

**WEST VINCENT TOWNSHIP PLANNING COMMISSION
TOWNSHIP BUILDING
729 SAINT MATTHEWS ROAD, CHESTER SPRINGS, PA
THURSDAY, JANUARY 22, 2026, 7:00PM**

CALL TO ORDER at 7:00pm.

ATTENDANCE

George Martin, Chair	[X]
Steve Bazil	[]
Jeff Butler	[X]
Frank Frederick	[X]
Jesse Miller	[X]
Barb Mueller	[X]
Ted Otteni	[X]

ACTION ITEMS

Chair – Mr. Otteni made a motion to appoint George Martin as Planning Commission Chair for 2026. The motion was seconded by Mr. Frederick.

There was no public comment.

By unanimous vote the motion was approved.

Vice Chair – Chair Martin made a motion to appoint Ted Otteni as Planning Commission Vice Chair for 2026. The motion was seconded by Mr. Frederick.

There was no public comment.

By unanimous vote the motion was approved.

meeting minutes – Chair Martin made a motion to approve the December 18, 2025 Meeting minutes, as presented. The motion was seconded by Mr. Otteni.

There was no public comment.

By unanimous vote the motion was approved.

Toll Mid-Atlantic (LD 2025-02) – Gregg Adelman, Counsel for the Applicant, noted the Applicant will comply with all comments in the standing review letters issued by Technicon and Bowman. Mr. Adelman noted the Applicant will review and respond to the review letters issued by the Township's volunteer committees.

There was discussion on plan review period. Mr. Adelman noted the Applicant is not agreeable to extending the plan review period at this time.

Mr. Adelman commented on three requested waivers, each as to incorporating certain off-site features to the plan set. Mr. Adelman commented on potential improvements to South Chester Springs Road.

Chair Martin made a motion to recommend the Board of Supervisors not grant the waivers requested, unless supplemental information to be provided by the Applicant was acceptable to the Township Engineer. The motion was seconded by Mr. Otteni. There was no public comment. By unanimous vote the motion was approved.

Mr. Adelman commented on the location of a lot, impervious surface calculations, and the protection of visual resources.

Mike Reinert, Township Engineer, commented on stormwater management, requested waivers, and landscape buffers.

Greg Richardson, Traffic Engineer for the Applicant, commented on revised traffic study status, trip generations, calculated peak-hour trip counts, and daily trip counts.

John Yurick, Township Traffic Engineer, commented on potential improvements to South Chester Springs Road. There was general discussion regarding potential improvements to South Chester Springs Road, and on development access.

Mr. Butler commented on a past proposed subdivision plan for the subject property. Mr. Adelman commented on said proposed subdivision plan.

Mr. Otteni made a motion to recommend the Board of Supervisors require improvements at South Chester Springs Road as required by Township Code, the Township Engineer, and the Township Traffic Engineer. The motion was seconded by Ms. Mueller. There was no public comment. By unanimous vote the motion was approved.

There was considerable discussion regarding the below-noted nineteen potential conditions of a recommendation to approve the Application.

1. As recommended by the West Vincent Township Historical Commission and the West Vincent Township Environmental Advisory Council, there will be no streetlights in the development.
2. As recommended by the Township Engineer, there will be a paved bicycle path parallel to Chester Springs Road connecting the two streets in the development. The bicycle path will run parallel to the pedestrian/equestrian path.
3. The Applicant will comply with the recommendations set forth in the review letter of December 3, 2025 by Ed Theurkauf on behalf of the Phoenixville Regional Planning Commission.
4. Applicant will comply with the requirements set forth in the review letter by the Township Engineer review letter dated January 8, 2026.
5. To the extent it is reasonable, applicant will consider implementing the recommendations of the West Vincent Township Historical Commission letter of January 15, 2026.
6. The applicant and their traffic engineer will work with the Township and their traffic engineers to finalize the road improvements on Chester Springs Road.

7. The Applicant will work with the West Vincent Historical Commission to reapply with the National Register of Historic Places to obtain designation of the farmhouse and barn on the historic register.
8. The Planning Commission recommends the Board of Supervisors consider expanding the current right-of-way along South Chester Springs Road to be dedicated to the Township, from a local access road to a minor collector road.
9. The Applicant will provide a small recreational facility, as recommended by the Phoenixville Regional Planning Commission and Township Engineer, in open space near Lot 47.
10. The Applicant will maintain in perpetuity the current farming area designated as the steep hayfield on Lot 50 and the cornfield designated as farming on Lot 51, and such use will be indicated on the deeds of conservancy.
11. The Planning Commission recommends preservation of the Route 401 frontage lot, the existing southern hay field, and the contiguous open space to the rear of Lot 23 under an agricultural conservation easement consistent with that used on the municipally owned Griffith property. The motion further requires continued agricultural access via existing Conestoga Road gates and approved access from the cul-de-sac or other entrance with a minimum 20-foot-wide agricultural access corridor.
12. The Applicant will provide trails as recommended by the Phoenixville Regional Planning Commission, the West Vincent Township Historical Commission, the West Vincent Township Environmental Advisory Council, and the Township Engineer. The trails will circle the entire perimeter of the property and will also utilize the old historic road connecting Conestoga Road to Saint Matthews Road. Trails will be sufficiently wide to accommodate pedestrians and equestrians and have a width of at least ten feet to provide for the maintenance of the trail. At each cul-de-sac there shall be a public access at least ten feet wide connecting the cul-de-sac to the trail. The existing Jeep Road connecting from the historical Conestoga to Saint Matthews Road that goes through the wooded open space on Lot 50 shall be maintained and connected to the perimeter trail. A connecting trail will also connect the public trail adjoining Conestoga Road along the fenceline of the farmland, which will be preserved on conservancy Lot 51.
13. For the reasons outlined in Jesse Miller's letter of January 21, 2026, and in order to respect the township's agricultural history and benefit current and future residents through continued local food production now and into the future, the Planning Commission recommends preservation of the Route 401 frontage lot, the existing southern hay field, and the contiguous open space to the rear of Lot 23 under an agricultural conservation easement consistent with that used on the municipally owned Griffith property, and further requires agricultural access as outlined in the farmland preservation letter for both lots.
14. The Applicant will, whenever possible, comply with the recommendations by the West Vincent Township Environmental Advisory Council as set forth in their letter of January 20, 2026.
15. The Applicant will plant landscaping located outside areas of disturbance in advance of construction.

16. The Applicant will provide intense screening all along the border of South Chester Springs Road, as recommended by the Phoenixville Regional Planning Commission, the West Vincent Township Historical Commission, the West Vincent Township Environmental Advisory Council, and the Township Engineer. The Applicant will install berms where appropriate. If the Applicant intends to keep Lot 1 and Lot 48, there will also be screening on those properties on which the homeowner will, by deed restriction, be required to maintain. Also, Lot 28, Lot 29, Lot 30, Lot 31, Lot 32, and Lot 33 will be available for supplemental screening, again with deed restrictions requiring the screening be maintained by the homeowners. Lot 49 Open Space will be heavily screened and bermed, in order to provide the maximum buffer to block the view of the houses from cars on South Chester Springs Road.
17. The Applicant will remove invasive plants from the open space prior to construction of any houses.
18. The Applicant will comply with the Chester County Planning Commission review letter dated January 21, 2026.
19. The Applicant will improve the frontage at the intersection of Conestoga Road and South Chester Springs Road, so to stabilize the grade and remove all vegetation that interferes with sight lines.

Victoria Green, West Vincent Township, commented on site access.

Kate Whitmore, West Vincent Township, commented on potential improvements to South Chester Springs Road, Board of Supervisors approval, and trail maintenance.

Kate Franham, Historical Commission, commented on potential improvements to South Chester Springs Road.

Mike Telochia, Counsel for a neighboring property owner, commented on an appeal of a conditional use order, and on site access.

Cindy Clark, Township Historian, commented on springhouse maintenance.

Christine Wheeler, West Vincent Township, commented on South Chester Springs Road viewshed and hedgerow, and on tree replacements.

Ken Alan, Parks and Recreation Commission, commented on trail configuration.

Chair Martin made a motion to recommend the Board of Supervisors grant preliminary plan approval to Toll Mid-Atlantic (LD 2025-02), subject to Applicant compliance with the nineteen conditions noted above. The motion was seconded by Mr. Otteni.

There was no additional public comment.

The motion was approved, 5-1, with Mr. Butler voting no.

Mr. Butler commented on procedural concerns, and on traffic issues.

PUBLIC COMMENT

- There was no additional public comment at this evening's meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:39pm.

Respectfully Submitted:

Tommy Ryan
Township Manager

DRAFT



CONDITIONAL USE APPLICATION

1. MUNICIPAL USE ONLY		
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): <input type="checkbox"/> \$1,000.00 Residential <input type="checkbox"/> \$4,000.00 Commercial	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check #	Date Received: 1/8/26

2. PROPERTY INFORMATION	
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	

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

4. APPLICANT 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		

5. REASON FOR APPLICATION	
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

Attorneys for Applicant
Pulte Homes of Pennsylvania,
Limited Partnership

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, Trevose, 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

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

7/5
Doc
76.00

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 18th 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 20th 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 20th 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. Oxborn, Deputy
Prothonotary

No. 12-01344

Deed = Poll

Carolyn B. Welsh, Sheriff

TO

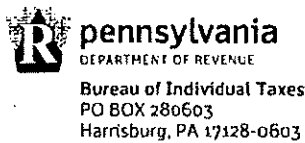
Promenade Chester Springs, LP

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	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 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
	ZIR 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	Date 07/18/13 11/20/13
Mailing Address 234 North James Street	
City Newport	
State DE	
ZIP Code 19804	

D. REAL ESTATE LOCATION

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

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 115,100.00	5. Common Level Ratio Factor x 1.66	6. Fair Market Value = 191,066.00

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 <i>Robert J. Murtaugh</i>	Date 10/29/13
--	------------------

FAILURE TO COMPLETE THIS FORM PROPERLY 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 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 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 1,103,9198, Book 7994, Page 925.



The same having been sold by me to the said grantee on the 18th 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 20th 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 20th 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

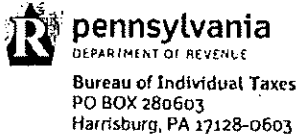
Promenade Chester Springs, LP

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	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
1320 Pottstown Pike

County
Chester

City, Township, Borough
West Vincent Township

School District
Owen J. Roberts School District

Tax Parcel Number
25-6-59.2

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 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%
---	---	---

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.

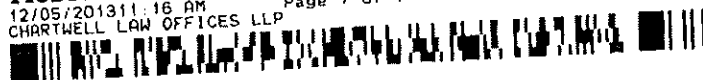
Signature of Correspondent or Responsible Party: *[Signature]* Date: 10/24/13

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

11321000 B: 8856 P: 307 DOC
12/05/2013 11:16 AM Page 7 of 7
CHARTWELL LAW OFFICES LLP





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 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.



7/5
D24
76.00

COOPY

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 18th 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 20th 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 20th 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

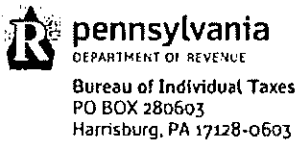
Promenade Chester Springs, LP

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

County
Chester

City, Township, Borough
West Vincent Township

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 16th 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

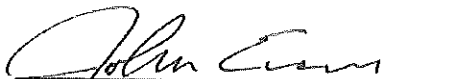
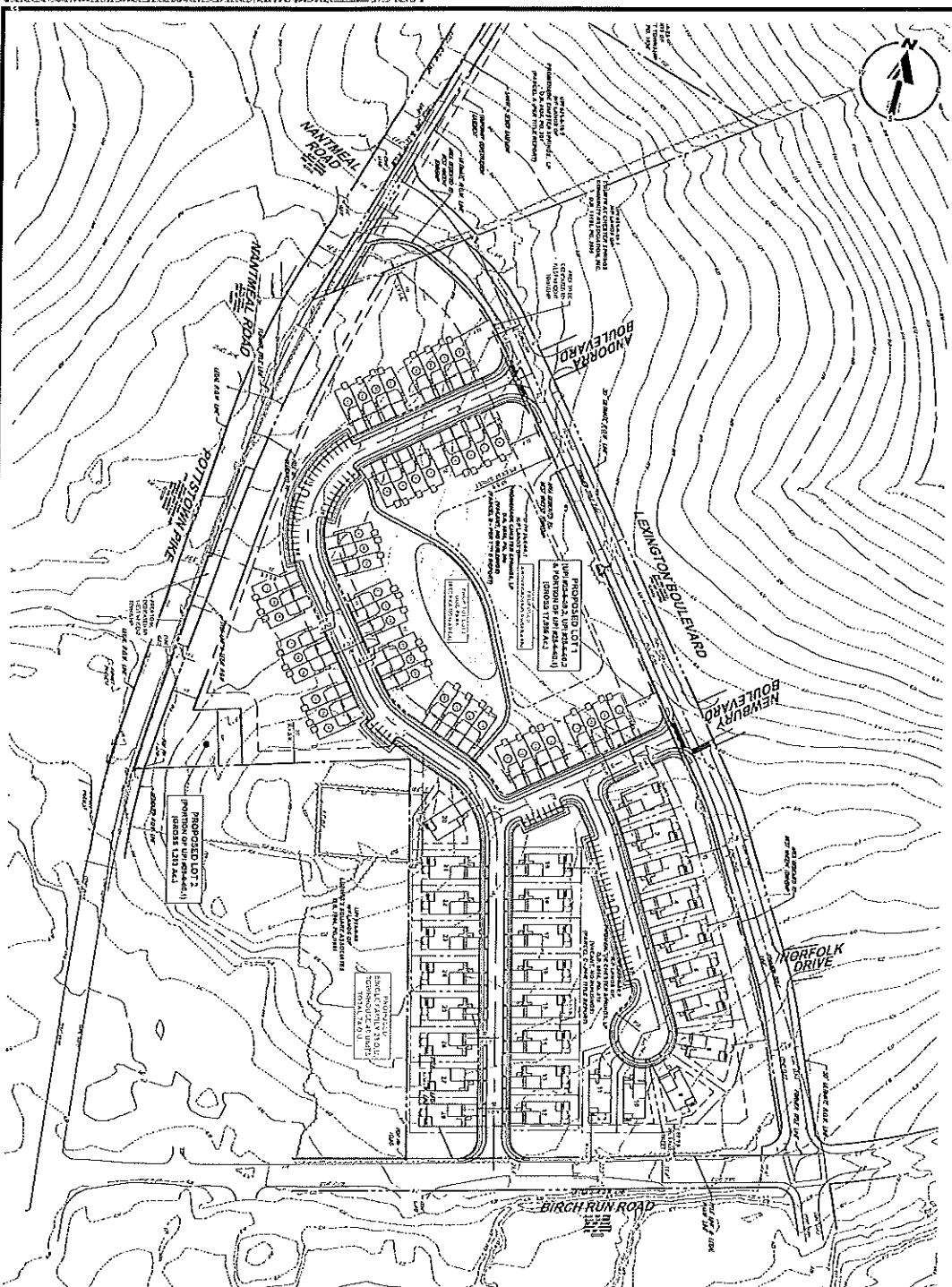
By: 
Name: John Evans
Title: Division President

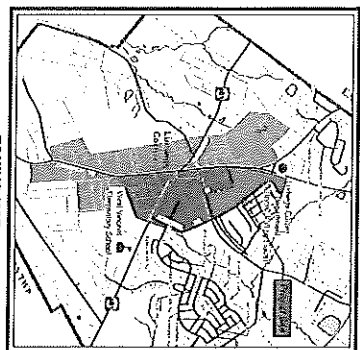
EXHIBIT "C"

CONDITIONAL USE PLAN



- CONCEPT PLAN NOTES**
1. THIS CONCEPT PLAN IS A PRELIMINARY DESIGN AND SHOULD BE USED AS A GUIDE ONLY. THE FINAL DESIGN SHALL BE DETERMINED BY THE FINAL ENGINEERING AND ARCHITECTURAL PLANS.
 2. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE PROPOSED DEVELOPMENT WILL BE CONFORMANT WITH THE ZONING REGULATIONS AND REQUIREMENTS OF THE JURISDICTION IN WHICH IT IS BEING DEVELOPED.
 3. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE PROPOSED DEVELOPMENT WILL BE CONFORMANT WITH THE ZONING REGULATIONS AND REQUIREMENTS OF THE JURISDICTION IN WHICH IT IS BEING DEVELOPED.
 4. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE PROPOSED DEVELOPMENT WILL BE CONFORMANT WITH THE ZONING REGULATIONS AND REQUIREMENTS OF THE JURISDICTION IN WHICH IT IS BEING DEVELOPED.
 5. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE PROPOSED DEVELOPMENT WILL BE CONFORMANT WITH THE ZONING REGULATIONS AND REQUIREMENTS OF THE JURISDICTION IN WHICH IT IS BEING DEVELOPED.
- GENERAL NOTES**
1. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

- Legend**
- Zoning Districts
 - Manicured
 - Planned Commercial / Light Industrial
 - Residential R-2
 - Roads
 - Circle of Vision



PROPOSED LOT AREAS

AREA	ORIG. AREA	ADJ. TO 20'	ADJ. TO 30'	NET AREA
TOTAL	100,000	100,000	100,000	100,000
LOT 1	10,000	10,000	10,000	10,000
LOT 2	10,000	10,000	10,000	10,000
LOT 3	10,000	10,000	10,000	10,000
LOT 4	10,000	10,000	10,000	10,000
LOT 5	10,000	10,000	10,000	10,000
LOT 6	10,000	10,000	10,000	10,000
LOT 7	10,000	10,000	10,000	10,000
LOT 8	10,000	10,000	10,000	10,000
LOT 9	10,000	10,000	10,000	10,000
LOT 10	10,000	10,000	10,000	10,000

LOT 1 ZONING TABLE

USE: RESIDENTIAL SINGLE-FAMILY (R-2)

APPLICANT OWNER INFORMATION

OWNER: [Name]

ADDRESS: [Address]

PHONE: [Phone]

EMAIL: [Email]

DATE: [Date]

BULK REQUIREMENTS

REQUIREMENT	PROPOSED	MINIMUM
MINIMUM LOT AREA	10,000	10,000
MINIMUM LOT WIDTH	100	100
MINIMUM LOT DEPTH	100	100
MINIMUM FRONT YARD SETBACK	10	10
MINIMUM SIDE YARD SETBACK	5	5
MINIMUM REAR YARD SETBACK	5	5
MINIMUM FRONT YARD SETBACK (SIDEWALK)	5	5
MINIMUM SIDE YARD SETBACK (SIDEWALK)	5	5
MINIMUM REAR YARD SETBACK (SIDEWALK)	5	5
MINIMUM FRONT YARD SETBACK (SCREENING)	5	5
MINIMUM SIDE YARD SETBACK (SCREENING)	5	5
MINIMUM REAR YARD SETBACK (SCREENING)	5	5
MINIMUM FRONT YARD SETBACK (SCREENING)	5	5
MINIMUM SIDE YARD SETBACK (SCREENING)	5	5
MINIMUM REAR YARD SETBACK (SCREENING)	5	5

BOHLER

SITE CIVIL AND CONSULTING ENGINEERS
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PRELIMINARY DESIGN SERVICES
 TRANSPORTATION SERVICES

FOR CONCEPT PURPOSES ONLY

CONCEPT PLAN

DATE: [Date]

PROJECT: [Project Name]

BOHLER

1000 MARKET STREET, SUITE 200
 CHAMBERSBURG, PA 17003
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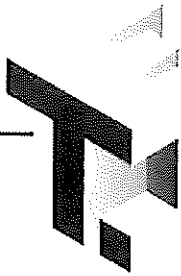
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CONCEPT PLAN 'B'

C-001

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUED FOR PERMITTING
2	01/15/2024	ISSUED FOR PERMITTING
3	01/15/2024	ISSUED FOR PERMITTING
4	01/15/2024	ISSUED FOR PERMITTING
5	01/15/2024	ISSUED FOR PERMITTING



TECHNICON

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February 16, 2026

West Vincent Township Planning Commission
Attn: Mr. Tommy Ryan, Township Manager
729 St. Matthews Road
Chester Springs, Pennsylvania 19425

RE: Pulte Homes of Pennsylvania, LP
Land Development
TPN's 25-6-60.1, 25-6-59.2 & 25-6-60.2
Pottstown Pike & Birchrun Road
Conditional Use Application
TEI File: 4077-127

Dear Mr. Ryan & Commission Members:

We have reviewed the above referenced conditional use application for a proposed residential development consisting of twenty-eight (28) single family dwellings and forty-six (46) townhouse units for compliance with the conditional use and applicable zoning requirements found in Chapter 390 of the West Vincent Township Code and offer the following comments:

COMPLIANCE WITH THE WEST VINCENT TOWNSHIP ZONING ORDINANCE – CHAPTER 390

1. Based on the verbiage of the Zoning Ordinance and overlay districts involved with this project, TPN's 25-6-60.1 & 25-6-60.2 are now considered part of the Village Center Residential (VCR) Overlay District as the base zoning rather than the Ludwigs Village Commercial Center (LVCC) / Route 100 Overlay District since the Route 100 Bypass project in the vicinity of these lots is complete and the balance of the bypass connection is being addressed by the developer under this plan. Therefore as a result, our zoning comments will be based upon compliance with the VCR zoning district requirements. It should be noted that TPN 25-6-59.2, while part of the overall proposal, will be utilized as greenway lands and located in the R-2 zoning district. §390-75.C.(1)
2. The Village Center Residential (VCR) overlay district allows single-family detached dwellings as a use permitted by right and multifamily dwellings with no more than four dwelling units per building and designed to resemble large single-family dwellings from the exterior or traditional 19th century attached housing from rural Chester County are permitted by Conditional Use. Architectural renderings for the multi-family dwellings demonstrating compliance with this section should be provided as part of the conditional use process. §390-68.A(1) & B.(2)



3. A maximum density of 4 dwelling units per gross acre of tract land is permitted for the VCR district. The maximum potential yield is 76 dwelling units for the subject properties and the applicant has proposed 74 total units, therefore appears to comply with the density requirement. §390-66.B, 75.C & 76
4. Residential diversity. The percentages listed in the ordinance should be interpreted as guidelines, which shall generally set the parameters for designing and reviewing development proposals. The Board of Supervisors, upon a recommendation from the Planning Commission, may modify these percentages within the spirit of this section and § 390-72 herein when a compelling case is presented that such modifications would not substantially diminish the traditional character of the proposed development. It does not appear that the proposal complies in full with the percentages noted in this section. The majority of the proposed development units consist of townhouse units (46 units within 13 connected structures for multi-family) with 28 single family dwellings mixed as part of the proposal. While there are no specific dimensions provided for the individual single family dwelling lots, they appear to comply with the minimum and average lot areas noted in this section based on the tabular chart provided. Architectural renderings of the proposed units should be provided as part of the conditional use hearing for review by the Board. §390-67.A
5. The proposal appears to comply with the minimum requirement for greenway lands as noted in this section. There are no recreational improvements or landscaping noted within these areas except by general notation. Additional information will need to be provided to demonstrate compliance with those portions of the ordinance during the land development phase. The ownership and maintenance of the greenway lands must be clearly addressed by the applicant as to whether it will be owned by a homeowner's association, other entity or the Township. The information will be subject to review and comment by the Township Solicitor and will be subject to a deed restriction from further development beyond what is permitted by ordinance. All other applicable requirements depending on the type of ownership selected must comply with these sections. §390-67.B
6. It appears that the proposal complies with the general dimensional standards noted in this section as shown on the plan. Building and lot coverage will be reconfirmed at the time of the submission of a land development plan for the project. §390-69.A
7. In review of the special parking standards noted in the ordinance, on-street parking spaces must be designed parallel to the curb and off-street parking, other than one- and two-family dwellings, must be to the side/rear of buildings and/or within internal parking areas. The proposal consists of parking spaces for each individual unit within garages, driveway areas in front of the units and overflow spaces perpendicular to the proposed street, partially within the street ROW. It does not appear that the applicant has met all requirements of these sections with the parking layout as shown on the plans as follows: §390-70, 71.A-B, & 135



- a. No parking lot or area for off-street parking or for the storage or movement of motor vehicles shall abut directly on a public street or highway right-of-way unless separated from the street or highway by a raised curb, barrier planting strip, wall or other effective barrier against unrestricted traffic flow, except for necessary driveways or accessways. The applicant does not indicate if the street system is to be public or private. §390-136.A
 - b. Parking for uses other than one- and two-family dwellings shall be to the side/rear of the unit and not between the building and street. §390-142.E(1)
 - c. The cartway width of 24 foot wide does not provide sufficient area to allow on-street parking and should be noted with no parking signs accordingly. A minimum 36' cartway is required for on-street parking and on-street parking must be parallel to the curb. §390-142.E.(4)
 - d. The Board of Supervisors may authorize a reduction in the number of off-street parking spaces or permit areas to be designated as reserve parking or ride-sharing areas in cases where the applicant can justify or demonstrate the reduction and still provide adequate facilities. §390-135.F & G
 - e. If the Township is agreeable to the proposed layout as shown and allows modifications per §390-72, we would recommend that the street system remain privately owned.
8. There is no landscaping or screening proposed in accordance with these sections. A landscaping scheme should be provided to generally depict compliance with this section subject to review during the land development phase. §390-71.E & 139
 9. There is no proposed lighting shown on the plans. If streetlights or other residential lighting is proposed, a lighting plan shall be provided for review as part of the conditional use hearing and/or land development phase if preferred by the Board. §390-71.G & 141
 10. The applicant shall identify all proposed signage on the plans, including traffic control signage, parking restriction signage, development identification signage or other. If a development sign is proposed, the details of such sign should be included on the plans to confirm compliance with the size requirements of the ordinance. §390-71.I & 131
 11. The proposal must demonstrate compliance with the requirements of the village design standards noted in these sections. As noted previously, modifications as part of the conditional use process may be granted. The project is proposed to be served by public water and sewer. Appropriate approvals from the applicable water and sewer service providers will be required as part of the land development process. Architectural renderings should be provided to determine compliance with those sections of the ordinance. Landscaping, trash disposal and sidewalk/pedestrian walkway access within



and through the site to adjacent properties must also be addressed on the plans during the land development process or at least conceptually as part of the conditional use process. §390-71.K & 142

12. Through the use of narrative text and visual aids, including but not limited to photographs and architectural renderings, the applicant shall demonstrate the ability to comply with the following visual characteristics when viewed from adjacent preexisting streets as identified on the Visual Resources Map in the Township Open Space and Recreation Plan. This information shall be provided for review at the conditional use hearing if requested by the Board. §390-143
13. Clear sight triangles shall be shown on the plans at all street intersections in accordance with this section. A plan note shall be included addressing the requirements of this section. §390-169
14. The majority of the subject properties is wooded/vegetated, therefore some tree removal will be required in order to implement the overall development plan. All requirements of this section must be met as part of the land development process as applicable. §390-174
15. An application for conditional use approval shall be accompanied by proposed plans showing the size and location of the proposed use, all existing and proposed buildings and all proposed accessory facilities, including roads, access drives, parking areas, and natural features within 500 feet of the subject property, and all tax parcels and owners' names within 500 feet of the subject property. It does not appear that all existing and natural features within 500 feet of the subject properties have been provided. §390-219.A(1)
16. We would recommend that the additional information noted within this review letter is provided for consideration by the Board of Supervisors as part of the conditional use process. The Board may also request that a traffic impact study be provided for review as part of the conditional use process along with documentation to support that the project may be adequately served by public water and sewer. §390-219.A(3)
17. It should be noted that all other design elements of the project will be reviewed as part of the land development process and additional comments under SALDO and Stormwater Management will apply to this proposal.



Any questions pertaining to this review should be directed to the undersigned by email at mreinert@technicon2.com or by telephone at (610) 286-1622, ext. 101.

Sincerely,

Michael L. Reinert, P.E.
Technicon Enterprises, Inc., II
Township Engineer

cc: Township Board of Supervisors
David Onorato, Esquire, Township Solicitor
John J. Yurick, P.E., Bowman Consulting Group
Gregg I. Adelman, Esquire
Bohler Engineering
Pulte Homes of PA, LP
TEI File: Municipal/West Vincent/4077-127-ltr01 Pulte Homes of PA conditional use.doc

**TOWNSHIP OF WEST VINCENT
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. ____-2026

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF WEST VINCENT
AS TO PET STORE REGULATIONS**

WHEREAS, from time to time, revisions to the Code of the Township of West Vincent are required to aid the Township in its efforts to advance the overall public health, safety, and general welfare of the community.

NOW, THEREFORE, the Board of Supervisors of West Vincent Township, Chester County, Pennsylvania, hereby ordains and enacts as follows:

SECTION I

- A. The Code of the Township of West Vincent, Chapter 390, Zoning, Article II, Definition of Terms, §390-8, Definition of terms, shall be revised to add:

Animal Shelter – A facility, whether located in or outside the Commonwealth of Pennsylvania, that is operated by, or under contract with, any state, county, or municipality for the purpose of impounding or caring for seized, stray, homeless, abandoned, unwanted, or surrendered animals.

Animal Rescue Organization – A non-profit organization incorporated under the law of any state and exempt from federal taxation under Section 501(c)(3) of the US Internal Revenue Code, as amended, whose principal activity is to rescue sick, injured, abused, neglected, unwanted, abandoned, orphaned, lost or displaced animals and adopt them to good homes. Animal rescue organization does not include any entity that breeds animals, or any entity that is located on the same premises as, or has any personnel in common with, or obtains, in exchange for payment or any other form of compensation, dogs or cats from, or facilitates the sale of dogs or cats that are obtained from, a breeder.

Animal Breeder – A person that maintains a dog or cat for the purpose of breeding and selling said animals' offspring.

Animal Broker – A person that transfers a dog or cat from a breeder to another person, by sale.

Pet Store/ Shop – A retail establishment which sells animals and pet care resources to the general public including animal supplies and pet accessories. This definition shall not include an animal shelter or animal rescue organization, as defined herein.

SECTION II

- A. The Code of the Township of West Vincent, Chapter 390, Zoning, Article XXIII, General Regulations, shall be revised to add:

§390-175.2 Pet Store/Shop. No pet store shall sell, deliver, offer for sale, barter, auction, give away, or otherwise transfer or dispose of cats or dogs. Nothing in this section shall prohibit a retail pet store from providing space to an animal rescue organization or an animal shelter to showcase adoptable animals to the public.

SECTION III

- A. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
- B. To the extent this Ordinance is inconsistent with the Code of the Township of West Vincent, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
- C. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.
- D. This Ordinance shall become effective immediately upon enactment.

ENACTED AND ORDAINED by the Supervisors of West Vincent Township, Chester County, Pennsylvania on this ___ day of _____, 2026.

FOR WEST VINCENT TOWNSHIP

By: _____
Dana Alan, Chair
Board of Supervisors

Attest: _____
Tommy Ryan, Township Manager