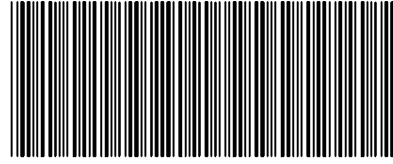




RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Jeanne Sorg*

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 6432 PG 01873 to 01884**  
INSTRUMENT # : 2026015416  
RECORDED DATE: 03/20/2026 08:04:14 AM



6497755-00485

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 12

**Document Type:** Deed Miscellaneous  
**Document Date:** 03/10/2026  
**Reference Info:**

**Transaction #:** 7230942 - 1 Doc(s)  
**Document Page Count:** 11  
**Operator Id:** dawhitner

**RETURN TO: (Ingeo)**  
Obermayer Rebmann Maxwell & Hippel  
1500 W Market St Ste 3400  
Philadelphia, PA 19102-2101

**PAID BY:**  
OBERMAYER REBMANN MAXWELL & HIPPEL

**\* PROPERTY DATA:**

Parcel ID #:	47-00-04324-00-3	47-00-04324-00-9	47-00-04324-01-2
Address:	2782 LEIDY RD	LEIDY RD	LEIDY RD
	GILBERTSVILLE PA 19525	GILBERTSVILLE PA 19525	GILBERTSVILLE PA 19525
Municipality:	New Hanover Township (100%)	New Hanover Township (100%)	New Hanover Township (100%)
School District:	Boyertown Area	Boyertown Area	Boyertown Area

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT: 0.00**

**FEES / TAXES:**

Recording Fee: Deed Miscellaneous \$74.75  
Additional Pages Fee \$14.00  
Additional Parcels Fee \$60.00  
**Total: \$148.75**

DEED BK 6432 PG 01873 to 01884  
Recorded Date: 03/20/2026 08:04:14 AM

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  
and Return to: Edward M. Wild, Esquire  
Obermayer Rebmann Maxwell & Hippel LLP  
2003 S. Easton Rd., Suite 304  
Doylestown, PA 18901  
(267) 742-3540**

**Tax ID/Parcel Nos. 47-00-04324-00-3, 47-00-04324-00-9, 47-00-04324-01-2, 47-00-04324-01-8,  
47-00-04324-02-1**

**AMENDMENT TO DEED OF CONSERVATION EASEMENT TO  
THE TOWNSHIP OF NEW HANOVER IN PERPETUITY**

This First Amendment to Deed of Conservation Easement to the Township of New Hanover in Perpetuity (“**Amendment**”), is made this 10th day of March 2026 by and between Firely Enterprises, LLC (“**Grantor**”) as successor in interest to Declarants Larry L. Suloman and Darlene K. Suloman (“**Original Grantors**”) and New Hanover Township (“**Township**”). Grantor and Township are each a “**Party**” and are collectively the “**Parties**”).

**BACKGROUND**

A. Original Grantors and Township executed the Deed of Conservation Easement to the Township of New Hanover in Perpetuity on April 8, 2019, as recorded in the Montgomery County Land Records at Deed Book 6132 p. 02245 (“**Conservation Easement**”);

B. Grantor purchased the property subject of the Conservation Easement by deed dated October 21, 2021 as recorded in the Montgomery County Land Records at Deed Book 6269, p. 00543.

C. The Conservation Easement excluded the portion of the property designated as the “Retail Area” and as depicted on a plan attached to the Conservation Easement as Exhibit “B” thereto (being an aerial photograph with interlineations, as recorded with the Conservation Easement at Deed Book 6132, p. 00255; “**Original Easement Plan**”);

D. The Parties intend to delete the Original Easement Plan from the Conservation Easement and adopt or affirm Exhibits “C” and “D” attached hereto, being a Conservation Easement Plan and Legal Description as part of the Conservation Easement.

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, including compliance with the terms of a Settlement Agreement among and between Sunset Hill Brewing Company and Township, approved by Order dated March 13, 2025 in the matter of *Sunset Hill Brewing Company v. New Hanover Township Zoning Hearing Board*, Montgomery County Docket No. 2024-05360-34 the Parties agree to this Amendment as follows.

