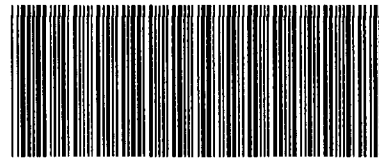




RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6071 PG 02625 to 02628.1
INSTRUMENT # : 2017091723
RECORDED DATE: 12/05/2017 12:38:02 PM



3544507-0020N

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Easement
Document Date: 11/17/2017
Reference Info:

Transaction #: 3671426 - 1 Doc(s)
Document Page Count: 3
Operator Id: estaglia

RETURN TO: (Simplifile)
Grim, Biehn & Thatcher
104 South 6th Street
Perkasie, PA 18944
(215) 257-6811

PAID BY:
GRIM BIEHN & THATCHER

*** PROPERTY DATA:**

Parcel ID #:	43-00-11857-00-7	43-00-11860-00-4	43-00-11863-00-1
Address:	3974 RIDGE PIKE	3976 RIDGE PIKE	4000 RIDGE PIKE
Municipality:	PA Lower Providence Township (100%)	PA Lower Providence Township (0%)	PA Lower Providence Township (0%)
School District:	Methacton	Methacton	Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$0.00
TAXABLE AMOUNT: \$0.00
FEES / TAXES:
Recording Fee:Easement \$99.75
Affidavit Fee \$1.50
Additional Parcels Fee \$30.00
Affordable Housing Parcels \$1.00
Total: \$132.25

DEED BK 6071 PG 02625 to 02628.1
Recorded Date: 12/05/2017 12:38:02 PM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

**Prepared By: John B. Rice, Esquire
Grim, Biehn & Thatcher
104 S. Sixth Street, P.O. Box 215
Perkasie, PA 18944**

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
43-00-11857-00-7 LOWER PROVIDENCE TOWNSHIP
3974 RIDGE PIKE
PROVIDENCE PLACE OF COLLEGEVILLE ASSOC \$15.00
B 042 L U 045 2203 12/05/2017 MY

**Return To: John B. Rice, Esquire
Grim, Biehn & Thatcher
104 S. Sixth Street, P.O. Box 215
Perkasie, PA 18944**

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
43-00-11860-00-4 LOWER PROVIDENCE TOWNSHIP
3976 RIDGE PIKE
PROVIDENCE PLACE OF COLLEGEVILLE ASSOC \$15.00
B 042 L U 001 2210 12/05/2017 MY

Tax Map Parcel Nos. 43-00-11857-00-7, 43-00-11860-00-4, 43-00-11863-00-1

**DECLARATION OF EASEMENT
(Vehicular Access)**

THIS DECLARATION OF EASEMENT is made this 17th day of NOV, 2017, by **PROVIDENCE PLACE OF COLLEGEVILLE ASSOCIATES, a Limited Partnership** by, its **General Partner, G. M. Leader Corp.**, having mailing address of 1528 Sand Hill Road, Hummelstown, Pennsylvania 17036 (hereinafter the "**Declarant**").

I. BACKGROUND OF EASEMENT AGREEMENT

A. Declarant is the lawful owner of certain parcels of ground located at the intersection of Ridge Pike and Pechins Mill Road in Lower Providence Township, Montgomery County, Pennsylvania, consisting of Montgomery County Tax Map Parcel Nos. 43-00-11857-00-7, 43-00-11860-00-4 and 43-00-11863-00-1 (hereinafter the "**Property**").

B. Declarant has received final land development approval by Lower Providence Township of plans for "Providence Place" prepared by Edward B. Walsh & Associates, Inc., consisting of sixteen (16) sheets, with latest revision date of June 4, 2017 (hereinafter the "**Plan**").

C. Declarant intends to construct a traffic signal at the entrance to their project onto Ridge Pike and to improve the intersection of Ridge Pike and Pechins Mill Road in accordance with the final plan approval from Lower Providence Township.

D. Declarant intends to create a vehicular access easement from Pechins Mill Road through the Property for egress at the proposed traffic signal on Ridge Pike in order to provide safe ingress and egress from Pechins Mill Road to Ridge Pike.

E. The Declarant desires that this easement agreement be binding upon all future grantees, their heirs, assigns and successors and shall run with the Property.

