREA**

LOT#	AREA (SF)	AREA (A.C.)
1	7,278	0.167
2	5,947	0.136
3	5,976	0.132
4	5,976	0.132
5	5,976	0.132
6	5,976	0.132
7	6,219	0.139
8	8,209	0.188
9	8,115	0.185
10	8,231	0.185
11	7,739	0.169
12	5,976	0.132
13	5,976	0.132
14	5,976	0.132
15	5,976	0.132
16	5,976	0.132

**SINGLE FAMILY PARCELS AREA**

LOT#	AREA (SF)	AREA (A.C.)
17	5,976	0.132
18	5,976	0.132
19	5,976	0.132
20	6,688	0.148
21	5,976	0.132
22	5,976	0.132
23	5,976	0.132
24	5,976	0.132
25	5,976	0.132
26	5,976	0.132
27	5,976	0.132
28	5,976	0.132

