

# Recovery Services Inc.

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REGION 1

2003 JUL -7 PM 1: 29

Four Neshaminy Interplex • Suite 103 • Trevose, PA 19053  
(215) 677-1727 Fax (215) 245-1972 • results@rsicollect.com

P-8

July 3, 2003

Nuclear Regulatory Committee  
Region 1  
475 Allendale Road  
King of Prussia, PA 19406-1415  
Attn: Leanne Harrison

99990001-02-001

RE: Aldan Rubber Co. Building

Dear Ms. Harrison:

I'm responding to your letter dated 6/23/2003 regarding the Aldan Rubber Co. building. Please be advised that the Aldan Rubber Co. building located at 2701 East Tioga Street was sold September 2001, therefore I would not be responsible for the equipment sold in 10/01 and 11/01. (Enclosed please find settlement sheet)

Secondly, I became liquidating agent for Aldan in April 2001, after the operational equipment was sold to Aldan Acquisitions. I would suggest you contact Harry Giacometti who was the attorney for Aldan Acquisitions. Mr. Giacometti is located at the Land Title Building Suite 1200 100 S. Broad St., Philadelphia, PA 19110 215-496-1917 fax # 215-496-1915.

Sincerely,



Larry Waslow  
Liquidating Agent for  
Aldan Industries

NMSS/RGNI MATERIALS-004

FAX RECEIVED 7/3/2003

**A. Settlement Statement**

**SEARCHTEC®**  
ABSTRACT INC.

U.S. Department of Housing and Urban Development  
FINAL

OMB No. 2502-0266

**B. Type of Loan**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number 01504	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.c.c.)" were paid outside the closing, they are shown here for information purposes and are not included in the totals. **WARNING:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.

**D. NAME OF BORROWER:** 2701 East Tioga Street Associates, a Pa LP  
**ADDRESS:**

**E. NAME OF SELLER:** Alden Industries, Inc., a Pa Corporation  
**ADDRESS:**

**F. NAME OF LENDER:**  
**ADDRESS:**

**G. PROPERTY ADDRESS:** 2701 East Tioga Street, Philadelphia, PA  
City of Philadelphia

**H. SETTLEMENT AGENT:** Searchtec Abstract, Inc., Telephone: 215-963-0888 Fax: 215-851-9828  
**PLACE OF SETTLEMENT:** 211 North 13th Street, Philadelphia, Pa 19107

**I. SETTLEMENT DATE:** 09/17/2001

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	371,000.00	401. Contract sales price	371,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	3,772.25	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. School Taxes		408. School Taxes	
109. Taxes 2726 E Tioga 09/17/01 to 12/31/01	3,068.82	409. Taxes 2726 E Tioga 09/17/01 to 12/31/01	3,068.82
110. Taxes 2701-11 E Tioga 09/17/01 to 12/31/01	765.30	410. Taxes 2701-11 E Tioga 09/17/01 to 12/31/01	765.30
111. Taxes 3511 Edgemo 09/17/01 to 12/31/01	1,004.17	411. Taxes 3511 Edgemo 09/17/01 to 12/31/01	1,004.17
112. Taxes 3551 Edgemo 09/17/01 to 12/31/01	715.09	412. Taxes 3551 Edgemo 09/17/01 to 12/31/01	715.09
120. GROSS AMOUNT DUE FROM BORROWER	380,325.63	420. GROSS AMOUNT DUE TO SELLER	376,553.38
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money	37,500.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loans		502. Settlement charges to seller (line 1400)	308,352.52
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Buyer's Certified Funds	350,000.00	504. Payoff of First Mortgage Loan	
205.		505. Payoff of Second Mortgage Loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. School Taxes		512. School Taxes	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
2. TOTAL PAID BY/FOR BORROWER	397,500.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	308,352.52
3. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
Gross amount due from borrower (line 120)	380,325.63	601. Gross amount due to seller (line 420)	376,553.38
Less amounts paid by/for borrower (line 220)	397,500.00	602. Less reduction amount due seller (line 520)	308,352.52
3. CASH TO BORROWER	17,174.37	603. CASH TO SELLER	68,200.86

**STATE FORM 1069 SELLER STATEMENT:** The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, ignore penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on 31 above constitutes the Gross Proceeds of this transaction.

**EX INSTRUCTIONS:** If this real estate was your principal residence, file Form 2110, Sale or Exchange of Principal Residence, for any gain, with your income tax return. For other transactions, file the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

Be required by law to provide the settlement agent (Fid. Tax ID No. \_\_\_\_\_) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

SELLER(S) SIGNATURE(S): *Edna T. ... Larry ...*

IR(S) NEW MAILING ADDRESS: \_\_\_\_\_

SETTLEMENT STATEMENT

FINAL

I. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$371,000.00 @ 6.065 = 22,500.00			
Division of commission (line 700) as follows:			
701 \$	22,500.00 to Sidney E. Cable Associates, Inc.		
702 \$	to		
709.	Commission paid at Settlement		22,500.00
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801.	Loan Origination Fee %		
802.	Loan Discount %		
803.	Appraisal Fee		
804.	Credit Report		
805.	Lender's Inspection Fee		
806.	Mortgage Application Fee		
807.	Assumption Fee		
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901.	Interest From to @ \$ /day		
902.	Mortgage Insurance Premium for to		
903.	Hazard Insurance Premium for to		
904.			
905.			
000. RESERVES DEPOSITED WITH LENDER FOR			
001.	Hazard Insurance mo @ \$ /mo		
002.	Mortgage Insurance mo @ \$ /mo		
003.	City Property Taxes mo @ \$ /mo		
004.	County Property Taxes mo @ \$ /mo		
005.	School Taxes mo @ \$ /mo		
009.	Aggregate Analysis Adjustment		
100. TITLE CHARGES			
101.	Settlement or closing fee		
102.	Abstract or title search		
103.	Title examination		
104.	Title insurance binder		
105.	Document Preparation		
106.	Notary Fees to Suzanne Brady	30.00	30.00
107.	Attorney's fees to Louis Lipky, Esq.	1,500.00	
	(includes above items No. )		
108.	Title Insurance to SearchTec Abstract, Inc.	2,183.75	
	(includes above items No. )		
109.	Lender's Coverage \$		
110.	Owner's Coverage \$ 371,000.00 - 2,183.75		
111.			
112.			
113.			
200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
21.	Recording Fees Deed \$ 58.50 Mortgage \$ Release \$	58.50	
22.	City/County tax/stamps Deed \$ Mortgage \$		
23.	State Tax/stamps Deed \$ Mortgage \$		
24.			
25.			
300. ADDITIONAL SETTLEMENT CHARGES			
31.			
32.	Pool Inspection		
33.	Sprinkler Work to Oliver Sprinkler Co., Inc.		1,280.00
34.	Gas 3500 Salmon "A" to PGW		2,849.82
35.	Gas 3500 Salmon to PGW		103,763.53
36.	Gas 3515 Edgemont to PGW		297.06
37.	Gas Bankruptcy Acct to PGW		109,290.70
38.	Other Disbursements (1620)		68,341.41
D. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section I and 602, Section K1)		3,772.25	308,352.52

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of this HUD-1 Settlement Statement.

*[Signature]* - PAGES *[Signature]* Inc, GEN'L PARTNER

in Industries, Inc., a Pa Corporation

*[Signature]* - PAGES *[Signature]* - PAGES *[Signature]*

NOTE: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THIS TRANSACTION. I HAVE CAUSED OR WILL CAUSE THE FUNDS TO BE DISBURSED IN ACCORDANCE WITH THE STATEMENT.

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*[Signature]*