II. DECLARATION OF EASEMENT

1. Declarant hereby imposes upon the Property a perpetual easement for vehicular and pedestrian traffic of ingress and egress for the benefit of the residents of Lower Providence Township and the general public from Pechins Mill Road to Ridge Pike at Declarant's signalized intersection.

2. This easement extends over the driveway area shown on the Declarant's approved Plan from Pechins Mill Road to Ridge Pike.

3. Declarant shall be responsible to keep and maintain the driveway easement area clear of obstructions and in good repair for the benefit of the Township and the travelling public.

4. Declarant, their heirs, successors and assigns, do hereby agree that the granted easement herein shall not be terminated or extinguished without prior written consent of Lower Providence Township.

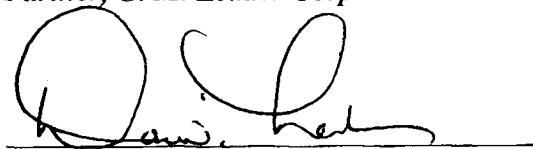
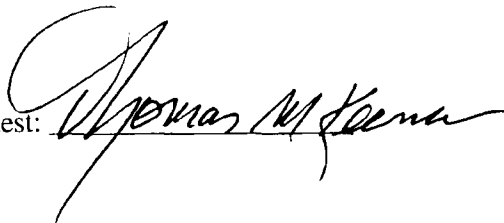
5. Declarant, for themselves, their heirs, successors and assigns, by the offering of this Declaration to Lower Providence Township and the recording of same with the Montgomery County Recorder of Deeds Office, do hereby release, remise and forever discharge Lower Providence Township, Montgomery County, Pennsylvania of and from any obligation or liability of any kind or nature whatsoever in connection with the construction, repair or maintenance of said easement as herein defined.

IN WITNESS WHEREOF, Declarant has caused this Declaration of Easement to be executed as of the day and year first above written.

DECLARANT:

**PROVIDENCE PLACE OF
COLLEGEVILLE ASSOCIATES, a
Limited Partnership by, its General
Partner, G. M. Leader Corp**

Attest:



Name: David C. Leader

Title: General Partner

ACKNOWLEDGMENTS

STATE OF PENNSYLVANIA

:

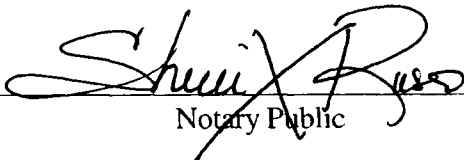
: ss.

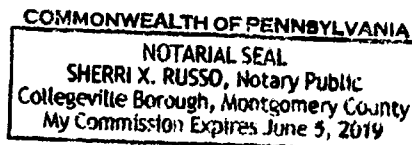
COUNTY OF *Montgomery*

:

On this *17* day of *November*, A.D., 2017, before me a Notary Public, personally appeared David C. Leader, General Partner of **PROVIDENCE PLACE OF COLLEGEVILLE ASSOCIATES, a Limited Partnership by, its General Partner, G. M. Leader Corp.** known to me, (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

 (SEAL)
Notary Public



REV-183 EX (2-15)



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	\$0.00
Book Number	6071
Page Number	02625
Date Recorded	12/05/2017 12:38:02 PM

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. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name John B. Rice, Esquire	Telephone Number: (215) 257-6811
Mailing Address 104 S. 6th Street	City Perkasie
	State PA
	ZIP Code 18944

B. TRANSFER DATA

Date of Acceptance of Document 11 / 17 / 2017	
Grantor(s)/Lessor(s) Providence Place of Collegeville Assoc.	Telephone Number: Grantor(s)/Lessee(s) Township of Lower Providence
Mailing Address 1528 Sand Hill Road	Mailing Address 100 Parklane Drive
City Hummelstown	State PA
ZIP Code 17036	City Eagleview
	State PA
	ZIP Code 19403

C. REAL ESTATE LOCATION

Street Address 3974 Ridge Pike, 3976 Ridge Pike & 4000 Ridge Pike	City, Township, Borough Lower Providence Township
County Montgomery	School District Methacton
	Tax Parcel Number 43-00-11863-00-1 43-00-11857-00-7, 43-00-11860-00-4

D. VALUATION DATAWas transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 1,893,100.00	5. Common Level Ratio Factor x 1.85	6. Computed Value = 3,502,235.00

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. 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.) Declaration of Easement

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 12/05/17
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.