1. Original Conservation Easement Plan. Exhibit "B" to the Conservation Easement is hereby stricken and replaced with such area as set forth below.

2. Restated Easement Conservation Easement Plan. The Conservation Easement Exhibit Plan for Retail Area prepared for Firely Enterprises, LLC dated October 8, 2025 and prepared by Richard C. Mast Associates, P.C. is attached hereto, incorporated herein, marked Exhibit "C" ("**Conservation Easement Exhibit Plan**") is adopted as part of the Conservation Easement. The Conservation Easement Exhibit Plan replaces Exhibit "B" to the Conservation Easement and all references to the same in the Conservation Easement shall be considered as references to Exhibits "C" and "D herein.

3. Legal Description. Attached hereto, incorporated herein and marked Exhibit "D" is a true and correct copy of the Legal Description of Retail Area pursuant to the Conservation Easement Exhibit Plan.


4. Severability. This Amendment, together with the Conservation Easement, shall be construed in its entirety; however, in the event that any provision of this Amendment or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Amendment and the application of such provision to persons and circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

5. Interpretation. This Amendment shall be interpreted under the laws of the Commonwealth of Pennsylvania. For purposes of interpretation, no Party to this shall be considered to be the drafter of the Amendment. To the extent of any discrepancy between the Conservation Easement and this Amendment, the terms of this Amendment shall control.

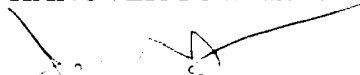
6. Entire Agreement. This Amendment, together with the Conservation Easement, constitutes the entire understanding and agreement of the Parties. The Amendment may not be amended, revoked, changed, altered or modified in any manner whatsoever, other than by written unanimous agreement of the Parties.

IN WITNESS THEREOF, the undersigned have duly executed this Deed on the day above written.

GRANTOR, Firely Enterprises, LLC

By:   
\_\_\_\_\_  
John M. Firely, Jr.,  
Manager

NEW HANOVER TOWNSHIP

By:   
\_\_\_\_\_  
Jamie L. Gwynn,  
Township Manager

**ACKNOWLEDGMENT**

COMMONWEALTH OF PA :  
 :  
COUNTY OF Montgomery :

On this, this 10 day of MARCH, 2026, before me, the undersigned officer, personally appeared Jamie L. Gwynn who acknowledged to be the Township Manager of New Hanover Township, and that, as such officer, executed the foregoing instrument for the purposes therein contained.

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

Ashlee Frey  
Notary Public  
My Commission Expires: 6/15/2027

Commonwealth of Pennsylvania - Notary Seal  
Ashlee Frey, Notary Public  
Montgomery County  
My commission expires June 15, 2027  
Commission number 1435654  
Member, Pennsylvania Association of Notaries

**ACKNOWLEDGMENT**

COMMONWEALTH OF PA :  
 :  
COUNTY OF Montgomery :

On this, this 11 day of March, 2026, before me, the undersigned officer, personally appeared John M. Firely, Jr. who acknowledged to be the Manager of Firely Enterprises, LLC, and that, as such officer, executed the foregoing instrument for the purposes therein contained.

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

Ashlee Frey  
Notary Public  
My Commission Expires: 6/15/27

Commonwealth of Pennsylvania - Notary Seal  
Ashlee Frey, Notary Public  
Montgomery County  
My commission expires June 15, 2027  
Commission number 1435654  
Member, Pennsylvania Association of Notaries

