PROPERTY SUMMARY SHEET
AUGUST 6, 2026 at 6 pm
DETERMINATION & CERTIFICATION HEARING

19. 500 North 3rd St., 500 N 3rd St LLC, owner, 313 Chestnut St., Reading PA, Purchased 2017

I, Linda A. Kelleher, am employed by the City of Reading in its Council Office and in my capacity as an employee of and custodian oof records for the City of Reading, after reviewing the affidavits submitted for this property, fine the following conditions exist:

	Determination	**Certification**
Notice Mailed First Class to Property Owner on	7-1-24	
Notice Posted on Subject Property on	7-4-26	

	Determination		**Certification**	
Delinquent Water	Amount: $49993.78	Status Off 4\14 (water, sewer, trash, recycling fees)	Amount: $	Status
Delinquent Taxes	Amount: N/A		Amount: $	

Electric Utility Status: _____

Gas Utility Status: _____

Building Trades Condition Determination: _____

_____

Building Trades Condition Certification: _____

_____

Property Maintenance Condition Determination: 9 NoV, 1 Work Order, Failed Inspection 6\24, $2261.44 unpaid, 8 QoL Trash, 1 QoL Weeds, 4 QoL snow/ice

Property Maintenance Condition Certification:

CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-3690

July 1st, 2026

DETERMINATION HEARING
REGARDING POTENTIALLY BLIGHTED PROPERTY

500 N 3rd St LLC
500 N 3rd St LLC
Reading, PA 19611

RE: 500 N 3rd St
Parcel #: 6530766636311

Dear 500 N 3rd St LLC,

Please be advised that this property has been identified by City staff as a potentially blighted property pursuant to the City of Reading Codified Ordinance Chapter 23, Part 9, Sections 23-903A, 904 and 906, available on the City's website at www.ReadingPA.gov.

Notice is hereby given that a blight determination hearing will be conducted by the Blighted Property Review Committee to determine if the conditions at the property meet the legal definition of "blight" and whether further action is warranted under applicable laws and ordinances.

THE BLIGHT DETERMINATION HEARING WILL BE HELD ON

August 6th, 2026 at 6:00pm
Location: 815 Washington St, Reading PA
2nd Floor, Council Chambers

At this hearing, you or your authorized representative will have the opportunity to present evidence, provide testimony, and respond to any findings or documentation presented by the City of Reading and the Committee regarding the condition of the property.

Failure to appear at the hearing may result in a determination being made in your absence and may lead to enforcement actions, including but not limited to abatement procedures, fines, placement of liens on the property and eventual taking of the property through eminent domain proceedings.

For additional information or to register for the hearing, you may contact Heather Scheuring, Blight/Transfer Officer at Heather.Scheuring@readingpa.gov or 610-655-6311, within 24 hours of the hearing. If you require an interpreter, please provide 7-day notice.

We encourage your cooperation and look forward to your participation in the upcoming hearing.

Sincerely,

Signed by:
Jamie Leck Keith
24B5C0D437A4BK...
Jamie L. Keith – BPRC Chair

Linda Kelleher - Secretary

CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-3690

July 1st, 2026

AUDIENCIA DE DETERMINACIÓN
RESPECTO A PROPIEDADES POTENCIALMENTE DETERIORADA

500 N 3rd St LLC
313 Chestnut St
Reading, PA 19611

RE: 500 N 3rd St
Parcel #: 06530766636311

Estimado 500 N 3rd St LLC,

Tenga en cuenta que el personal de la ciudad ha identificado esta propiedad como una propiedad potencialmente deteriorada de conforme con la Ordenanza Codificada de la Ciudad de Reading, Capítulo 23, Parte 9, Secciones 23-903A, 904 y 906, disponible en el sitio web de la Ciudad en www.ReadingPA.gov.

Por la presente se notifica que el Comité de Revisión de Propiedades Deterioradas llevará a cabo una audiencia para determinar si las condiciones de la propiedad cumplen con la definición legal de "deterioro" y si se justifican la adopción de medidas adicionales en virtud las leyes y ordenanzas aplicables.

LA AUDIENCIA DE DETERMINACIÓN DE DETERIORO SE CELEBRARÁ EL

August 6th, 2026 en 6:00pm
Ubicación: 815 Washington St, Reading PA
Piso dos, Sala del Consejo

En esta audiencia, usted o su representante autorizado tendrán la oportunidad de presentar evidencia, brindar testimonio y responder a cualquier hallazgo o documentación presentada por la Ciudad de Reading y el Comité con respecto a la condición de la propiedad.

La falta de comparecencia a la audiencia puede tener como resultado que se tome una determinación en su ausencia y puede dar lugar a acciones de cumplimiento, incluidos, entre otros, procedimientos de reducción, multas, colocación de gravámenes sobre la propiedad y eventual toma de la propiedad a través de procedimientos de dominio eminente.

