

PROPERTY SUMMARY SHEET

AUGUST 6, 2026 at 6 pm

DETERMINATION & CERTIFICATION HEARING

27. 520 Willow St., 520 Willow Realty Corp, owner, 10 Paris Ave Rockleigh NJ, Purchased 2015

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 of records for the City of Reading, after reviewing the affidavits submitted for this property, find the following conditions exist:

Certification

Determination

Notice Mailed First Class to Property Owner on 7-1-26

Notice Posted on Subject Property on 7-4-26

Determination

Certification

Amount: N/A Status On

(water, sewer, trash, recycling fees)

Amount: \$

Delinquent Water

Delinquent Taxes

Electric Utility Status:

Gas Utility Status:

Building Trades Condition Determination:

Building Trades Condition Certification:

Property Maintenance Condition Determination: 2 NoV, Failed Inspection 4\26, \$3960 unpaid, 3 QoL Weeds

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**

520 Willow Realty Corp  
520 Willow Realty Corp  
Rockleigh, NJ 07647

RE: 520 Willow St  
Parcel #: 1530643861677

Dear 520 Willow Realty Corp,

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](http://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  
2<sup>nd</sup> 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](mailto: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 L. Keith*

Jamie L. Keith – BPRC Chair

*Linda Kelleher*  
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**

520 Willow Realty Corp  
10 Paris Ave  
Rockleigh, NJ 07647

RE: 520 Willow St  
Parcel #: 01530643861677

Estimado 520 Willow Realty Corp,

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](http://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.

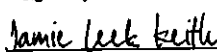
**La falta de comparecencia a la audiencia puede tener como resultado que se tome una determinación en su ausencia y puede dar lugar a acciones de cumplimiento, incluidos, entre otros, procedimientos de reducción, multas, colocación de gravámenes sobre la propiedad y eventual toma de la propiedad a través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

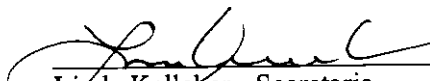
Para obtener más información o inscribirse en la audiencia, puede comunicarse con Heather Scheuring, Oficial de Traslados y Deterioro, a [Heather.Scheuring@readingpa.gov](mailto:Heather.Scheuring@readingpa.gov) o al 610-655-6311, dentro de las 24 horas posteriores a la audiencia. Si necesita un intérprete,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

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

Atentamente,

Signed by:

  
Jamie L. Keith – BPRC Presidente

  
Linda Kelleher - Secretaria

☐ 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.