# EXHIBIT B

**Untitled Map**  
 Farm Store Lot-238.1' x 211.7'

Google Earth



- Legend**
- 2782 Leidy Rd
  - Feature 1
  - Suloman's Milk

200 ft

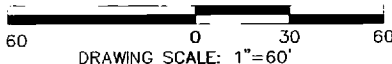
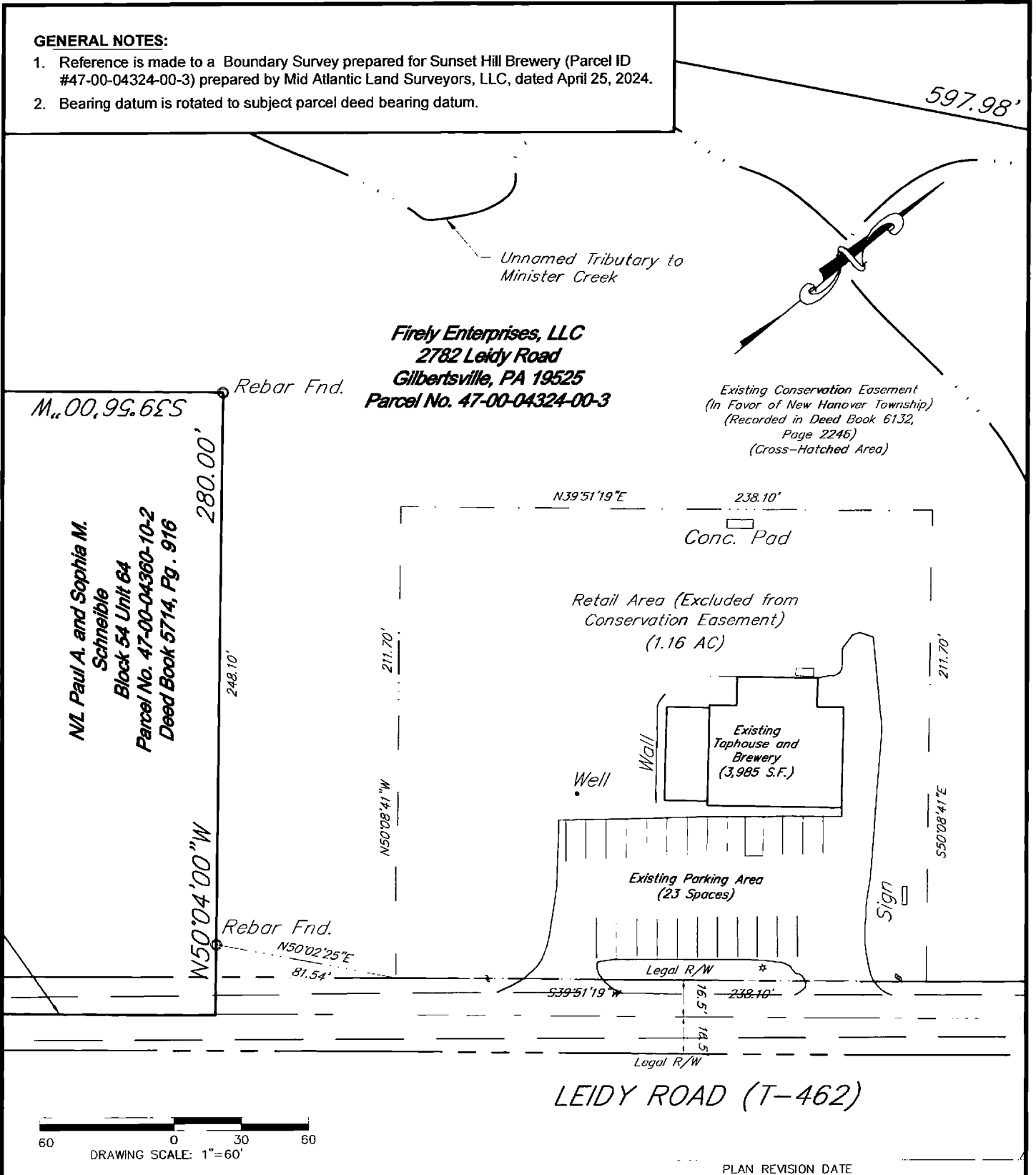


# EXHIBIT C

Conservation Easement Plan for Retail Area  
for Firely Enterprises, LLC dated October 8,  
2025 prepared by Richard C. Mast  
Associates, P.C.

**GENERAL NOTES:**

- 1. Reference is made to a Boundary Survey prepared for Sunset Hill Brewery (Parcel ID #47-00-04324-00-3) prepared by Mid Atlantic Land Surveyors, LLC, dated April 25, 2024.
- 2. Bearing datum is rotated to subject parcel deed bearing datum.



LEIDY ROAD (T-462)

PLAN REVISION DATE

CONSERVATION EASEMENT EXHIBIT PLAN  
 FOR  
 RETAIL AREA  
 PREPARED FOR  
**FIRELY ENTERPRISES, LLC**  
 SITE SITUATE IN  
 NEW HANOVER TOWNSHIP, MONTGOMERY COUNTY, PA



**Richard C. Mast Associates, P.C.**  
*Consulting Engineers and Surveyors*

The Village at Lederach  
 658 Harleysville Pike, Suite 150  
 Harleysville, PA 19438  
 (215) 513-2100

PLAN DATE	PROJ. MNGR.	PROJECT NO.	DRAWING NO.
OCTOBER 8, 2025	R.C.M.	3275	1 OF 1

# EXHIBIT D

Legal Description for Retail Area prepared  
by Richard C. Mast Associates, P.C. dated  
the 27th day of JANUARY, 2026



Richard C. Mast Associates, P.C. | Consulting Engineers and Land Surveyors

The Village at Lederach | 658 Harleysville Pike, Suite 150 | Harleysville, PA 19438 | 215-513-2100 | Fax 215-513-2101

January 27, 2026

**LEGAL DESCRIPTION  
RETAIL AREA  
FIRELY ENTERPRISES, LLC  
NEW HANOVER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
PROJECT #3275**

ALL THAT CERTAIN tract or parcel of ground situate in New Hanover Township, Montgomery County, Pennsylvania, being shown as Retail Area on a Conservation Easement Exhibit Plan for Retail Area, prepared for Firely Enterprises, LLC dated October 8, 2025, and being more fully described as follows:

BEGINNING at a point, on the northwesterly legal right-of-way line of Leidy Road (T-462)(33' Wide), said point being located North 50° 02' 25" East, for a distance of 81.54 feet from a rebar found on the line dividing lands now or late of Paul A. and Sophia M. Schneible (Block 54 Unit 64) and lands now or late of Firely Enterprises, LLC; thence, from said point of beginning, through the said Firely Enterprises lands the three (3) following courses and distacnes: 1) North 50° 08' 41" West, for a distance of 211.70 feet to a point; 2) North 39° 51' 19" East, for a distance of 238.10 feet to a point; 3) South 50° 08' 41" East, for a distance of 211.70 feet to a point, on the northwesterly legal right-of-way line of Leidy Road, aforesaid; thence, along said right-of-way line, South 39° 51' 19" West, for a distance of 238.10 feet to the first mentioned point and place of beginning.

CONTAINING 1.16 acres of land, more or less.

Q:\ProjectAdmin\3200 Series\3275 - Sunset Hill Brewery\13 Legal Descriptions and Exhibits\3275L001 Retail Area.docx

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
47-00-04324-00-3 NEW HANOVER TOWNSHIP  
2782 LEIDY RD  
FIRELY ENTERPRISES LLC \$15.00  
B 054 L U 027 0319 03/19/2026 JM

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
47-00-04324-01-8 NEW HANOVER TOWNSHIP  
LEIDY RD  
FIRELY ENTERPRISES LLC \$15.00  
B 054 L U 069 2900 03/19/2026 JM

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
47-00-04324-00-9 NEW HANOVER TOWNSHIP  
LEIDY RD  
FIRELY ENTERPRISES LLC \$15.00  
B 054 L U 034 2900 03/19/2026 JM

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
47-00-04324-02-1 NEW HANOVER TOWNSHIP  
LEIDY RD  
FIRELY ENTERPRISES LLC \$15.00  
B 055 L U 008 2900 03/19/2026 JM

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
47-00-04324-01-2 NEW HANOVER TOWNSHIP  
LEIDY RD  
FIRELY ENTERPRISES LLC \$15.00  
B 055 L U 007 2900 03/19/2026 JM