Para obtener más información o inscribirse en la audiencia, puede comunicarse con Heather Scheuring, Oficial de Traslados y Deterioro, a Heather.Scheuring@readingpa.gov o al 610-655-6311, dentro de las 24 horas posteriores a la audiencia. Si necesita un intérprete, por favor, avísenos con 7 días de anticipación.

Agradecemos su cooperación y esperamos contar con su participación en la próxima audiencia.

Atentamente,

Signed by:
Jamie Leek Keith
2F5F8D9043PA4BF...
Jamie L. Keith – BPRC Presidente

Linda Kelleher - Secretaria

500 N 3rd St, owned by 500 N 3rd St LLC

☐ Any premises which:

1. is ascertained to be a public nuisance due to physical condition or use and regarded as such at common law and deemed to be a danger to public health, safety and welfare or public nuisance as regulated by a locally adopted property maintenance code or, if no such code exists, any compatible code enacted by the act of November 10, 1999 (P.L. 491, No. 45), known as the Pennsylvania Construction Code Act; or
2. the condition of which contains an attractive nuisance created by physical condition, use or occupancy, including abandoned water wells, shafts, basements, excavations and unsafe fences or other structures, or which contains an unauthorized entry, unsafe equipment, or other safety risk.

☐ A dwelling that has been condemned or otherwise deemed unfit for occupancy or use by the local authority having jurisdiction due to dilapidated, unsanitary, unsafe or vermin infested condition or that is lacking in the facilities and equipment required by the Pennsylvania Construction Code Act.

☐ A structure determined by the local authority having jurisdiction to be a fire hazard or otherwise that could easily catch fire or cause a fire and endanger public health, safety and welfare.

☐ A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.

☐ A property that is vacant and has not been rehabilitated within one (1) year from receipt of notice for corrective action as issued by the local authority having jurisdiction, except a property where valid construction permit is in place.

☐ A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition or a structure previously located on the property and for which no payments on the lien have been made for a period of twelve (12) months.

☐ A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body with legal authority to determine the taxable value of the property.

☐ A property that has been declared abandoned in writing by the owner, including an estate that is in possession of the property.

PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 500 N 3rd St, Reading PA on the 4th day of July, 20 26 as required per City of Reading Blighted Property Review Committee Ordinance:

Signature

Heather Scheuring
Print Name

Blight/Transfer Officer
Position

State of Pennsylvania
County of Berks

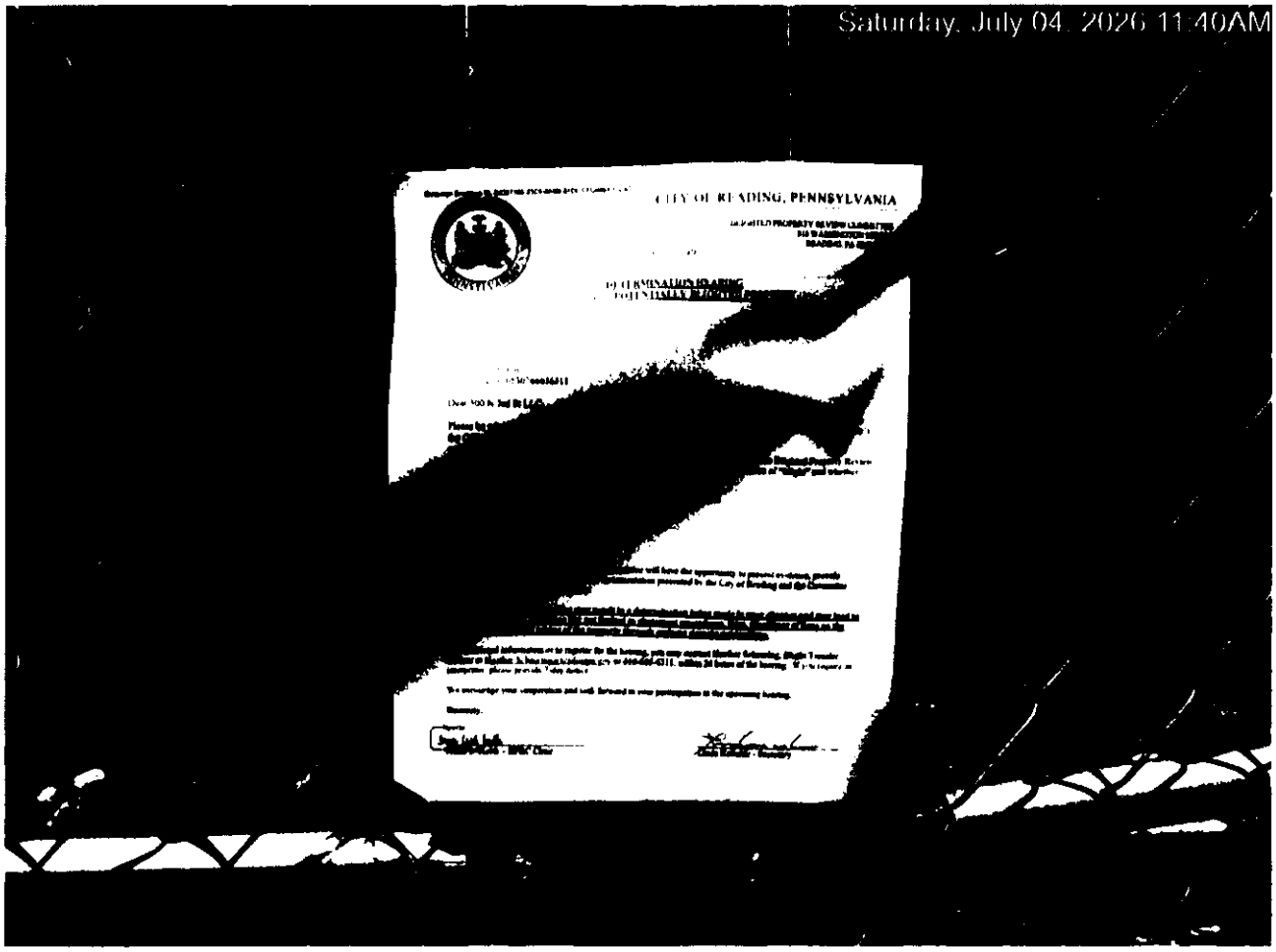
Subscribed and sworn or affirmed before me on this 2d *day of* July, *20* 26

Notary Public

Commission Expires on April 17 2028

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kellher, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries


Saturday, July 04, 2026 11:40AM


Saturday, July 04, 2026 11:40AM
CITY OF READING, PENNSYLVANIA

Determination Hearing

August 6th, 2026

SWORN AFFIDAVIT

500 N 3rd St

Owned By: 500 N 3rd St LLC
313 Chestnut St
Reading, PA 19611

State of Pennsylvania
County of Berks

I Juana Santos am employed by the Reading Area Water Authority and in my capacity as an employee of and custodian of records for the Reading Water Authority the following information regarding water service for 500 N 3rd St is true and correct to the best of my knowledge:

Water service status: OFF

Delinquent Water Amount: $49,993.78

Date of Last Water Service: 4/3/14

Trash/Recycling Delinquent Amount: —

Sworn to and subscribed before me this 24 day of July, 2026 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant: Juana Santos

Notary Public:

My Commission Expires on April 17 2028

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kellehen, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries

COUNTY OF BERKS, PENNSYLVANIA
Tax Claim Bureau

Services Center, 2nd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6625
Fax: 610.478.6644
E-mail: taxclaim@berkspa.gov

NICOLE E. BLANDING, Tax Claim Director

July 21, 2026

I, **Nicole E. Blanding**, in my capacity as Director of the Berks County Tax Claim Bureau, which is the custodian of delinquent Berks County Tax records, certify the attached Certifications are true and accurate to the best of my knowledge. Each statement provides complete details of the requested property location, and outlines the delinquent balances owed, along with the years to which they pertain.

If you have any questions, please feel free to contact me via email at nblanding@berkspa.gov, or by phone at (610) 898-1011, during normal business hours Monday-Friday, from 8am-4pm.

Sincerely,

Nicole E. Blanding, Director
Berks County Tax Claim Bureau

COUNTY OF BERKS, PENNSYLVANIA
Tax Claim Bureau

Services Center, 2nd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6625
Fax: 610.478.6644
E-mail: taxclaim@berkspa.gov

NICOLE E. BLANDING, Tax Claim Director

02/2024 - Wyomissing School District is now being collected by Tax Claim, but not all of the figures are in. TCB can certify 2019-2024. Please be sure to contact the school district to confirm the total amount due for any prior years owed.

Owner: 500 N 3RD ST LLC
313 CHESTNUT ST
READING, PA 19611-1355
Location: 500 N 3RD ST

PIN: 06530766636311
District: CITY OF READING - 06
School District: READING
Description: INDUSTRIAL BUILDING

Current A.V.
70,000

Deed Book / Page
2017 / 001383

CERTIFICATE OF DELINQUENT TAXES

	Face	Penalty	Interest	Cost	Total	Paid/Refund	Reductions	Balance	3rd P.
Tax Year **2020** (Regular)									
500 N 3RD ST LLC									
County	0.00	0.00	0.00	150.48	150.48	40.00	110.48	0.00	
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
School	1,255.10	62.76	9.88	0.00	1,327.74	1,327.74	0.00	0.00	
Tax Year **2021** (Regular)									
500 N 3RD ST LLC									
County	0.00	0.00	0.00	153.93	153.93	40.00	113.93	0.00	
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
School	1,255.10	125.51	0.00	0.00	1,380.61	1,380.61	0.00	0.00	
Tax Year **2022** (Regular)									
500 N 3RD ST LLC							Docket Year / Num:	2023 / 5801	
County	0.00	0.00	0.00	216.78	216.78	216.78	0.00	0.00	
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
School	1,255.10	125.51	62.10	0.00	1,442.71	1,442.71	0.00	0.00	
Tax Year **2023** (Regular)									
500 N 3RD ST LLC									
County	535.99	53.60	0.00	293.14	882.73	659.59	223.14	0.00	
District	1,269.03	126.90	0.00	0.00	1,395.93	1,395.93	0.00	0.00	
School	1,255.10	125.51	0.00	0.00	1,380.61	1,380.61	0.00	0.00	
Tax Year **2024** (Regular)									
500 N 3RD ST LLC									
County	584.15	58.42	0.00	296.06	938.63	712.57	226.06	0.00	
District	1,269.03	126.90	0.00	0.00	1,395.93	1,395.93	0.00	0.00	
School	1,255.10	125.51	0.00	0.00	1,380.61	1,380.61	0.00	0.00	
Tax Year **2025** (Regular)									
500 N 3RD ST LLC									
County	630.91	63.09	10.42	305.88	1,010.30	774.42	235.88	0.00	
District	1,269.03	126.90	20.94	0.00	1,416.87	1,416.87	0.00	0.00	
School	1,255.10	125.51	20.70	0.00	1,401.31	1,401.31	0.00	0.00	

There are currently no Delinquent Taxes due as of 7/21/2026 **$0.00**

Upon payment in full of the delinquent taxes, penalties, interest and costs, as shown above, the tax claim filed to **the DOCKET NUMBERS as shown above, will be marked satisfied** within fourty-five (45) days of such payment.

By: Nicole E. Blanding
Tax Claim Director

WARNING: Tax Claim does not collect for the following school districts: Daniel Boone, Boyertown, Exeter, or Upper Perkiomen. Please be sure to contact those parties directly to discuss any amounts that may be due to them.

CERTIFICATIONS CAN BE REQUESTED ONLINE!! Be sure to visit: www.berkspa.gov/tcbcerts to expedite the request.

Certification Hearing
August 6th, 2026

SWORN AFFIDAVIT
500 N 3rd St

Owned By: 500 N 3rd St LLC
313 Chestnut St
Reading, PA 19611

I, Heather Scheuring, am employed by the City of Reading in its Property Maintenance Division and in my capacity as an employee of and custodian of records for the City of Reading Property Maintenance Division, the following information regarding codes violations for **500 N 3rd St** is true and correct to the best of my knowledge:

(1) Work Orders (1) Unpaid (Ø) Paid

(9) Notice of Violation – See Attached

Inspection Status:

Passed:_____ Failed: 6/10/2024

Placarded: NO

Housing Fees Unpaid: $ Ø

Amount in Collections: $ Ø

Miscellaneous Fees Unpaid: $2,261.44

Amount in Collections: $1,875.00

(___) CSC Calls/Complaints: See attached

Owner in contact: (Y) (N)

(8) QOL.001 – Accumulation of Trash
(___) QOL.002 – Animal Maintenance and Waste
(___) QOL.003 – Disposal of Trash/Rubbish
(1) QOL.004 – High Grass/Weeds
(___) QOL.005 – Littering/Scattering Rubbish
(___) QOL.006 – Motor Vehicle Nuisance
(___) QOL.007 – Operating a Food Cart Illegally
(___) QOL.008 – Operating/Vending Without Permit
(___) QOL.009 – Outdoor Placement of Indoor Furniture
(___) QOL.010 – Illegal Dumping
(___) QOL.011 – Littering by Private Advertising Matter
(4) QOL.012 – Snow/Ice Removal
(___) QOL.013 – Storing of Waste Containers
(___) QOL.014 – Storing of Appliances in Public View
(___) QOL.015 – Storing of Hazardous Material
(___) QOL.016 – Storing of Recyclables
(___) QOL.017 – Storing/Serving Potentially Hazardous Food
(___) QOL.018 – Swimming Pools in Good Repair
(___) QOL.019 – Violating Terms of Vending Lease
(___) QOL.020 – Failure to Obtain Permits in Historic District
(___) QOL.021 – Satellite Dishes in Public View – Hist. Dist.
(___) QOL.022 – Failure to Have Licensed Trash Hauler
(___) QOL.023 – Unregistered Dumpster

Sworn to and subscribed before me this 24 day of July, 2026 by Heather Scheuring, who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

Notary Public:

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kellehen, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries

My Commission Expires on: April 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
PARCEL: 06530766636311
500 N 3RD ST LLC

01 - CITY OF READING
S19 - READING SCHOOL DISTRICT
500 N 3RD ST
READING

Site Location:	500 N 3RD ST
Description:	INDUSTRIAL BUILDING DETACHED IMPROVEMENTS
Land Use Code:	3347 - NIP - OLD 1 OR MLT STRY, ABVE 100K SQFT
Municipality:	06 - CITY OF READING
Taxing District:	01 - CITY OF READING
School District:	S19 - READING
Class:	I - Industrial

Current Assessment

Tax Year	2026
Homestead	
Actual Land	38,900
Actual Building	31,100
Actual Total	70,000
Taxable Land	38,900
Taxable Building	31,100
Taxable Total	70,000

Ownership

Owner 1	500 N 3RD ST LLC
Owner 2	
Care Of	
Mailing Address	313 CHESTNUT ST READING, PA 19611
Resident/Non-Resident	

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
01/11/2017	$110,000	00 - VALID SALE		2017	001383

ADDL DEED 1 BK/INST:
ADDL DEED 1 PAGE:

ADDL DEED 2 BK/INST:
ADDL DEED 2 PAGE:

ADDL DEED 3 BK/INST:
ADDL DEED 3 PAGE:

Lot #:

Id	Request Type	Description	Address	Date Created
5627317	Illegal Dumping	the illegal dumping it is on Thorn Street right behind the old MJ Earl building their Courtyard a map only gave me the corner of thorn & 236 Hudson Street the Pyle is all dry wood is it catches fire the whole building will go up in flames	500 N 3rd St, Reading, PA 19601, USA	2021-02-24 07:34:35
8538392	Illegal Dumping	thorn at abandoned factory	500 N 3rd St, Reading, PA 19601, USA	2021-02-24 07:35:01
8835454	Unsecured/Open Property	the abandoned former M.J. Earl warehouse has open doors on 3rd Street side of building	500 N 3rd St, Reading, PA 19601, USA	2021-02-24 07:35:26
1387846	Street Sweeping	Items which fell off truck into street. There was a report of a couch and other trash that was pushed to the side of the road. It happened on N 3rd St. just above the railroad track.	500 N 3rd St, Reading, PA, United States	2021-02-24 08:06:37
3567651	Unsecured/Open Property	Windows & doors are open, people trespassing	500 N 3rd St, Reading, PA, United States	2021-02-24 08:08:00
3571209	Unsecured/Open Property	abandoned property at 500 N 3rd St its unsecured and kids are going to the 3rd floor throwing rocks at other properties. neighbor at 248 Greenwich St reported the situation to the police also.	500 N 3rd St, Reading, PA, United States	2021-02-24 08:17:35
2358515	Trash Enforcement	there's a board with nails sticking out and nails on the sidewalk	500 N 3rd St, Womelsdorf, PA 19567, USA	2021-02-24 08:20:45
820373	Abandoned Property	owner of Day care (Juan Fernandez) at 550 N 3rd St complaint about property next door (500 N 3rd St) the roof of that property is falling apart and peace's from that roof is on his sides and he has kids in the backyard. please Call Mr Fernandez ASAP.	500 North 3rd Street, Reading, PA, 19601	2021-02-24 13:31:28
5844771	Trash Enforcement	At the former MJ EARL building at the end of thorn street and the train tracks. He says he has gone to city meetings to complain about this issue and it has not been taken care of. He lives right there and says this is really bad. He wants the city to go out there and clean it up since nobody is doing anything about it. See attached picture.	500 North 3rd Street, Reading, PA, USA	2021-02-24 13:33:17

5846978	Unsecured/Open Property	Needs to be boarded up again people are trespassing and getting in to do drugs. Neighbors are concerned that they will put a match to this place. The amount of garbage in this place is really bad. Needs to be cleaned and boarded up.	500 North 3rd Street, Reading, PA, USA	2021-02-24 13:45:19
11788737	Unsecured/Open Property	UNSECURE PROPERTY, UNSAFE AS WELL, ROOF CAVINF IN, LOTS OF TRASH, AFRAID OF IT CATCHING FIRE, PEOPLE IN & OUT OF PROPERTY. WOULD LIKE A FOLLOW UP.	500 North 3rd Street, Reading, PA, USA	2021-02-24 13:49:24
12025589	Unsecured/Open Property	WHILE ON SCENE TODDAY IT APPEARED THAT SOMONE CUT LOCK ON GATE. DOORS OF BLDG ARE OPEN & THERE ARE VARIOUS MATTRESSES INSIDE. THERE WERE PEOPLE WASHING CARS ON PROPERTY BUT UNK IF WATER WAS FROM SITE. UNABLE TO SAFELY SECURE. ONE PERSON PRESENT STATED OPENED IT, BUT IT WAS CLEARLY CUT, WORST PART IS IN AREA OF HUDSON ST/THORN ST WHERE GATE IS. MAINKY KIDS IN AREA.	500 North 3rd Street, Reading, PA, USA	2021-02-24 13:51:28
14884089	Abandoned Property	Subject: Abandoned building 500 blk N 3rd St Good morning, I've been getting a lot calls of concerns about the building collapsing and possibly injuring or killing someone, especially its proximity to a daycare. Not sure what state or where this property sits on being demolished, but honestly it needs to be addressed if not already in the process. Carlos Torres Public Properties Manager City of Reading Public Works Department	500 North 3rd Street, Reading, PA, USA	2021-02-24 13:54:09
15058177	Abandoned Property	WINDOWS HAD WIRE FENCING BLOCKING THEM AND SQUATTERS CUT THEN AND ARE GETTIN IN AND OUT OF PROPERTY.	500 North 3rd Street, Reading, PA, USA	2021-02-24 14:03:12

PMD2682	Stucture	This property is going to collasp at anytime the top is caving in the windows are broken there are bricks falling.	500 North 3rd Street, Reading, PA, USA	8/14/2024
PW6361	Pothole	Pot holes on the 500, 600 700 Block of N 3rd Street that need to be repaired	500 North 3rd Street, Reading, PA, USA	12/15/2025
PW6889	Pothole	potholes on the whole block	500 North 3rd Street, Reading, PA, USA	3/16/2026
PMD5379	Structure	I will like to report an building deteriorating condition parallel to my son's daycare I'm afraid of everyone's safety since the playground (backyard) of the daycare is next to this building which is all reading collapsing by it self. My son's daycare is called Mary's daycare center at 550 N 3rd St reading PA 19601. The building structure its red brick and it's abandoned and the roof its collapsing already please help!	500 North 3rd Street, Reading, PA, USA	2/24/2025

City of Reading
Property Maintenance Division
Inspection Report

Case: 226173

Inspection: 637271

Insp Type: N.O.V.

Date: 08/22/2022

Address: 500 N 3RD ST, READING 19601-

Owner Information:

Name: 500 N 3RD ST LLC
Address: 313 CHESTNUT ST
WEST READING PA 19611-

Property Information:

# of Commercial Units:	1
# of Units:	0
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
0	APT# FLOOR 0 ENTBLD RM#0	NOTE	I received a tex about the gate being secured but the rest of openings remain open. If you have any questions please call me at my office.	
2	APT# FLOOR 0 ENTBLD RM#0	PR-108.2	Secure all openings on vacant structure. All door and windos on the first floor.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.2	All rubbish must be removed from all exterior structure by N 3rd and rear by Hudson St.	

This is to certify that a property inspection has been performed by:
Inspector: MARTE, GUIDO Phone: (610)655-2436 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

FCE067

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By: Date/Time:

City of Reading
Property Maintenance Division
Inspection Report

Case: 226173

Inspection: 637274

Insp Type: N.O.V.

Date: 08/24/2022

Address: 500 N 3RD ST, READING 19601-

Owner Information:

Name: 500 N 3RD ST LLC
Address: 313 CHESTNUT ST
WEST READING PA 19611-

Property Information:

# of Commercial Units:	1
# of Units:	0
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
2	APT# FLOOR 0 ENTBLD RM#0	PR-108.2	Secure all openings on vacant structure. All door and windos on the first floor.	EXT
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.2	All rubbish must be removed from all exterior structure by N 3rd and rear by Hudson St.	EXT

This is to certify that a property inspection has been performed by:
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FCE067

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Thank you for your cooperation.

Approved By: Date/Time:

City of Reading
Property Maintenance Division
Inspection Report

Case: 226173

Inspection: 637398

Insp Type: N.O.V.

Date: 08/29/2022

Address: 500 N 3RD ST, READING 19601-

Owner Information:

Name: 500 N 3RD ST LLC
Address: 313 CHESTNUT ST
WEST READING PA 19611-

Property Information:

# of Commercial Units:	1
# of Units:	0
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
2	APT# FLOOR 0 ENTBLD RM#0	PR-108.2	Secure all openings on vacant structure. All door and windos on the first floor.	COMPLIED
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.2	All rubbish must be removed from all exterior structure by N 3rd and rear by Hudson St.	EXT

This is to certify that a property inspection has been performed by:
Inspector: MARTE, GUIDO Phone: (610)655-2436 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

FCE067

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By: Date/Time:

City of Reading
Property Maintenance Division
Inspection Report

Case: 226173

Inspection: 642382

Insp Type: N.O.V.

Date: 11/28/2022

Address: 500 N 3RD ST, READING 19601-

Owner Information:

Name: 500 N 3RD ST LLC
Address: 313 CHESTNUT ST
WEST READING PA 19611-

Property Information:

# of Commercial Units:	1
# of Units:	0
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
60	APT# FLOOR 0 ENTBLD RM#0	NOTE	Spoke to Owner Pete 11-28-22 and communicated that we need to see some movement on this property.	
60	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	All exterior property and premesis shall be maintained in a clean, safe and sanitary condition.	
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of the structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and or welfare.	
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Property is unsafe and poses a potential safety hazard to the public.	

This is to certify that a property inspection has been performed by:
Inspector: YOUTZ, JASON Phone: (610)655-6126 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

FCE067

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Thank you for your cooperation.

Approved By: Date/Time:

City of Reading
Property Maintenance Division
Inspection Report

Case: 226173

Inspection: 642384

Insp Type: N.O.V.

Date: 03/10/2023

Address: 500 N 3RD ST, READING 19601-

Owner Information:

Name: 500 N 3RD ST LLC
Address: 313 CHESTNUT ST
WEST READING PA 19611-

Property Information:

# of Commercial Units:	1
# of Units:	0
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
60	APT# FLOOR 0 ENTBLD RM#0	NOTE	Spoke to Owner Pete 11-28-22 and communicated that we need to see some movement on this property.	
60	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	All exterior property and premesis shall be maintained in a clean, safe and sanitary condition.	
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of the structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and or welfare.	
60	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Property is unsafe and poses a potential safety hazard to the public.	

This is to certify that a property inspection has been performed by:
Inspector: YOUTZ, JASON Phone: (610)655-6126 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

FCE067

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Thank you for your cooperation.

Approved By: Date/Time:

City of Reading
Property Maintenance Division
Inspection Report

Case: 226173

Inspection: 646855

Insp Type: N.O.V.

Date: 03/30/2023

Address: 500 N 3RD ST, READING 19601-

Owner Information:

Name: 500 N 3RD ST LLC
Address: 313 CHESTNUT ST
WEST READING PA 19611-

Property Information:

# of Commercial Units:	1
# of Units:	0
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
30	APT# FLOOR 0 ENTBLD RM#0	NOTE	Spoke to Owner Pete 11-28-22 and communicated that we need to see some movement on this property. Cited 3-30-23.	CITED
30	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	All exterior property and premesis shall be maintained in a clean, safe and sanitary condition.	CITED
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of the structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and or welfare.	CITED
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Property is unsafe and poses a potential safety hazard to the public.	CITED

This is to certify that a property inspection has been performed by:
Inspector: YOUTZ, JASON Phone: (610)655-6126 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

FCE067

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By: Date/Time:

City of Reading
Property Maintenance Division
Inspection Report

Case: 226173

Inspection: 647459

Insp Type: N.O.V.

Date: 07/25/2023

Address: 500 N 3RD ST, READING 19601-

Owner Information:

Name: 500 N 3RD ST LLC
Address: 313 CHESTNUT ST
WEST READING PA 19611-

Property Information:

# of Commercial Units:	1
# of Units:	0
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
30	APT# FLOOR 0 ENTBLD RM#0	NOTE	Spoke to Owner Pete 11-28-22 and communicated that we need to see some movement on this property. Cited 3-30-23.	CITED
30	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	All exterior property and premesis shall be maintained in a clean, safe and sanitary condition.	CITED
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of the structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and or welfare.	CITED
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Property is unsafe and poses a potential safety hazard to the public.	CITED

This is to certify that a property inspection has been performed by:
Inspector: YOUTZ, JASON Phone: (610)655-6126 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

FCE067

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Thank you for your cooperation.

Approved By: Date/Time:

City of Reading
Property Maintenance Division
Inspection Report

Case: 226173

Inspection: 651319

Insp Type: N.O.V.

Date: 10/18/2023

Address: 500 N 3RD ST, READING 19601-

Owner Information:

Name: 500 N 3RD ST LLC
Address: 313 CHESTNUT ST
WEST READING PA 19611-

Property Information:

# of Commercial Units:	1
# of Units:	0
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
30	APT# FLOOR 0 ENTBLD RM#0	NOTE	Spoke to Owner Pete 11-28-22 and communicated that we need to see some movement on this property. Cited 3-30-23.	CITED
30	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	All exterior property and premesis shall be maintained in a clean, safe and sanitary condition.	CITED
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of the structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and or welfare.	CITED
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Property is unsafe and poses a potential safety hazard to the public.	CITED

This is to certify that a property inspection has been performed by:
Inspector: YOUTZ, JASON Phone: (610)655-6126 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

FCE067

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Thank you for your cooperation.

Approved By: Date/Time:

City of Reading
815 Washington Street, Reading, PA 19601

Case Number: **CCPMD-2510-03660**
Case Type: **RPA - Code Case Property Maintenance**
Date Case Established: **10/01/2025**
Compliance Deadline: **01/15/2026**

Owner: 500 N 3RD ST LLC

Mailing Address

500 N 3RD ST LLC
313 CHESTNUT ST
WEST READING, PA 19611

Notice of Violation for the following location:

Address	Parcel
500 N 3RD ST READING, PA 19601	**06530766636311**

This inspection report is limited to violations identified under the City of Reading's Property Maintenance Code. It does not include, represent, or certify compliance with any other provisions of the City of Reading Code of Ordinances, including but not limited to the Housing Registration and Rental Licensing requirements, nor does it address pending or outstanding administrative fees, fines, permits, or enforcement actions associated with the property.

Violation: 496-209 - Ownership of solid waste and recyclable materials.
A. From the time of placement for collection until the time of pickup by the licensed hauler, all materials shall remain the property of the generator.
B. From the time of collection until the time of disposal or processing, all materials shall become the property of the licensed hauler or, in the case of self-transported recycling, the generator.
C. No person shall place material of any kind generated at one property out for collection at another property, regardless of whether the same person owns both properties.
D. Any article found within a container or bag, regardless of location, that displays the name or address of a person or address, shall be assumed to be owned by that person or address.
E. Owners of material found on properties other than their own shall be considered responsible for said material and may be cited in accordance with applicable regulations.
F. Litter receptacles shall be used for the purpose of collecting small items of trash and preventing litter. No person shall deposit household or business material in or around litter receptacles.
G. Scavenging shall be prohibited.
Corrective Action: 1/14/26
Compliance Date: 01/16/2026

Violation: NOTE - NOTE
Corrective Action: owner needs to provide updated plans of action, timeline of further alteration or demo/ owner was present 1/14/26 along with Fire Department
Compliance Date: 01/16/2026

Violation: PR-106.5 - ABATEMENT OF VIOLATION
The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.
Compliance Date: 01/15/2026

Violation: PR-107.1 - NOTICE TO PERSON RESPONSIBLE
Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 108.3. EXCEPTIONS: 1. Open and Unsecure. Notice is not required whenever a property is open and unsecure and the code official has determined that the property shall be secured. The code official may order the structure secured. 2. Administrative Fee. Whenever an Administrative Fee is due under this Ordinance, the bill therefore shall be the Notice. 3. Transfer of Property. Notice shall not be required for violation of Section 107.5
Corrective Action: owner is responsible for contacting PMI, with updated information

City of Reading
815 Washington Street, Reading, PA 19601

Case Number: **CCPMD-2510-03660**
Case Type: **RPA - Code Case Property Maintenance**
Date Case Established: **10/01/2025**
Compliance Deadline: **01/15/2026**

Compliance Date: 01/16/2026

Violation: PR-107.6 - TRANSFER OF OWNERSHIP
It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation. Failure to do so will be considered an offense of this code.
Compliance Date: 01/15/2026

Violation: PR-108.2 - CLOSING OF VACANT STRUCTURES
If the structure is vacant, open and unsecure, and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.
Corrective Action: Property must be secure by Thorn St side. Open gate and doors.
Compliance Date: 01/15/2026

Violation: PR-111.1 - APPLICATION FOR APPEAL
Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.
Compliance Date: 01/15/2026

Violation: PR-301.3 - VACANT STRUCTURES AND LAND
All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
Corrective Action: property is in distress and further action needs to be addressed ASAP
Compliance Date: 01/15/2026

Violation: PR-302.4 - WEEDS
All premises and exterior property shall be maintained free from weeds or plant growth in excess of six (6) inches (152.4 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.
Corrective Action: Cut and maintain all exterior property free from high weeds.
Compliance Date: 01/15/2026

Violation: PR-304.1.1 - UNSAFE CONDITIONS
The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings in accordance with the Uniform Construction Code as adopted by the City of Reading as adopted and amended by the Commonwealth of Pennsylvania: 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength; 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects; 3. Structures or components thereof that have reached their limit state; 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight; 5. Structural members that have evidence of deterioration or that are not capable of safely

supporting all nominal loads and load effects; 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects; 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects; 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects; 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects; 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.

Corrective Action: Property is in unsafe conditions. Must be maintained secured and safe.

Compliance Date: 01/15/2026

Violation: PR-308.1 - ACCUMULATION OF RUBBISH OR GAR
All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Corrective Action: Remove all trash and rubbish from all exterior property

Compliance Date: 01/15/2026

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Thank you for your cooperation.

Sincerely,

Guido Marte
Property Maint. Inspector