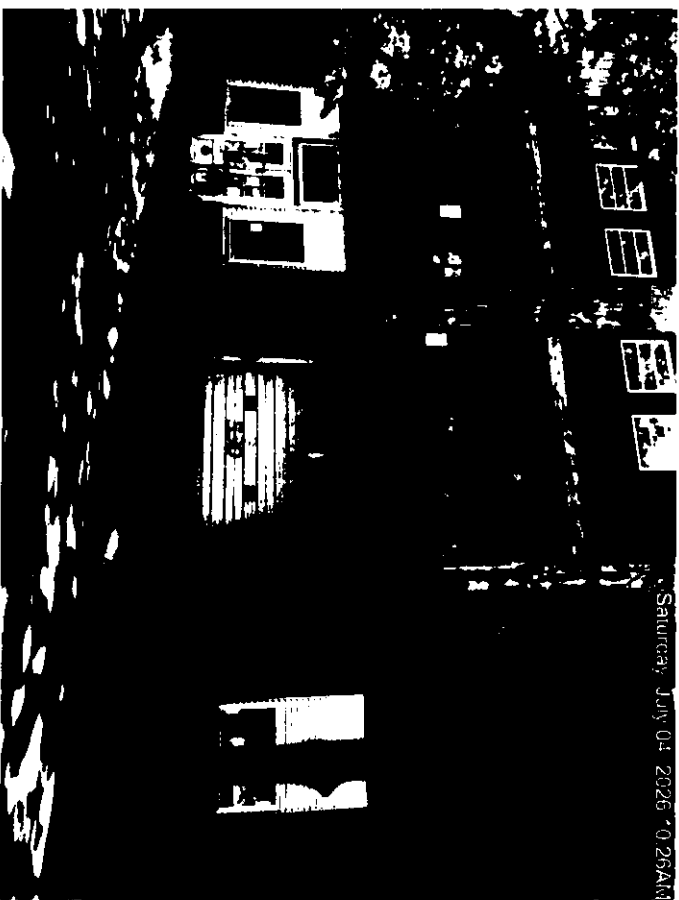
Saturday, July 04 2026 10:26AM



Saturday, July 04 2026 10:26AM



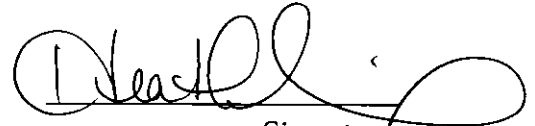
Saturday, July 04 2026 10:26AM



Saturday, July 04 2026 10:26AM

## PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 520 Willow St, Reading PA on the 4<sup>th</sup> day of July, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:

  
Signature

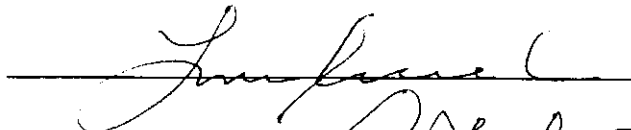
Heather Scheuring  
Print Name

Blight/Transfer Officer  
Position

State of Pennsylvania  
County of Berks

Subscribed and sworn or affirmed before me on this 24 day of July,  
2026

Notary Public



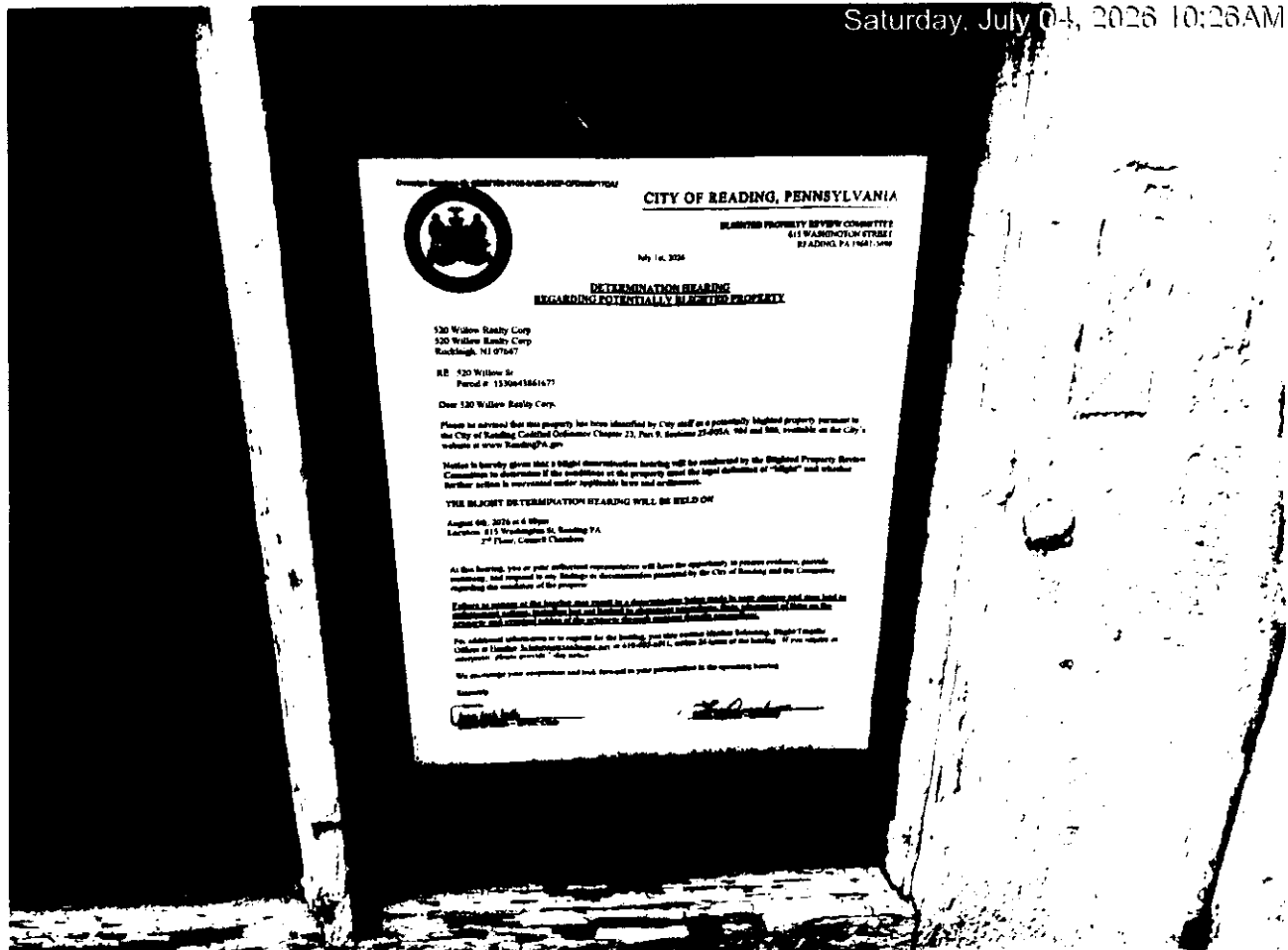
Commission Expires on April 17 2028

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

Saturday, July 04, 2026 10:26AM



Saturday, July 04, 2026 10:26AM



Determination Hearing

August 6th, 2026

**SWORN AFFIDAVIT**

**520 Willow St**

Owned By: 520 Willow Realty Corp  
10 Paris Ave  
Rockleigh, NJ 07647

State of Pennsylvania  
County of Berks

I Angelica morales 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 520 Willow St is true and correct to the best of my knowledge:

Water service status:

ON

Delinquent Water Amount:

0

Date of Last Water Service:

-

Trash/Recycling Delinquent Amount:

-

Sworn to and subscribed before me this 20<sup>th</sup> day of July, 2024 by \_\_\_\_\_ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

[Signature]

Notary Public:

[Signature]

My Commission Expires on

April 17 2028

Commonwealth of Pennsylvania - Notary Seal  
Linda A. Kelleher, 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](mailto:taxclaim@berkspa.gov)

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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.

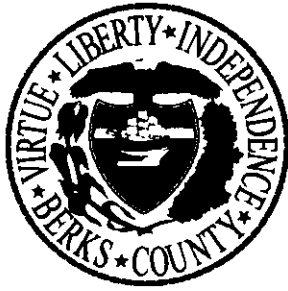
If you have any questions, please feel free to contact me via email at [nblanding@berkspa.gov](mailto:nblanding@berkspa.gov), or by phone at (610) 898-1011, during normal business hours Monday-Friday, from 8am-4pm.

Sincerely,

Nicole E. Blanding, Director  
Berks County Tax Claim Bureau

*Dedicated to public service with integrity, virtue & excellence.*

**[www.berkspa.gov/taxclaim](http://www.berkspa.gov/taxclaim)**



# 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](mailto: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: 520 WILLOW REALTY CORP  
10 PARIS AVE  
ROCKLEIGH, NJ 07647-2603  
Location: 520 WILLOW ST

PIN: 01530643861677  
District: CITY OF READING - 01  
School District: READING  
Description: INDUSTRIAL BUILDING

Current A.V.  
158,500  
Deed Book / Page  
2015 / 024841

### CERTIFICATE OF DELINQUENT TAXES

#### Tax Year 2018 (Regular)

520 WILLOW REALTY CORP

Docket Year / Num: 2019 / 05471

|          | <u>Face</u> | <u>Penalty</u> | <u>Interest</u> | <u>Cost</u> | <u>Total</u> | <u>Paid/Refund</u> | <u>Reductions</u> | <u>Balance 3rd P.</u> |
|----------|-------------|----------------|-----------------|-------------|--------------|--------------------|-------------------|-----------------------|
| County   | 1,213.63    | 121.36         | 210.21          | 1,185.37    | 2,730.57     | 2,730.57           | 0.00              | 0.00                  |
| District | 2,803.71    | 280.37         | 485.73          | 0.00        | 3,569.81     | 3,569.81           | 0.00              | 0.00                  |
| School   | 2,841.91    | 284.19         | 492.45          | 0.00        | 3,618.55     | 3,618.55           | 0.00              | 0.00                  |

