

PREVIOUS 11-414??

This has 3 parcels

049 233

394 497

261 128

Dec 14 1 46 PM '77

RELEASE OF MORTGAGE RECORDER OF DEEDS  
CHESTER CO. PA.

TO ALL TO WHOM THESE PRESENTS SHALL COME, LESTER KARDON,  
ET AL, TRUSTEES, send Greeting:

WHEREAS, Windsor Crossing, Inc., by Indenture of Mortgage bearing date the 1<sup>ST</sup> day of MARCH Anno Domini 1975, and referred to in the office of the Recorder of Deeds in and for Chester County by affidavit filed in deed of conveyance from Windsor Crossing, Inc., to Ate-Kays (a partnership) dated September 27, 1976 and recorded in Deed Book O-49 page 233, granted and conveyed unto Lester Kardon, et al, Trustees, their successors and assigns, the premises therein particularly described to secure the payment of \$140,000.00.

AND WHEREAS, the said premises were condemned by the Borough of Downingtown by eminent domain proceedings in the Court of Common Pleas of Chester County, being No. 603 December Term, 1974, and No. 7 Jury of View 1977.

AND WHEREAS, thereafter Windsor Crossing, Inc., and Ate-Kays, a limited partnership, did settle said proceedings together with certain other litigation relative to the said premises by releasing unto the Borough of Downingtown the proceeds from condemnation relative to the eminent domain proceedings aforesaid.

AND WHEREAS, the Borough of Downingtown has requested the said Lester Kardon, et al, Trustees, as a part of the settlement hereinabove referred to to release the premises hereinafter described now being a part of said mortgaged premises from the lien and operation of the said mortgage.

NOW THEREFORE KNOW YE, that the said Lester Kardon, et al, Trustees, in consideration of the settlement reached between the parties aforesaid, as well as in consideration of the premises and of the sum of one (\$1.00) dollar lawful money, to the said Lester Kardon, et al, Trustees, in hand paid by the Borough of Downingtown

394 497

at the time of the execution hereof, the receipt whereof is hereby acknowledged, have remised, released, quit-claimed, exonerated and discharged, and by these presents does remise, release, quit-claim, exonerate and discharge unto the said Borough of Downingtown, its successors and assigns, ALL THOSE TWO CERTAIN parcels of land designated as Parcel #1 and Parcel #2, situate in the Borough of Downingtown on the proposed acquisition map, bounded and described as follows:

PARCEL #1: BEGINNING at a point in the center line of Pennsylvania Avenue (60 feet wide), said point being measured the two following courses and distances from a point marking the intersection of said center line with the Easterly right of way line of the New Holland Branch of the Pennsylvania Railroad: (1) North 60 degrees 32 minutes East 49.53 feet; (2) North 43 degrees 41 minutes East 194.57 feet; thence from said point of beginning, leaving said center line North 14 degrees 10 minutes West 898.50 feet to a point in line of lands now or late of the East Caln Realty Co.; thence along line of lands now or late of the East Caln Realty Co. North 69 degrees 39 minutes East 556.96 feet to a point in a Mill Race; thence leaving line of lands of the East Caln Realty Co. and along the middle of said Mill Race the five following courses and distances, to wit: (1) South 35 degrees 55 minutes East 97.25 feet; (2) South 14 degrees 03 minutes West 390.62 feet; (3) South 25 degrees 12 minutes West 310.30 feet; (4) South 14 degrees 18 minutes East 107.26 feet; (5) South 49 degrees 37 minutes East 38.96 feet to a point in the center line of Pennsylvania Avenue (60 feet wide); thence along said center line South 43 degrees 41 minutes West 273.00 feet to the point and place of beginning.

CONTAINING 7.48 acres of land, be the same more or less.

PARCEL #2: BEGINNING at a point in the center line of Pennsylvania Avenue (60 feet wide) in the center of a Mill Race, a corner

11-4-14-2  
MEMORANDUM  
PARCEL

11-4-14-2

VICINITY  
MEMORANDUM  
PARCEL

Plus -  
mentions  
"Rectangle"  
parcel  
11-4-14

155  
LAKES

of land of Parcel #1 as previously described; thence from said point of beginning at or near the center line of said Mill Race the eight following courses and distances, to wit: (1) South 49 degrees 37 minutes East 62.57 feet; (2) South 63 degrees 22 minutes East 238.40 feet; (3) South 45 degrees 20 minutes East 73.50 feet; (4) South 18 degrees 59 minutes East 161.00 feet; (5) South 2 degrees 58 minutes West 192.33 feet; (6) South 39 degrees 54 minutes West 78.50 feet; (7) South 68 degrees 35 minutes West 167.00 feet; (8) South 61 degrees 13 minutes West 127.45 feet to a point a corner of lands now or late of Blems Corporation (shown as Parcel #4); thence leaving said Mill Race and along line of lands of Parcel #4 the two following courses and distances: (1) North 20 degrees 50 minutes 20 seconds East 145.62 feet; (2) North 28 degrees 59 minutes West 500.00 feet to a point in the center line of Pennsylvania Avenue (60 feet wide) in line of lands of Parcel #1; thence along the center line of Pennsylvania Avenue (60 feet wide) and contiguous with Parcel #1, North 43 degrees 41 minutes East 215.72 feet to the point and place of beginning.

CONTAINING 4.82 acres of land, be the same more or less.

→ AND ALSO ALL THAT CERTAIN parcel of land situate in the Borough of Downingtown, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows:

LOOK BEGINNING at a point in the center line of Pennsylvania Avenue (60 feet wide), said point being in line of the Easterly right of way line of the New Holland Branch of the Pennsylvania Railroad; thence from said point of beginning, North 14 degrees 10 minutes West 992.80 feet to a stone and the lands of the East Cain Realty Co.; thence along line of lands of the East Cain Realty Co., North 69 degrees 39 minutes East 201.18 feet to a point; thence leaving line of lands of East Cain Realty Co. South 14 degrees 10 minutes East 901.99 feet to a point in the center line of Pennsylvania Avenue (60 feet wide);

Parcel #2 is 125' wide

11-4-14-2 RECTANGLE

thence along said center line South 43 degrees 43 minutes West 192.73 feet to a point; thence South 60 degrees 35 minutes West 38.1 feet to the point and place of beginning.

→ CONTAINING 4.373 acres more or less. 11-4-14E

BEING the same premises which Kardon Investment Company by deed dated February 27, 1973, and recorded in Chester County in Deed Book F-41 page 18, conveyed unto Windsor Crossing, Inc.  
LANCASTER PINE

BEING the same premises which Windsor Crossing, Inc., by deed dated September 27, 1976, and recorded in Chester County in Deed Book O-49 page 233, conveyed unto Ate-Kays (Partnership).

AND Notice of filing a declaration of taking by the Borough of Downingtown was recorded in the Recorder of Deeds of Chester County in Misc. Deed Book 261 page 128 and Misc. Deed Book 379 page 121.  
11-4-14, 2E 11-4-14E

TO HOLD the same, with the appurtenances, unto the said Borough of Downingtown, its successors and assigns, forever freed, exonerated and discharged of and from the lien of said Mortgage, and every part thereof.

PROVIDED, always nevertheless, that nothing herein contained shall in anywise affect, alter or diminish the lien or incumbrance of the aforesaid Mortgage on any remaining lands of said mortgaged premises, or the remedies at law for recovering thereout or against the said Windsor Crossing, Inc., or Ate-Kays, or their successors and assigns, the aforesaid principal sum, with interest secured by said Mortgage.

IN WITNESS WHEREOF, Lester Kardon, et al, Trustees, have executed this Release of Mortgage this 9<sup>th</sup> day of December, 1977.

LESTER KARDON, ET AL, TRUSTEES

Michael A. Frank

BY Lester Kardon

SEAL

394 500

On the 9<sup>th</sup> day of December, 1977, before me, the subscriber, personally appeared **LESTER KARDON** one of the Trustees in the aforementioned mortgage and acknowledged that he is authorized to executed this Release of Mortgage on behalf of the other Trustees therein named and being authorized to do so acknowledged the foregoing instrument for the purposes therein contained and desired that the same might be recorded as such.

WITNESS my hand and notarial seal the day and year aforesaid.

*James M. Harrington*  
Notary Public. (seal)  
JAMES M. HARRINGTON  
Notary Public, Philadelphia, Philadelphia Co  
My Commission Expires October 15, 1978

Rec'd in Chester Co. Pa. in  
Misc. 394 Page 497

*Gloria D. Hunt*  
RECORDER OF DEEDS

394 501



**WINDSOR CROSSING, INC.**  
Page 1 of 2

**BEGINNING** at the intersection of the Northerly curb line of Lancaster Avenue and the center line of the D & L. Railroad Tracks; thence along the center line of the Railroad tracks North 14 degrees 10 minutes West 1856.03 feet to a point; thence crossing an iron pin on line 15.83 feet distant North 69 degrees 39 minutes East 770.70 feet to a point in the center line of a head race, having crossed an iron pin on the bank 16.00 feet distant from the end of the course; thence down the head race the twelve following courses and distances; South 35 degrees 55 minutes East 97.25 feet South 14 degrees 3 minutes West 390.62 feet, South 23 degrees 12 minutes West 310.30 feet, South 14 degrees 18 minutes East 107.26 feet, South 49 degrees 37 minutes East 101.53 feet, South 53 degrees 22 minutes East 238.40 feet, South 45 degrees 20 minutes East 72.50 feet, South 18 degrees 59 minutes East 161.00 feet, South 2 degrees 58 minutes West 193.33 feet, South 39 degrees 54 minutes West 78.50 feet, South 68 degrees 35 minutes West 167.00 feet, South 61 degrees 13 minutes West 127.45 feet to an iron pin; the former location of a buttonwood tree on the bank of the race; thence crossing the race to the far bank, South 32 degrees 21 minutes East 28.46 feet to an iron pin and stone pile; thence South 39 degrees 8 minutes West 74.72 feet to an iron pin; thence North 39 degrees 26 minutes West 5.70 feet to an iron pin; thence South 37 degrees 45 minutes West 57.53 feet to an iron pin; thence crossing an iron pin on line 6.00 feet distant; South 39 degrees 26 minutes East 259.95 feet to a point in the center line of Lancaster Avenue (having crossed an iron pin inside of the sidewalk being 25.45 feet distant from the said center line of Lancaster Avenue); thence along Lancaster Avenue in the bed of the street the two following courses and distances South 53 degrees 58 minutes West 222.59 feet to a point; South 81 degrees 49 minutes West 111.60 feet to the place of beginning.

**CONTAINING 23.473 acres of land be the same more or less.**

**EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN** lot or tract of ground which Kardon Investment Company, Successor by Merger to Biems Corporation by Deed dated August 2, 1972 recorded in Deed Book U 46 page 196 conveyed unto Redevelopment Authority of Chester County, as follows, to wit:

**ALL THAT CERTAIN** tract or parcel of land with the buildings and improvements thereon erected, **SITUATED** in the Borough of Downingtown, County of Chester and State of Pennsylvania, bounded and described according to a Survey and Plan thereof made by Metropolitan Engineers, Inc., of Philadelphia, Pennsylvania dated May 1971 being the property of Biems Corporation, Project Pa R-254, Parcel 28, as follows to wit:

**BEGINNING** at a point in the bed of the New Holland Branch of the Penn Central Railroad on the Northerly right-of-way line of Lancaster Avenue (50 feet wide) at the distance of 67.90 feet measured North 82 degrees 15 minutes 00 seconds East from the Northeast side of Armour Alley (12 feet wide); thence leaving Northerly right-of-way line of Lancaster Avenue, North 09 degrees 42 minutes 22 seconds East 830.73 feet to Southerly right-of-way line of Pennsylvania Avenue (50 feet wide); thence along said right of way line, a distance of 75.12 feet measured along the arc of a

EXHIBIT "A"

U 49 Page 234

WINDSOR CROSSING, INC.  
Page 2 of 2

circle curving to the left with radius of 566.30 feet to an angle point; thence from said angle point South 35 degrees 30 minutes 37 seconds East a distance of 5.00 feet to another angle point; thence from said angle point along the Southerly right-of-way line of Pennsylvania Avenue (60 feet wide) a distance of 62.30 feet measured along an arc curving to the left with radius of 571.30 feet to a point of tangency; thence from said point of tangency along the Southerly right-of-way line of Pennsylvania Avenue (60 feet wide) North 48 degrees 14 minutes 30 seconds East a distance of 168.72 feet; thence leaving said right-of-way line across the property of Blens Corporation South 24 degrees 31 minutes 10 seconds East 468.09 feet to an angle point; thence from said angle point, across the property of Blens Corporation and along the properties now or late of Henderson M. Mendenhall & Helen J. his wife and Ben A. Valocchi and Amina E., his wife, the following six courses and distances (1) South 25 degrees 18 minutes 10 seconds West 145.62 feet (2) South 27 degrees 53 minutes 10 seconds East 28.46 feet; (3) South 43 degrees 35 minutes 50 seconds West 74.72 feet; (4) North 34 degrees 58 minutes 10 seconds West 5.70 feet (5) South 42 degrees 12 minutes 50 seconds West 57.53 feet; (6) South 34 degrees 58 minutes 10 seconds East 235.05 feet to a point on the Northerly right-of-way line of Lancaster Avenue (50 feet wide); thence from said point along the Northerly right-of-way line of Lancaster Avenue the following three courses and distances (1) South 54 degrees 44 minutes 10 seconds West 85.47 feet (2) South 65 degrees 02 minutes 10 seconds West 197.87 feet; (3) South 82 degrees 15 minutes 00 seconds East 39.99 feet to first mentioned point and place of beginning.

CONTAINING 268,258 square feet (6.16 acres) more or less.

AND BEING the same premises which Kardon Investment Company (a Pennsylvania Corporation) by Deed dated February 27, 1973 and recorded in the Office for the Recording of Deeds in and for the County of Chester in Deed Book F41 page 18 conveyed unto Windsor Crossing, Inc., in fee.

EXHIBIT "A"

U. 49 MAR 235





Commonwealth of Pennsylvania

County of Philadelphia

On this, the 27th day of September, 1976, before me, a Notary Public

the undersigned officer, personally appeared *Alain Legal* who acknowledged himself (herself) to be the *President* of *Windsor Crossing Inc.* a corporation, and that he as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as *President*

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

*Gilda R. Giachino*  
GILDA R. GIACHINO  
Notary Public, Philadelphia, Pennsylvania  
My Commission Expires February 12, 1978

112303

**DEED.**

WINDSOR CROSSING, INC.

TO:

ATE-KAYS

Premises: Downingtown Borough  
Chester County  
Pennsylvania

John C. Clark Co., Phila

*Elliott K. Brannen Esq.*  
*1161 New Penn Lane, P.O. Box 1413*

Rec. in Chester Co. Pa. in  
*11/10/76* Page *093*

*Flora D. Hunt*  
RECORDER OF DEEDS

U 49 FILE 237

The address of the above-named Grantee is \_\_\_\_\_  
On behalf of the Grantee \_\_\_\_\_