#### Tax Year 2020 (Regular)

520 WILLOW REALTY CORP

Docket Year / Num: 2021 / 5040

|          |          |        |        |        |          |          |      |      |
|----------|----------|--------|--------|--------|----------|----------|------|------|
| County   | 1,213.63 | 121.36 | 110.11 | 530.77 | 1,975.87 | 1,972.81 | 3.06 | 0.00 |
| District | 2,803.71 | 280.37 | 254.43 | 0.00   | 3,338.51 | 3,338.51 | 0.00 | 0.00 |
| School   | 2,841.91 | 142.10 | 246.18 | 0.00   | 3,230.19 | 3,230.19 | 0.00 | 0.00 |

#### Tax Year 2021 (Regular)

520 WILLOW REALTY CORP

|          |          |        |      |        |          |          |        |      |
|----------|----------|--------|------|--------|----------|----------|--------|------|
| County   | 1,213.63 | 121.36 | 0.00 | 340.27 | 1,675.26 | 1,364.99 | 310.27 | 0.00 |
| District | 2,873.45 | 287.35 | 0.00 | 0.00   | 3,160.80 | 3,160.80 | 0.00   | 0.00 |
| School   | 0.00     | 0.00   | 0.00 | 0.00   | 0.00     | 0.00     | 0.00   | 0.00 |

#### Tax Year 2022 (Regular)

520 WILLOW REALTY CORP

Docket Year / Num: 2023 / 5352

|          |          |        |       |        |          |          |       |      |
|----------|----------|--------|-------|--------|----------|----------|-------|------|
| County   | 1,213.63 | 121.36 | 40.04 | 596.65 | 1,971.68 | 1,911.68 | 60.00 | 0.00 |
| District | 2,873.45 | 287.35 | 94.84 | 0.00   | 3,255.64 | 3,255.64 | 0.00  | 0.00 |
| School   | 2,841.91 | 284.19 | 93.80 | 0.00   | 3,219.90 | 3,219.90 | 0.00  | 0.00 |

#### Tax Year 2023 (Regular)

520 WILLOW REALTY CORP

Docket Year / Num: 2024 / 5139

|          |          |        |        |        |          |          |      |      |
|----------|----------|--------|--------|--------|----------|----------|------|------|
| County   | 1,213.63 | 121.36 | 76.37  | 608.04 | 2,019.40 | 2,019.40 | 0.00 | 0.00 |
| District | 2,873.45 | 287.35 | 180.95 | 0.00   | 3,341.75 | 3,341.75 | 0.00 | 0.00 |
| School   | 2,841.91 | 284.19 | 178.93 | 0.00   | 3,305.03 | 3,305.03 | 0.00 | 0.00 |

#### Tax Year 2024 (Regular)

520 WILLOW REALTY CORP

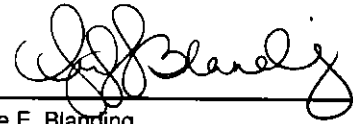
Docket Year / Num: 2025 / 4778

|          |          |        |       |        |          |          |      |      |
|----------|----------|--------|-------|--------|----------|----------|------|------|
| County   | 1,322.68 | 132.27 | 10.91 | 533.80 | 1,999.66 | 1,999.66 | 0.00 | 0.00 |
| District | 2,873.45 | 287.35 | 23.71 | 0.00   | 3,184.51 | 3,184.51 | 0.00 | 0.00 |
| School   | 2,841.91 | 284.19 | 23.45 | 0.00   | 3,149.55 | 3,149.55 | 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 forty-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](http://www.berkspa.gov/tcbcerts) to expedite the request.**



**Certification Hearing**  
**August 6th, 2026**

**SWORN AFFIDAVIT**  
**520 Willow St**

Owned By: 520 Willow Realty Corp  
10 Paris Ave  
Rockleigh, NJ 07647

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 **520 Willow St** is true and correct to the best of my knowledge:

(☒) Work Orders (☒) Unpaid (☒) Paid

(2) Notice of Violation – See Attached

Inspection Status:

Passed: \_\_\_\_\_

Failed: 4/21/2026

Placarded: NO

Housing Fees Unpaid: \$ 0

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 3,960.00

Amount in Collections: \$ 2,375.00

(☐) CSC Calls/Complaints: See attached

Owner in contact: (Y) (☒) \_\_\_\_\_

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. Kelleher, Notary Public  
Berks County  
My commission expires April 17, 2028  
Commission number 1083048  
Member, Pennsylvania Association of Notaries

My Commission Expires on:

- (☐) QOL.001 – Accumulation of Trash
- (☐) QOL.002 – Animal Maintenance and Waste
- (☐) QOL.003 – Disposal of Trash/Rubbish
- (3) 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
- (☐) 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

April 17 2028

**BERKS COUNTY, PENNSYLVANIA**

BERKS COUNTY, PENNSYLVANIA  
 PARCEL: 01530643861677  
 520 WILLOW REALTY CORP

01 - CITY OF READING  
 S19 - READING SCHOOL DISTRICT  
 520 WILLOW ST  
 READING

Site Location: 520 WILLOW ST  
 Description: INDUSTRIAL BUILDING

Land Use Code: 3347 - NIP - OLD 1 OR MLT  
 STRY, ABOVE 100K SQFT  
 Municipality: 01 - CITY OF READING  
 Taxing District: 01 - CITY OF READING  
 School District: S19 - READING  
 Class: I - Industrial

**Current Assessment**

Tax Year 2026  
 Homestead

Actual Land 44,400  
 Actual Building 114,100  
 Actual Total 158,500

Taxable Land 44,400  
 Taxable Building 114,100  
 Taxable Total 158,500

**Ownership**

Owner 1 520 WILLOW  
 REALTY CORP  
 Owner 2  
 Care Of  
 Mailing Address 10 PARIS AVE  
 ROCKLEIGH, NJ  
 07647

Resident/Non-Resident

**Sales and Deed Information**

| Sale Date  | Sale Price | Validity Code   | Instrument # | Deed Book | Deed Page |
|------------|------------|-----------------|--------------|-----------|-----------|
| 07/21/2015 | \$100,000  | 00 - VALID SALE | 2015         | 024841    |           |

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 #:  
 Plan Book/Instrument:

| Id       | Request Type                    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Address                                       | Date Created        |
|----------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------|
| 11379451 | Property Maintenance Issues     | Broken windows                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 520 Willow St, Reading, PA 19602, USA         | 2021-04-27 11:51:22 |
| 12219571 | Property Maintenance Issues     | broken windows                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 520 Willow St, Reading, PA 19602, USA         | 2021-04-27 11:52:16 |
| 9514426  | Property Inspections Scheduling | There is a condemned property that is he interested in purchasing. He's already spoken to the owner and he would like to verify some other things about it                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 520 Willow St, Reading, PA, USA               | 2021-04-27 11:53:57 |
| 1083435  | Building and Trades Permits     | Has been calling for the past week and left messages. Says nobody has called him back. He needs to know status of permit so he can come in and pick it up instead of use mailing it. Work needs to be done right away. The owner is Robert Lee on application.                                                                                                                                                                                                                                                                                                                                                                              | 520 Willow Street, Reading, PA, United States | 2021-04-27 11:59:10 |
| 1503651  | Illegal Conversions             | - The property at 520 Willow st. is in violation of codes. The owner Robert Lee is still allowing the 3rd floor and 1st floor to be rented and used as offices for bands, artist's and a government agency. The building is unsafe due to the new rubber roof blowing off the building and numerous codes and fire violations. It is a danger for anyone to occupy this building. It has faulty electrical wiring, no plumbing and is a danger to anyone who occupy's the building. The owner is aware of these issues and continues to rent spaces out without the authoritys knowing Type The Address Of The Problem Below (If Applicable | 520 Willow Street, Reading, PA, United States | 2021-04-27 12:06:45 |
| 10951787 | Building and Trades Permits     | Would like to know why this property was condemned and if it was the entire property. They would like to know if it could be used as storage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 520 Willow Street, Reading, PA, USA           | 2021-04-27 12:20:06 |
| 10955789 | Property Maintenance Issues     | Caller says this building is condemned and he would like to know what would need to be done with the building in order to get it un condemned please give him a call                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 520 Willow Street, Reading, PA, USA           | 2021-04-27 12:21:05 |
| 11599498 | Building and Trades Permits     | She would information about the condemnation notice for this property she is interested in purchasing this building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 520 Willow Street, Reading, PA, USA           | 2021-04-27 12:21:58 |

|          |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                      |                     |
|----------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------|
| 14071523 | Property Maintenance Issues     | Good morning. My name is Dylan Dallago. I am calling in regard to the property situated at 530 (aka 520) Willow Street. I work in the adjacent business called Aluminum Building Products. The building at 530 Willow is in pretty bad shape. Pieces of cement and glass have been falling loose from this building for years now, but it recently seems to be getting worse. This is concerning for us at Aluminum Building Products because it is falling on the driveway that runs between our place of business and 530 Willow. Our customers, our customers' vehicles, our company trucks and our employees are at risk of being struck by this debris. Needless to say, these large blocks of rubble that fall from this building can cause SERIOUS damage to vehicles and/or people if they are struck. Could somebody representing the city come out to this address and evaluate the structural integrity of the building? It poses a serious risk to people that live/work in the area. Please contact us at Aluminum Building Products via email (abpreading@comcast.net) or phone (610-376-5049. We look forward to discussing this situation with the city further. | 520 Willow Street, Reading, PA, USA  | 2021-04-27 12:24:17 |
| 2342335  | Zoning Inquiry                  | NO RESIDENTIAL PERMITS.<br>531 CANAL ST<br>520 WILLOW ST<br>580 WILLOW ST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 531 Canal St, Reading, PA 19602, USA | 2021-06-15 14:15:46 |
| SW2465   | Graffiti Removal                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 520 Willow St                        | 9/4/2024            |
| PMD3232  | Health Hazard                   | Broken windows and trash.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 520 Willow St                        | 9/9/2024            |
| SW4010   | Graffiti Removal                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 520 Willow St                        | 1/13/2025           |
| PMD4824  | Abandoned Vehicles              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 520 Willow St                        | 1/13/2025           |
| PMD6294  | Quality of Life Violation       | He wants to know what the violations are at this property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 520 Willow St                        | 4/9/2025            |
| PMD6425  | Housing Inspection              | He is calling about the inspection the was scheduled on 4/14. He wants to verify that the property was condemned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 520 Willow St                        | 4/16/2025           |
| PMD7555  | Property Inspections Scheduling |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 520 Willow St                        | 6/13/2025           |
| SW2544   | Graffiti Removal                | Graffiti, broken windows, trash                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 520 Willow St                        | 9/9/2024            |

|         |                                 |                                                                                                           |               |           |
|---------|---------------------------------|-----------------------------------------------------------------------------------------------------------|---------------|-----------|
| PMD6592 | Housing Inspection              | WAS SUPPOSED TO BE AN INSPECTION ON 4/15 @ 2:15PM BUT NO ONE SHOWED UP. WOULD LIKE TO SPEAK WITH SOMEONE. | 520 Willow St | 4/24/2025 |
| PMD7592 | Property Inspections Scheduling | caller would like to speak to Nelis, about his property                                                   | 520 Willow St | 6/16/2025 |

Case: 228872

**City of Reading**  
**Property Maintenance Division**  
**Inspection Report**

Inspection: 651321

Insp Type: N.O.V.

Date: 07/25/2023

Address: 520 WILLOW ST, READING 19602-

**Owner Information:**

Name: 520 WILLOW REALTY CORP  
Address: 10 PARIS AVENUE  
ROCKLEIGH NJ 07647

**Property Information:**

|                        |   |
|------------------------|---|
| # of Commercial Units: | 2 |
| # 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 |
|----------------|--------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 120            | APT# FLOOR 0 ALLEXT RM#0 | PR-104.8   | Code official has ability to report findings to agency having jurisdiction of violation for enforcement.                                                        |        |
| 120            | APT# FLOOR 0 ALLEXT RM#0 | PR-108.1.1 | Building has been found to be dangerous to the public and occupants to surrounding properties-buildings. Need to resolve issue of debris falling from building. |        |
| 120            | APT# FLOOR 0 ALLEXT RM#0 | PR-304.1.1 | Property has been determined to be unsafe due to falling debris and needs to be repaired or replaced per code.                                                  |        |

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:

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: