



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

Eddie T. Graham  
*President*

James M. Lee  
*Vice President*

Baird M. Standish  
Peter D. Wilson  
Michael E. Maxwell  
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Susanna O. Ratsavong

## OFFICERS

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James J. Garrity  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

## Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

**Monday, May 23, 2022** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #22-09:** This is the application of **Mr. Neal Rogove**, owner of property located at 8317 Childs Road, Wyndmoor, PA 19038 known as Parcel #5200-0353-5004. The applicant seeks a dimensional variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The applicant has requested approval for a six foot high stockade fence that has recently been installed, to be removed from the public-of-way and be relocated to the front property line. Six foot high fencing is required to maintain a 15 foot setback from the front property line. The property is zoned within the A-Residential District of Ward #2 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website @springfieldmontco.org.

By Order of the Springfield Township  
Zoning Hearing Board  
Mark A. Penecale  
Director of Planning & Zoning

THERE IS A 30 DAYS PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30 DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

Springfield Township  
Montgomery County  
Received

APR 25 2022

Community Development  
Department

TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY  
1510 PAPER MILL ROAD  
WYNDMOOR, PA 19038

NO. #22-09

DATE: 4/25/2022

**PETITION**

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Mr. Neal Rogove  
(Name of Applicant)

Of (Address) 8317 Childs Road, Wyndmoor, PA 19038

(Telephone No.) 215-287-7175

do hereby make application before the Springfield Township Zoning Hearing Board to request:

       An **appeal** from the decision of the Zoning/Building Official.

       A **special exception** as provided for in Article       , Section       ,  
Subsection       , of the Springfield Township Zoning Code.

A **variance** from the requirements set forth in Article 114, Section 135,  
Subsection A, of the Springfield Township Zoning Code.

       Other (please specify)       

The property concerned is located at 8317 Childs Road, Wyndmoor, PA 19038

Petitioner's Interest in the property is Property Owner

Present use of property Single Family Dwelling

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

I installed a fence along the front of the property that does not meet the requires setbacks. I seek approval to relocate the newly installed six foot high fencing on the front property line. The Zoning Ordinance requires a 6 foot high fence to be setback 15 feet from the front property line. Due to the slope of my front yard, that is not an option. If the fence was installed at the 15 foot mark, the fence would be below the elevation of the curb line. The fence was installed for security reasons and to provide a screening to the second floor windows of my home.

**APPLICANT NOTE:** Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

check # 1013  
\$ 500.00

Applicant's Signature

*Neil Myer*  
Owner's Signature

**Do not write in this space.**

Petition granted.

Petition refused.

The following special conditions are imposed.

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By Order of the Zoning Hearing Board

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## Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

NEAL ROGOVE  
Printed Name of Applicant

Neal Rogove 4-25-22  
Applicant's Signature and Date

**TOWNSHIP OF SPRINGFIELD  
COMMUNITY DEVELOPMENT  
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE  
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

**Application Procedures**

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (8) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

**Section 114-135 Fences & Walls:**

**A. Front yards.** Fences located within the front yard shall not exceed four feet in height. However, a five-foot fence may be erected if set back 10 feet from the property line, curb or edge of paving, whichever creates the greatest setback. In addition, a six-foot fence may be erected if set back 15 feet from the property line, curb or edge of paving, whichever creates the greatest setback.

PARID: 520003535004  
ROGOVE NEAL

8317 CHILDS RD

**Parcel**

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TaxMapID	52069 035
Parid	52-00-03535-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	8317 CHILDS RD
Lot #	85
Lot Size	12971 SF
Front Feet	76
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

**Owner**

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Name(s)	ROGOVE NEAL
Name(s)	
Mailing Address	8317 CHILDS RD
Care Of	
Mailing Address	
Mailing Address	WYNDMOOR PA 19038

**Current Assessment**

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Appraised Value	Assessed Value	Restrict Code
134,110	134,110	

**Estimated Taxes**

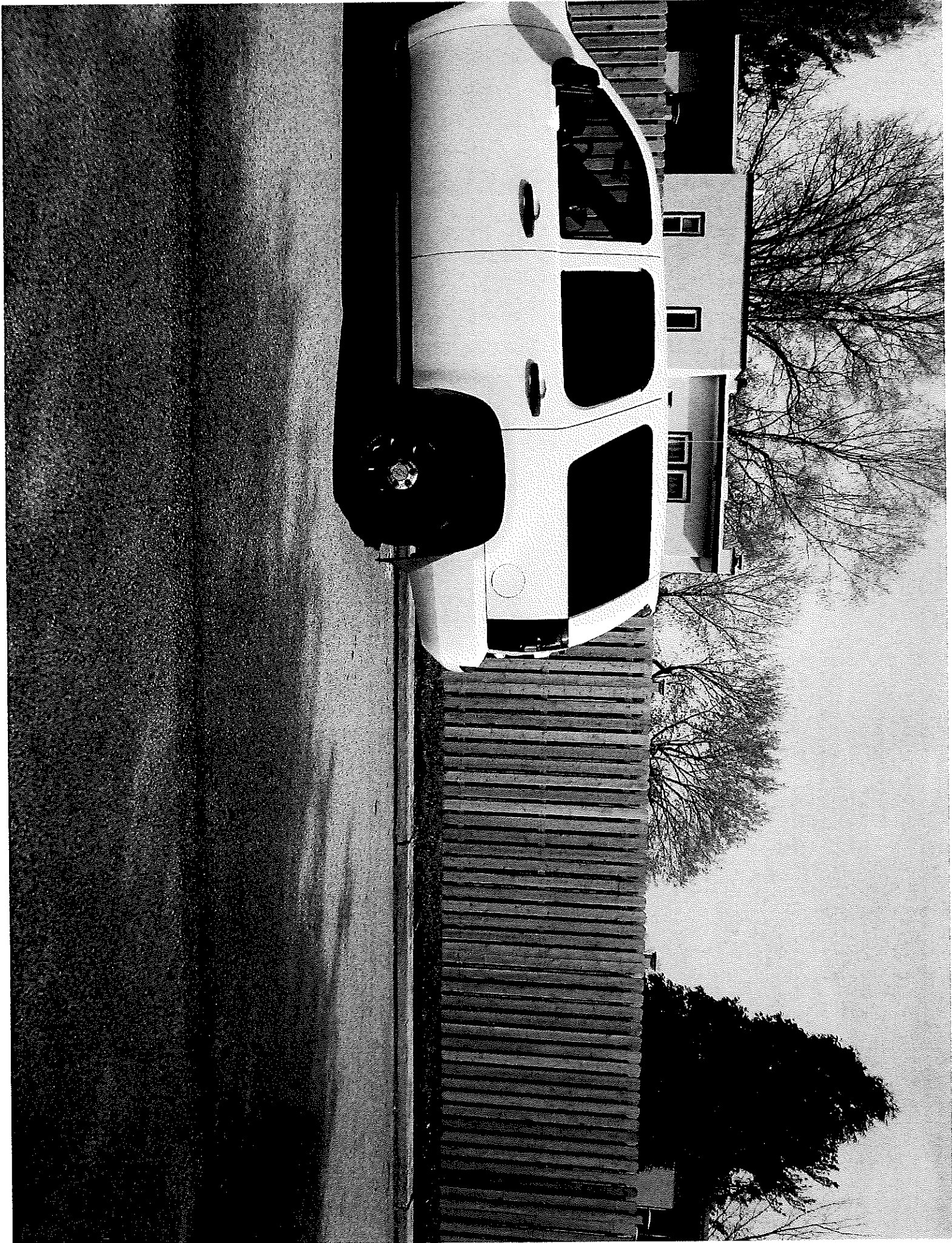
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County	526
Montco Community College	52
Municipality	606
School District	4,738
Total	5,922
Tax Lien	Tax Claim Bureau Parcel Search

**Last Sale**

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Sale Date	29-JUN-98
Sale Price	\$123,000
Tax Stamps	1230
Deed Book and Page	5234-00880
Grantor	
Grantee	ROGOVE NEAL
Date Recorded	24-JUL-98







PARID: 520003535004  
 ROGOVE NEAL

- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lat
- Map
- Permits
- Photo
- Residential
- Sales
- Sketch
- Splits and Combinations



Profile

Accessory Structures

Assessment Breakdown

Assessment History

Commercial

Lot

Map

Parcels

Photos

Residential

Sales

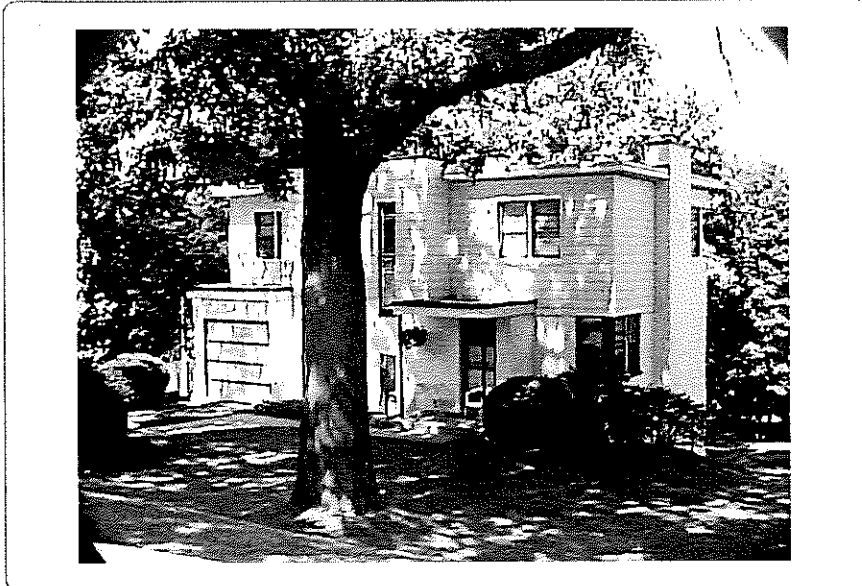
Sketch

Split and Combinations

PARID: 520003535004  
ROGOVE NEAL

8317 CHILDS RD

1 of 1  
Return to Search Results



Street

Montgomery County  
Board of Assessment Appeals  
P.O. Box 311  
Koreatown PA 19104-0311

Contact Us  
Phone: (610) 272-3761  
Email: [boahelp@montcopa.org](mailto:boahelp@montcopa.org)  
Hours: Monday-Friday 8:30am-5:15pm

[Location](#) [Google Map](#)

[Search Disclaimer](#)  
[Privacy Policy](#)



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Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

**Monday, May 23, 2022** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #22-10:** This is the application of **Acella Rehab & Care Center**, applicant for the property located at 850 Paper Mill Road, Wyndmoor, PA 19038 known as Parcel #5200-1348-0004. The applicants seek a dimensional variance from Section 114-143.B.5 and 114-145 of the Springfield Township Zoning Ordinance. The applicant has requested approval to allow for free standing, ground mounted sign of 36.66 square feet per side to allow as currently installed on the property. This sign replaced a free standing sign of not more than 20 square feet. The property is zoned within the AA-Residential District of Ward #2 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website @springfieldmontco.org.

By Order of the Springfield Township  
Zoning Hearing Board  
Mark A. Penecale  
Director of Planning & Zoning

THERE IS A 30 DAYS PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30 DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY  
1510 PAPER MILL ROAD  
WYNDMOOR, PA 19038

NO. ZZ-10

DATE: 04/01/2022

PETITION

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Acella Rehab & Care Center at Springfield  
(Name of Applicant)

Of (Address) 850 Papermill Rd, Glenside, PA 19038

(Telephone No.) 215-233-0920

do hereby make application before the Springfield Township Zoning Hearing Board to request:

An **appeal** from the decision of the Zoning/Building Official.

A **special exception** as provided for in Article \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_, of the Springfield Township Zoning Code.

A **variance** from the requirements set forth in Article 114, Section 144 A3, Subsection A3, of the Springfield Township Zoning Code.

Other (please specify) \_\_\_\_\_

The property concerned is located at 850 Papermill Rd.  
Glenside, PA 19038

Petitioner's Interest in the property is Administrator of facility

Present use of property SKilled nursing facility

Springfield Township  
Montgomery County  
Received  
  
APR 29 2022  
  
Community Development  
Department

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

Replaced free standing sign outside of main entrance drive way. Installed ground sign of 36.48 sq ft. Length of sign 8ft, width of sign 4.58 ft.

**APPLICANT NOTE:** Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Check # 1020  
\$1,200.00

*[Signature]* Administrator  
Applicant's Signature

Owner's Signature

**Do not write in this space.**

Petition granted.

Petition refused.

The following special conditions are imposed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By Order of the Zoning Hearing Board

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

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Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Stephen Quindlen  
Printed Name of Applicant

Step Q 04/01/2022  
Applicant's Signature and Date

**TOWNSHIP OF SPRINGFIELD  
COMMUNITY DEVELOPMENT  
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE  
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

**Application Procedures**

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (8) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

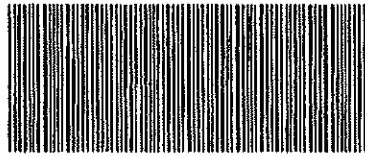
Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.





**DEED BK 6270 PG 00473 to 00480.1**  
**INSTRUMENT # : 2022025641**  
**RECORDED DATE: 03/02/2022 09:28:24 AM**



6081874-0014W

**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY**  
*Jeanne Sorg*

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

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 9

<b>Document Type:</b> Deed	<b>Transaction #:</b> 6541945 - 9 Doc
<b>Document Date:</b> 02/17/2022	(s)
<b>Reference Info:</b>	<b>Document Page Count:</b> 7
	<b>Operator Id:</b> sford

<b>RETURN TO: (Mail)</b> MADISON COMMERCIAL REAL ESTATE 1125 OCEAN AVENUE LAKEWOOD, NJ 08701	<b>PAID BY:</b> MADISON TITLE AGENCY LLC
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**\* PROPERTY DATA:**  
 Parcel ID #: 52-00-13480-00-4  
 Address: 850 PAPER MILL RD  
 PA  
 Municipality: Springfield Township (100%)  
 School District: Springfield

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

**CONSIDERATION/SECURED AMT: \$10.00**  
**TAXABLE AMOUNT:**  
**\$9,095,000.00**

**FEES / TAXES:**

Recording Fee:Deed	\$86.75
Affidavit Fee	\$1.50
Additional Pages Fee	\$6.00
Affordable Housing Pages	\$6.00
State RTT	\$90,950.00
Springfield Township RTT	\$45,475.00
Springfield School District RTT	\$45,475.00
<b>Total:</b>	<b>\$182,000.25</b>

DEED BK 6270 PG 00473 to 00480.1  
 Recorded Date: 03/02/2022 09:28:24 AM  
 I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



*Jeanne Sorg*

**Jeanne Sorg**  
**Recorder of Deeds**

Rev1a 2016-01-29

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.  
 \*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL

Record and return to:  
Madison Title Agency, LLC  
1125 Ocean Avenue  
Lakewood, NJ 08701  
MTA 168860A

PREPARED BY:

Timothy J. Downing, Esq.  
Ulmer & Berne LLP  
1660 West 2<sup>nd</sup> Street, Suite 1100  
Cleveland, Ohio 44113

**Montgomery County**

MAR 01 2022

**Recorder of Deeds**

AFTER RECORDING SHOULD BE RETURNED TO:

Koss & Schonfeld, LLP  
90 John Street, Suite 503,  
New York, NY 10038  
Attn: Allen Koss, Esq.

Parcel I.D. No. 52-00-13480-00-4

**SPECIAL WARRANTY DEED**

THAT 850 PAPERMILL ROAD LLC, a Delaware limited liability company (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by PAPERMILL REALTY LLC, a Pennsylvania limited liability company (the "Grantee"), HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY with Special Warranty unto Grantee all of that certain tract or tracts of land (the "Land") situated in Montgomery County, Commonwealth of Pennsylvania, and described on Exhibit "A" which is attached hereto and incorporated herein by reference for all purposes, together with all of Grantor's right, title and interest in and to any easements, interests, benefits, privileges, rights and appurtenances pertaining to such Land, including any right, title and interest of Grantor, if any, in and to the centerline of adjacent roads, streets, alleys or rights of way to the extent (but only to the extent) that the same relate to the Land (said Land, easements, interests, benefits, privileges, rights and appurtenances being herein collectively referred to as the "Property"). 7/3

This conveyance is subject to, but Grantee is in no way assuming (except as is otherwise provided by law), all matters of record as of the date of this Special Warranty Deed (this "Deed"), to the extent the same are valid and subsisting and affect the foregoing described property ("Permitted Encumbrances") more particularly described on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT, SPECIALLY and FOREVER DEFEND, and provide further assurances of, all and singular the title to the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, and subject only to the Permitted Encumbrances.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
52-00-13480-00-4 SPRINGFIELD  
850 PAPER MILL RD

850 PAPERMILL ROAD LLC  
B 038 U 009 L 2 5140 DATE: 03/01/2022

\$15.00  
JU

This Deed is an absolute conveyance of title in effect as well as in form and is intended to include and unconditionally convey any equitable or redemptive rights of Grantor and is not intended as a deed of trust, mortgage or other security device of any kind.

Dated as of February 17, 2022 and effective as of February 22, 2022.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

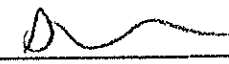
GRANTOR:

850 PAPERMILL ROAD LLC,  
a Delaware limited liability company

By:   
Name: Yisroel Herzka  
Its: Authorized Representative

STATE OF NJ )  
 ) ss:  
COUNTY OF Ocean )

The foregoing instrument was acknowledged before me this 17 day of February, 2022 by YISROEL HERZKA, the Authorized Representative of 850 PAPERMILL ROAD LLC, a Delaware limited liability company. He is personally known to me or produced Driver's license as identification.

[Notarial Seal] 

SHOSHANA R. MUNK  
NOTARY PUBLIC OF NEW JERSEY  
Comm # 50082613  
My Commission Expires May 15, 2023  
My Commission Expires: May 15, 2023

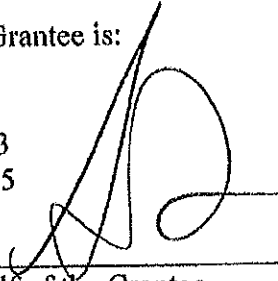
Notary Public, State of NJ  
Print Name: shoshana R Munk

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]  
(Papermill)

**Certification of Address**

I hereby certify that the address of the within-named Grantee is:

C/O Blue Gard  
67 Flushing Ave -- Ste. 213  
Brooklyn, New York 11205

A handwritten signature in black ink, appearing to be 'A. D.', written over a horizontal line.

On Behalf of the Grantee

**EXHIBIT "A"**

Land

Parcel 1 - Fee Simple

All that certain lot or piece of ground situate in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property made for Warren P. Griffith by Maggerty, Boucher and Hagan Inc., Engineers, Abington, Pennsylvania, dated May 1961, revised August 9, 1967, as follows:

Beginning at a point in the center line of Paper Mill Road, 60 feet wide, said point being at the distance of 637.05 feet measured in a Northeastwardly direction along the center line of Paper Mill Road from its point of intersection with the title line in the bed of Montgomery Avenue, 50 feet wide; thence extending from said point of beginning North 42° 09' 00" East along the center line of Paper Mill Road 637.68 feet to a point, a corner; thence extending South 47° 51' 00" East and crossing the Southeasterly side of Paper Mill Road 489.90 feet to a point, a corner; thence extending South 48° 09' 00" West 142.80 feet to an angle point; thence extending South 70° 18' 00" West 562.15 feet to a point, a corner; thence extending North 47° 51' 00" West and recrossing the Southeasterly side of Paper Mill Road 209.76 feet to the first mentioned point and place of beginning.

Excepting therefrom and thereout all that certain lot or piece of ground conveyed by Geriatric and Medical Services, Inc. to Paper Mill Road, LLC by deed dated January 24, 2008 and recorded in Deed Book 5683, Page 1665.

Parcel 2 – Easement

Together with those beneficial rights that constitute rights in real property as described in that certain Reciprocal Easement Agreement among Geriatric and Medical Services, Inc., Paper Mill Road, LLC and General Electric Capital Corporation, as administrative agent, dated January 24, 2008 and recorded in Deed Book 5683, Page 1671.

BEING the same premises that LG-OHI Glenside LP, a Delaware limited partnership, by deed dated June 15, 2018 and recorded June 19, 2018 in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 6094 Page 1381, granted and conveyed unto 850 Papermill Road LLC, a Delaware limited liability company, in fee.

## EXHIBIT "B"

### Permitted Encumbrances

1. Taxes for the year 2022 and all subsequent years, a lien not yet due or payable.
2. Notice of Condemnation by the Commonwealth of Pennsylvania Department of Transportation filed in the Court of Common Pleas in and for the County of Montgomery under CP No. 1967-5164. An excerpt of which having been recorded in Deed Book 3465 Page 538.
3. Stormwater Best Management Practices, Operations and Maintenance Agreement made by and between Geriatric and Medical Services, Inc. and Springfield Township recorded on April 20, 2007 in Deed Book 5644 Page 222.
4. Stormwater Best Management Practices, Operations and Maintenance Agreement made by and between Geriatric and Medical Services, Inc. and Springfield Township recorded on April 20, 2007 in Deed Book 5644 Page 230.
5. Stormwater Best Management Practices, Operations and Maintenance Agreement made by and between Geriatric and Medical Services, Inc. and Springfield Township recorded on April 20, 2007 in Deed Book 5644 Page 238.
6. Stormwater Best Management Practices, Operations and Maintenance Agreement made by and between Geriatric and Medical Services, Inc. and Springfield Township recorded on April 20, 2007 in Deed Book 5644 Page 246.
7. Stormwater Best Management Practices, Operations and Maintenance Agreement made by and between Geriatric and Medical Services, Inc. and Springfield Township recorded on April 20, 2007 in Deed Book 5644 Page 254.
8. Stormwater Best Management Practices, Operations and Maintenance Agreement made by and between Geriatric and Medical Services, Inc. and Springfield Township recorded on April 20, 2007 in Deed Book 5644 Page 262.
9. Site Development Agreement made by and between Springfield Township and Paper Mill Road, LLC recorded on February 8, 2008 in Deed Book 5681 Page 2290. .
10. Stormwater Best Management Practices, Operations and Maintenance Agreement made by and between Paper Mill Road, LLC and Springfield Township recorded on February 8, 2008 in Deed Book 5681 Page 2329.
11. Site Improvement Security Agreement made by and between Paper Mill Road, LLC and Valley Green Bank recorded on February 15, 2008 in Deed Book 5682 Page 1602.

12. Reciprocal Easement Agreement made by and between Geriatric and Medical Services, Inc., Paper Mill Road, LLC and General Electric Capital Corporation recorded on February 26, 2008 in Deed Book 5683 Page 1671.
13. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 31 Page 60.



**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

**RECORDER'S USE ONLY**  
State Tax Paid: \$ 90,950.00  
Book: 6270 Page: 473  
Instrument Number:  
Date Recorded: 3/2/22

**SECTION I TRANSFER DATA**

Date of Acceptance of Document

Grantor(s)/Lessor(s) 850 Papermill Road LLC	Telephone Number (718) 300-1132	Grantee(s)/Lessee(s) Papermill Realty LLC	Telephone Number (718) 767-1105
Mailing Address 456 Chestnut Street, Suite 303		Mailing Address 67 Flushing Ave - Ste. 213	
City Lakewood	State NJ	ZIP Code 08701	City Brooklyn
			State NY
			ZIP Code 11206

**SECTION II REAL ESTATE LOCATION**

Street Address 850 Paper Mill Road	City, Township, Borough Springfield
County Montgomery	School District Springfield Township
	Tax Parcel Number 62-00-13480-00-4

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  YES  NO

1. Actual Cash Consideration 9,095,000.00	2. Other Consideration + 0.00	3. Total Consideration = 9,095,000.00
4. County Assessed Value 4,064,000.00	5. Common Level Ratio Factor x 2.24	6. Computed Value = 9,103,360.00

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status**

1a. Amount of Exemption Claimed \$	1b. Percentage of Grantor's Interest in Real Estate %	1c. Percentage of Grantor's Interest Conveyed %
---------------------------------------	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or Intestate succession. \_\_\_\_\_ (Name of Decedent) (Estate File Number)
  - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
  - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
  - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
  - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
  - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
  - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
  - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
  - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person**

Name Yisroel Herzka	Telephone Number (718) 300-1132
Mailing Address c/o Imperial Healthcare Group LLC, 456 Chestnut Street, Suite 303	City Lakewood
	State NJ
	ZIP Code 08701

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party \_\_\_\_\_ Date Feb 17/22

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



PARID: 520013480004  
PAPERMILL REALTY LLC

850 PAPER MILL RD

### Parcel

---

TaxMapID	52038 009
Parid	52-00-13480-00-4
Land Use Code	5140
Land Use Description	C - TAXABLE NURSING HOMES, SANATORIUMS
Property Location	850 PAPER MILL RD
Lot #	2
Lot Size	4.4686 ACRES
Front Feet	467
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

### Owner

---

Name(s)	PAPERMILL REALTY LLC
Name(s)	
Mailing Address	67 FLUSHING AVE STE 213
Care Of	BLUE GARD
Mailing Address	
Mailing Address	BROOKLYN NY 11205

### Current Assessment

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Appraised Value	Assessed Value	Restrict Code
4,064,000	4,064,000	

### Estimated Taxes

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County	15,943
Montco Community College	1,585
Municipality	18,353
School District	143,583
Total	179,464
Tax Lien	Tax Claim Bureau Parcel Search

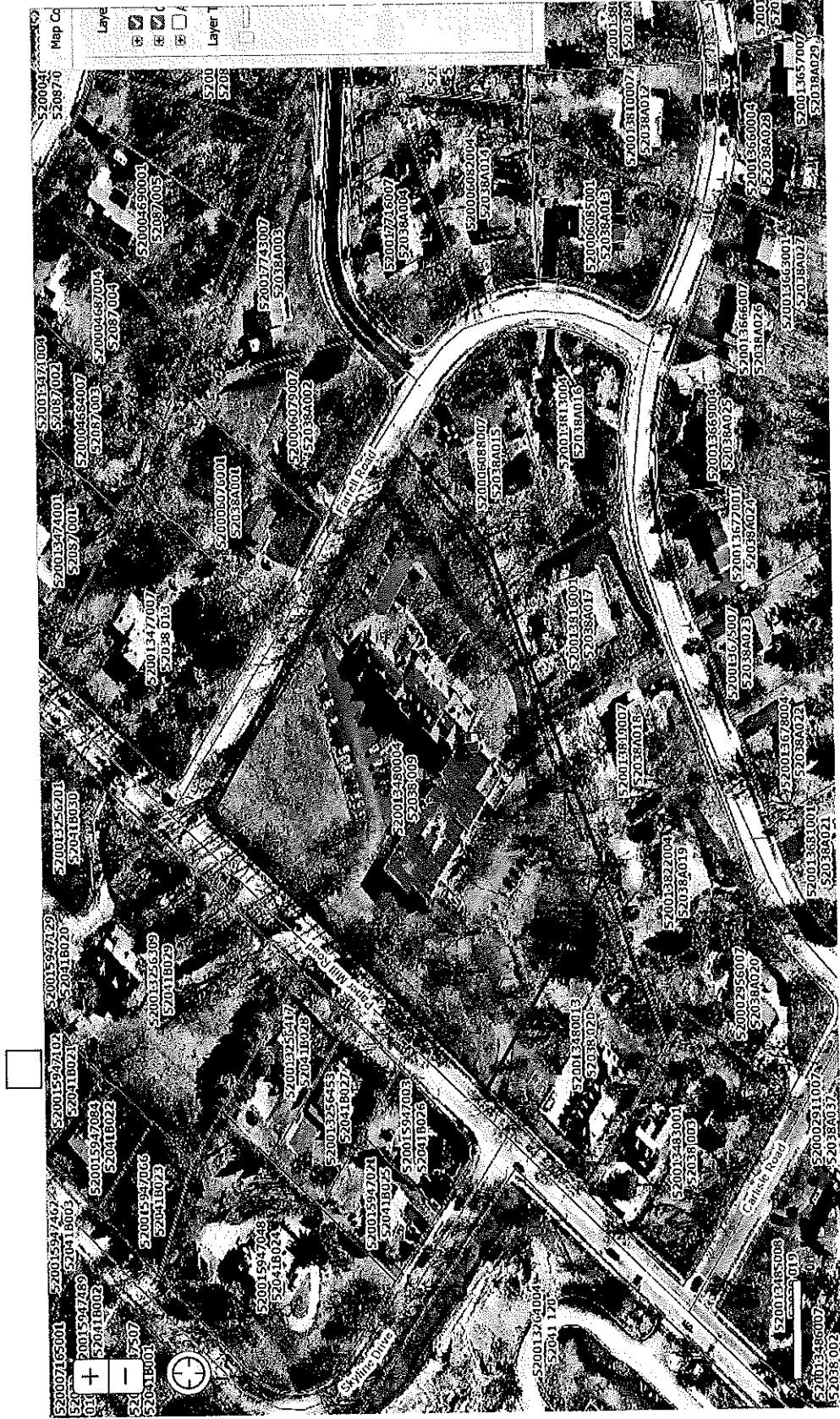
### Last Sale

---

Sale Date	17-FEB-22
Sale Price	\$9,095,000
Tax Stamps	90950
Deed Book and Page	6270-00473
Grantor	850 PAPERMILL ROAD LLC
Grantee	PAPERMILL REALTY LLC
Date Recorded	02-MAR-22

PARID: 520013480004  
PAPERMILL REALTY LLC

- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Res details
- Sales
- Sketch
- Splits and Combinations



ADDRESS 850 Paper Mill Road, Wydmoo, PA 19038

DATE 7/16/07

GRANTED X

DENIED

ZONING DISTRICT AA

VARIANCE OR SPECIAL EXCEPTION REQUESTED sec 114-41 to allow office use within AA residential district. and sec. 114-134C to ~~reduce off-street parking spaces to 18'x9' for a lot which is proposed to be subdivided from an existing nursing facility. The abandoned carriage house would~~  
CONDITIONS REQUIRED BY BOARD be renovated for office space

EXTENSIONS GRANTED

ADDRESS 850 Paper Mill Road

DATE 9/19/77

GRANTED X

DENIED

ZONING DISTRICT AA-Residential

VARIANCE OR SPECIAL EXCEPTION REQUESTED

expansion of nursing home, including skilled care

CONDITIONS REQUIRED BY BOARD

see attachment

EXTENSIONS GRANTED

Metrocare Inc.

### **Section 114-143: Permitted Signs**

**B.** The following signs are permitted in the zoning districts subject to and as specified in the Schedule of Sign Regulations<sup>(1)</sup> and in conformance with all other provisions of this Article:

- (1) Address: a sign identifying the house number and/or name of the occupant of a property.
- (2) Public interest: a sign containing a cautionary message, such as "Beware of Dog" or "No Trespassing," or an information message, such as "Exit" or "Parking."
- (3) Home occupation: a sign which identifies only the name and/or occupation of a practitioner or one conducting a permitted home occupation/professional office in a dwelling.
- (4) Place: a sign identifying a community, residential development, public facility or an historic facility.
- (5) Institutional: a sign identifying a club, association, school, hospital, church, synagogue or other house of worship, and their adjunct facilities; firehouse; nursing home; care facility; boardinghouse; institution; or cemetery.

### **Section 114-145: Sign Schedule**

The Schedule of Sign Regulations is included at the end of this chapter.

Free Standing and/or Ground Mounted Sign – 1 square foot, not to exceed 5 feet in height.

No Prior Zoning Hearing Board file for the existing free standing sign.


Permitted Signs	Zoning Classification	Maximum Area of Sign (square feet)				Maximum Height (feet)		Illumination	Permit Limitations	Permit Required
		Ground	Pro-jection	Facial	Ground	Facial				
Address	All	1	1	1	5	10	D		No	
Public Interest	AA, A, B, C, D, MFA, MU, CRD, INST.	1	X	1	5	10	IND	Spaced no less than 100 feet apart on street frontage and 50 feet apart on other boundaries	No	
Home occupation, professional office	All others	2	X	2	5	10	D	Limit of 1 type	Yes	
	All	1.5	1.5	1.5	5	10	D		Yes	
Place	All	20	12	10	5	10	D		Yes	
	All	20	12	10	5	10	D		Yes	
Institutional	All	20	12	10	5	10	D		Yes	
	MU, CRD, INST, AA, A, B, C, D, MFA	6	X	X	5	X	X	Maximum of 2 signs per street frontage, spaced a minimum of 25 feet apart. Limit of 1 type to completion of the transaction	No	
Real Estate	All others	12	12	24	10	12	X		No	
	AA, A, B, C, D, MFA, MU, CRD, INST.	6	6	X	5	X	X	1 per contractor, removed on completion of work	No	
Contractor	All others	12	12	X	10	X	X	1 per contractor, permit to C/O	Yes	
	B1, B2, S, I	25	12	40L	15	18	D		Yes	
Industrial office, business, commercial	B1, B2, S, I	25	X	25	8	10	D	Subject to requirements of § 114-144E	Yes	
	Multiple directory signs	16	X	16	5	10	D	14 days limited to 1 per street frontage	Yes	
Special events	All									

NOTES:  
 1 Symbols:  
 X = Not permitted.  
 IND = Indirect illumination only.  
 D = Indirect and direct illumination.  
 2 General sign regulations for MFA District are covered under § 114-8A8C.  
 3 Applicants, in addition to either a ground sign or a projecting sign, may also maintain a facial sign.  
 4 Structures set back more than two hundred (200) feet from the street curb or edge of the street may use seventy-five hundredths (0.75) square foot per linear foot of building frontage or forty (40) square feet, whichever is more.









**accela**  
REHAB AND CARE CENTER  
 Springfield





850



**accela**

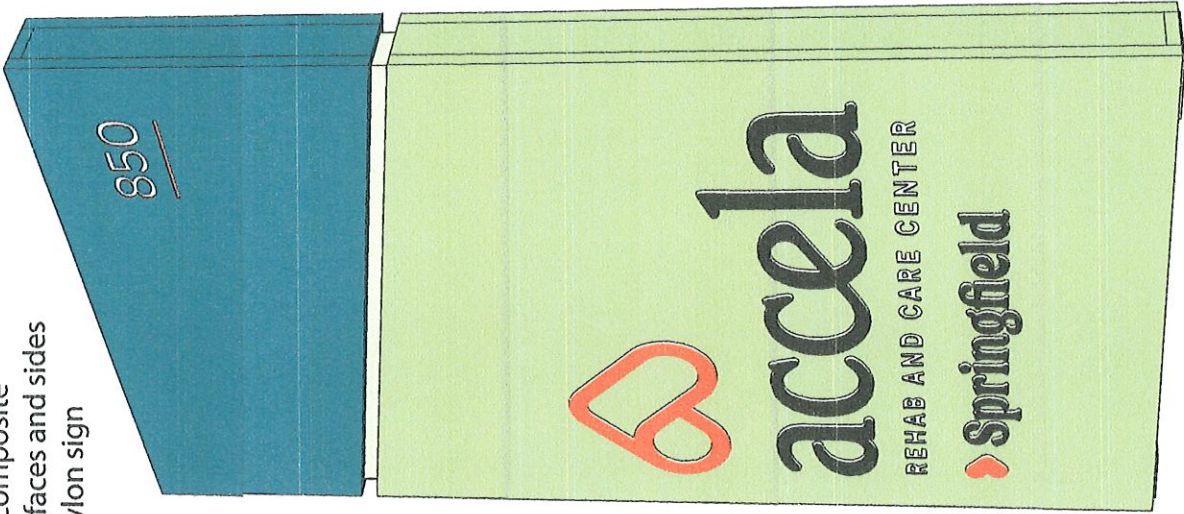
REHAB AND CARE CENTER

**Springfield**

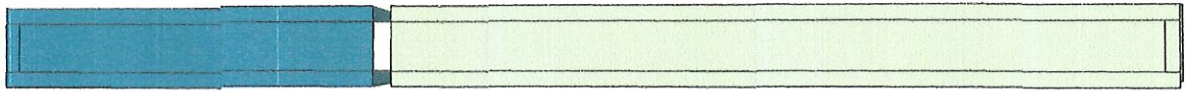
TRUCKS & LOADS ONLY



Aluminum Composite  
"Push-thru" faces and sides  
Light box Pylon sign

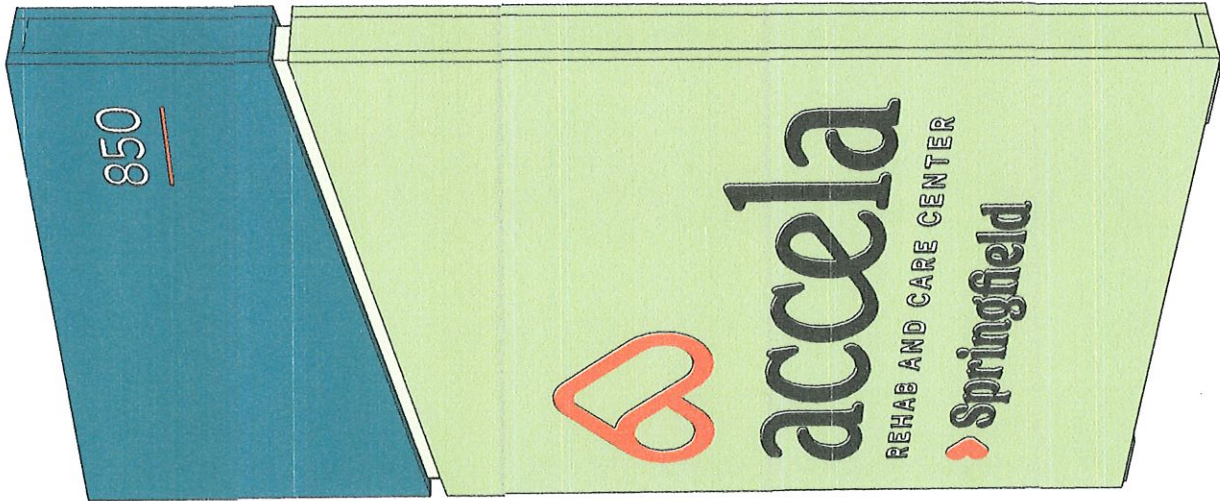


55"

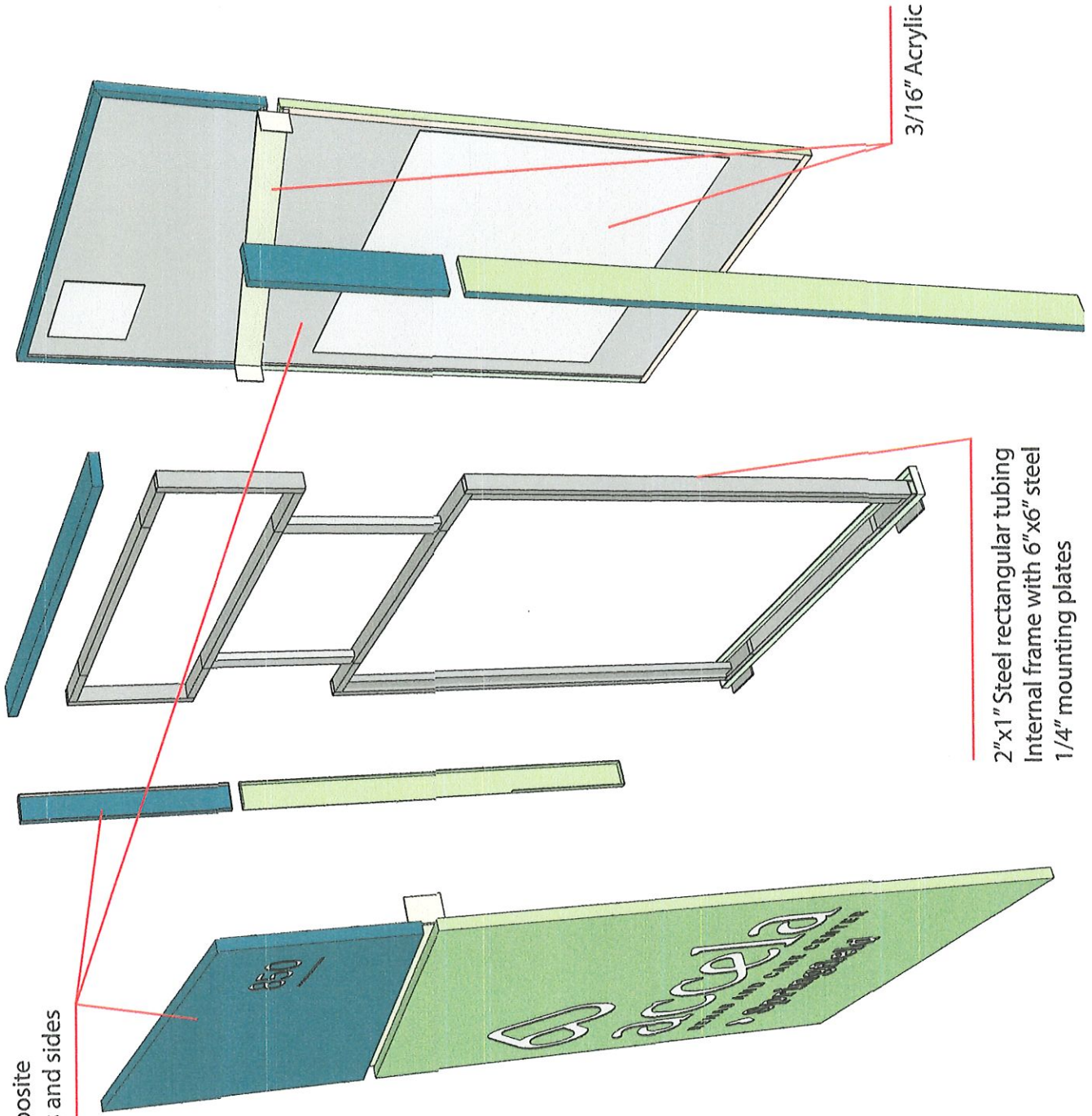


6"

96"



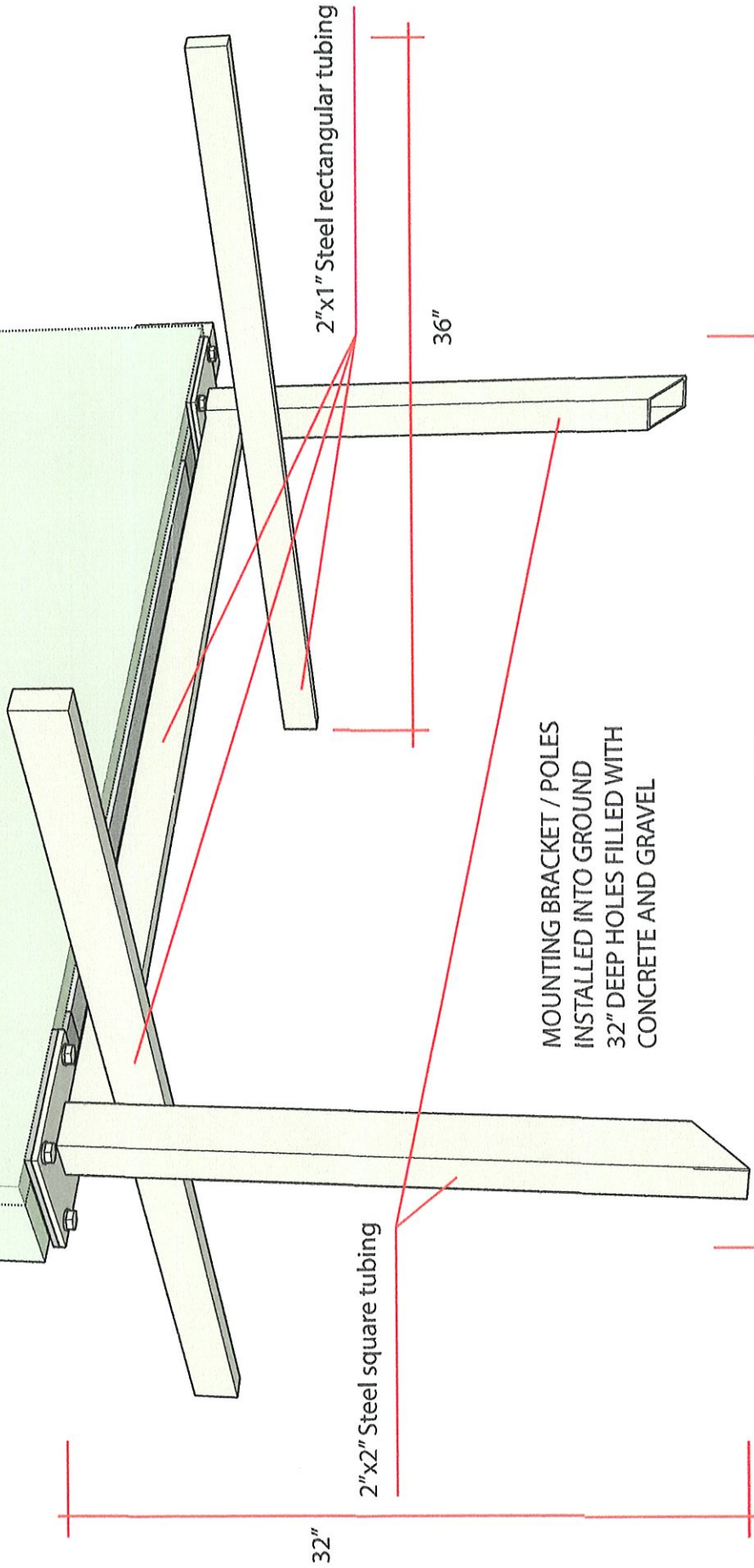
Aluminum Composite  
"Push-thru" faces and sides



3/16" Acrylic

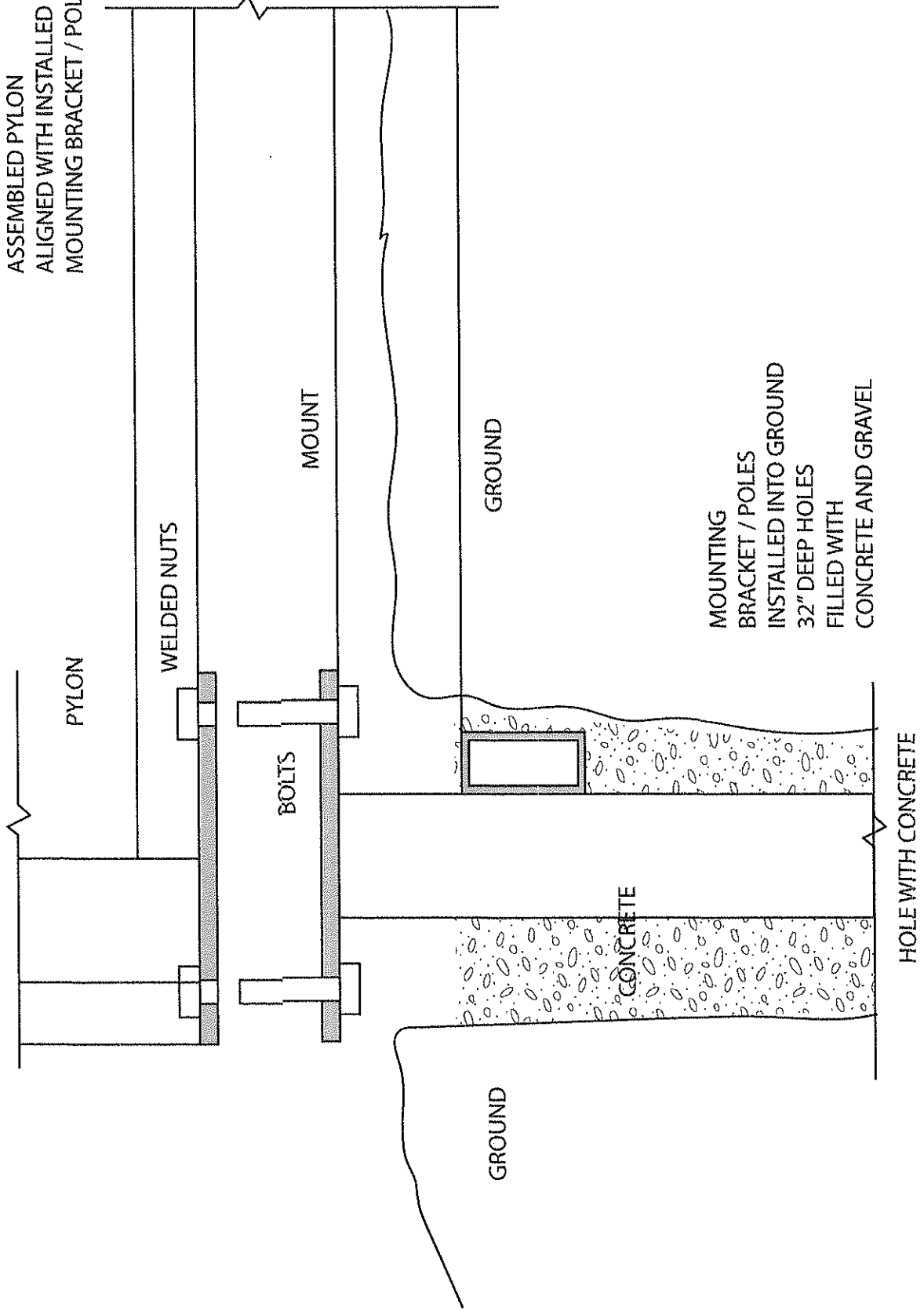
2"x1" Steel rectangular tubing  
Internal frame with 6"x6" steel  
1/4" mounting plates

Springfield  
CARE CENTER



BOLTS INSERTED THROUGH THE MOUNTING PLATE OF MOUNTING BRACKET / POLES

ASSEMBLED PYLON ALIGNED WITH INSTALLED MOUNTING BRACKET / POLES





# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

Eddie T. Graham  
*President*

James M. Lee  
*Vice President*

Baird M. Standish  
Peter D. Wilson  
Michael E. Maxwell  
Jonathan C. Cobb  
Susanna O. Ratsavong

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

## Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

**Monday, May 23, 2022** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #22-11:** This is the application of **Michelle & Dennis Kusturiss, Jr.**, owners of property located at 310 Lyster Road, Oreland, PA 19075 also known as Parcel #5200-1085-5001. The applicants seek a variance from Section 114-12.A.13 of the Springfield Township Zoning Ordinance. The applicants have requested approval to construct a 310 square foot addition to the rear of the existing single family dwelling. The variance is needed due to the fact that site of the proposed addition is located within the limits of the Flood Plain as defined by FEMA's FIRM Maps. The applicants have submitted a Base Flood Elevation Study to support their application. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website @springfieldmontco.org.

By Order of the Springfield Township  
Zoning Hearing Board  
Mark A. Penecale  
Director of Planning & Zoning

THERE IS A 30 DAYS PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30 DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

Springfield Township  
Montgomery County  
Received  
  
APR 29 2022  
  
Community Development  
Department  
NO. 22-11

TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY  
1510 PAPER MILL ROAD  
WYNDMOOR, PA 19038

DATE: 4/29/2022

**PETITION**

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Michelle and Dennis Kusturiss Jr.  
(Name of Applicant)

Of (Address) 310 Lyster Road, Oreland, PA 19075

(Telephone No.) 412-496-8204

do hereby make application before the Springfield Township Zoning Hearing Board to request:

       An **appeal** from the decision of the Zoning/Building Official.

       A **special exception** as provided for in Article       , Section       ,  
Subsection       , of the Springfield Township Zoning Code.

  X   A **variance** from the requirements set forth in Article 114, Section 12,  
Subsection A.13 of the Springfield Township Zoning Code.

       Other (please specify)       

The property concerned is located at 310 Lyster Road, Oreland, PA 19075

Petitioner's Interest in the property is Property Owners

Present use of property Single Family Dwelling



Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

---

A variance is requested to permit the construction of an addition to the existing dwelling.

---

The proposal is compliant with the provisions of Zoning Ordinance Section 114-12A17.B

---

because there is not an existing FEMA floodway along the subject section of Oreland

---

Run and the proposed development is greater than fifty (50) feet from the stream bank.

---

The proposed addition is compliant with the provisions of Zoning Ordinance Section

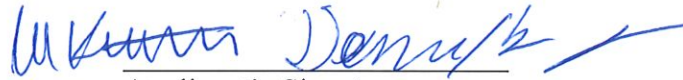
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114-12A17.C. because it will not increase the BFE more than one (1) foot at any point.

---

**APPLICANT NOTE:** Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

check # 1297  
\$ 500.00



Applicant's Signature



Owner's Signature

---

**Do not write in this space.**

Petition granted.

Petition refused.

The following special conditions are imposed.

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By Order of the Zoning Hearing Board

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**TOWNSHIP OF SPRINGFIELD  
COMMUNITY DEVELOPMENT  
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE  
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

**Application Procedures**

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen summer month.

Applications **must** be accompanied by eight (8) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

## Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Michelle M. Kusturiss & Dennis Kusturiss Jr.  
Printed Name of Applicant

  
Applicant's Signature and Date

4/28/2022

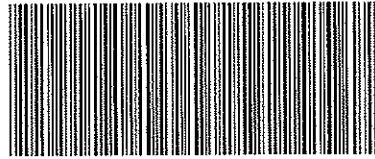
112 · 14PA36320



RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Nancy J. Becker*

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

DEED BK 5935 PG 01209 to 01213  
INSTRUMENT # : 2014077651  
RECORDED DATE: 11/19/2014 11:59:28 AM



3142680-0012K

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

<b>Document Type:</b> Deed	<b>Transaction #:</b> 3133530 - 2 Doc(s)
<b>Document Date:</b> 11/17/2014	<b>Document Page Count:</b> 4
<b>Reference Info:</b>	<b>Operator Id:</b> dcane
<b>RETURN TO:</b> (Simplifile) Trident Land Transfer Company 431 W. Lancaster Ave. 3rd Floor Devon, PA 19333	<b>PAID BY:</b> TRIDENT LAND TRANSFER COMPANY

\* PROPERTY DATA:

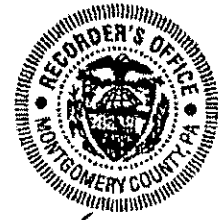
Parcel ID #: 52-00-10855-00-1  
Address: 310 LYSTER RD  
  
ORELAND PA  
19075  
Municipality: Springfield Township (100%)  
School District: Springfield

\* ASSOCIATED DOCUMENT(S):

<b>CONSIDERATION/SECURED AMT:</b>	<b>\$212,500.00</b>
<b>TAXABLE AMOUNT:</b>	<b>\$212,500.00</b>
<b>FEES / TAXES:</b>	
Recording Fee:Deed	\$95.00
State RTT	\$2,125.00
Springfield Township RTT	\$1,062.50
Springfield School District RTT	\$1,062.50
<b>Total:</b>	<b>\$4,345.00</b>

DEED BK 5935 PG 01209 to 01213  
Recorded Date: 11/19/2014 11:59:28 AM

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



Nancy J. Becker  
Recorder of Deeds

**PLEASE DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.  
\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

1/2

Prepared by:

Trident Land Transfer Company LP  
431 West Lancaster Avenue  
Devon, PA 19333  
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department  
Trident Land Transfer Company LP  
Parcel No.: 520010855001

File No.: 14PA36320

# DEED

Catherine Meyer and Sheila A. Serianni

to

Michelle Marie Kusturiss and Dennis John Kusturiss, Jr. wife and  
husband

PREMISES:

310 Lyster Road  
Township of Springfield  
County of Montgomery  
Pennsylvania  
Parcel No.: 520010855001

The address of the above named Grantee(s) is:  
310 Lyster Road  
Oreland, PA 19075

Certified by: Michelle Marie Kusturiss

## DEED

THIS INDENTURE made this 17 day of November, 2014.

**Between**            CATHERINE MEYER AND SHEILA A. SERIANNI, (hereinafter called the Grantors) and  
                         MICHELLE MARIE KUSTURISS AND DENNIS JOHN KUSTURISS, JR. WIFE AND  
                         HUSBAND, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Two Hundred Twelve Thousand Five Hundred And No/100 Dollars (\$212,500.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

## EXHIBIT A

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Springfield, County of Montgomery, Commonwealth of Pennsylvania, known as Lot #306 on a plan called "Sunnybrook North Hills" made for Sunnybrook, Inc. dated 6/1/1946, by Barton and Martin, Engineers and recorded at Norristown in Plan Book #1680A page 55 and more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lyster Road (50 feet wide) at the distance of 137.21 feet Westwardly along the arc of a circle curving to the right having a radius of 854.63 feet from the point of curvature on said side of Lyster Road which said point is at a distance of 300 feet measured South 86 degrees 38 minutes West from a point of tangent in the said side of Lyster Road, which said point of tangent is at the arc distance of 594.07 feet measured Southwestwardly on a line curving to the right having a radius of 842.17 feet from a point of curvature which said point is at a distance of 170 feet measured South 46 degrees 13 minutes West along the said side of Lyster Road from its intersection with the Southwesterly side of Golf Road (60 feet wide) (both lines produced); thence from said point of BEGINNING South 06 degrees 11 minutes 04 seconds West 189.72 feet to a point; thence South 85 degrees 56 minutes 45 seconds west 78.67 feet to a point; thence North 10 degrees 22 minutes 04 seconds East 206.53 feet to a point on the side of Lyster Road; thence along the same and along the arc of a circle curving to the left having a radius of 854.63 feet the arc distance of 62.40 feet to a point on the said side of Lyster Road at the first mentioned point and place of beginning.

BEING known and numbered as 310 Lyster Road

County Parcel Number: 52-00-10855-00-1

BEING part of the same premises which Catherine Meyer, Widow by Deed dated 4/5/2000 and recorded 4/27/2000 in the County of Montgomery in Deed Book 5314 Page 2201 conveyed unto Catherine Meyer and Sheila A. Serianni, as joint tenants with the right of survivorship and not as tenants in common, in fee.

BEING ALSO THE SAME PREMISES WHICH Catherine Meyer and Sheila A Serianni, by Deed dated 10/28/2014 and recorded 11/4/2014 in the County of Montgomery in Deed Book 5933 page 1717 conveyed unto Catherine Meyer and Sheila A Serianni, as joint tenants with right of survivorship and not as tenants in common.

Parcel No.: 520010855001

IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED

In the presence of us:

Catherine Meyer  
Catherine Meyer  
Sheila A. Serianni  
Sheila A. Serianni

Commonwealth of Pennsylvania

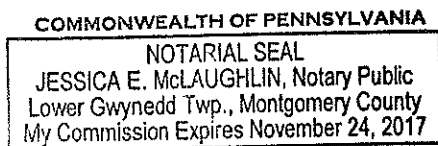
County of Montgomery

On this, the 17 day of November 2014, before me, the undersigned Notary Public, personally appeared Catherine Meyer and Sheila A. Serianni known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Jessica E. McLaughlin  
Notary Public

My Commission Expires: \_\_\_\_\_





PARID: 520010855001  
KUSTURISS MICHELLE MARIE &

310 LYSTER RD

**Parcel**

---

TaxMapID	52082 031
Parid	52-00-10855-00-1
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	310 LYSTER RD
Lot #	C
Lot Size	13758 SF
Front Feet	62
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

**Owner**

---

Name(s)	KUSTURISS MICHELLE MARIE &
Name(s)	KUSTURISS DENNIS JOHN JR
Mailing Address	310 LYSTER RD
Care Of	
Mailing Address	
Mailing Address	ORELAND PA 19075

**Current Assessment**

---

Appraised Value	Assessed Value	Restrict Code
112,610	112,610	

**Estimated Taxes**

---

County	442
Montco Community College	44
Municipality	509
School District	3,979
Total	4,974
Tax Lien	Tax Claim Bureau Parcel Search

**Last Sale**

---

Sale Date	17-NOV-14
Sale Price	\$212,500
Tax Stamps	2125
Deed Book and Page	5935-01209
Grantor	MEYER CATHERINE & SERIANNI SHEILA A
Grantee	KUSTURISS MICHELLE MARIE &
Date Recorded	19-NOV-14

**Section 114-12.A.12 Use Permitted by Right**

A. Up to half of any required yard setback area on an individual residential lot may extend into the Floodplain Conservation District (Identified Floodplain Area) consistent with other applicable provisions of the Springfield Township Code and the laws of the Commonwealth of Pennsylvania.

**Section 114-12.A.13 Prohibited Uses within a defined Flood Plain.**

A. No new construction, alteration, or improvement of buildings and any other type of permanent structure, including fences, shall be permitted in the floodway or the one-hundred-year floodplain.

Address Search Parcel Search

Parcel Search

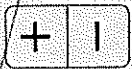
310 LYSTER RD

Clear Location

ASSET CENTRAL

Add | Search | Reports

- Assets
- Signs
- Poles
- Zoning
- FEMA Floodplain
- AE
- Traffic Signals
- Wards
- Montgomery\_County\_Parcels
- Emergency Services
- Impervious Surface
- Streets
- Parcels
- Municipal Boundary
- Hydrology
- Streams
- Water Bodies
- Parks & Recreation
- Parks
- Recreational Areas
- Park Routes
- Lights
- Park Signs



0 20 40ft

XMin: -75.1853, YMin: 40.1117, XMax: -75.1831, YMax: 40.1123, Scale: 1:564

# Lyster

## 520010855001

Parcels  
310 LYSTER RD  
Parcel Number: 520010855001  
Subdivision: 082  
Block: 520010855001  
Tax Pin: Base Parcel  
Site: 310 LYSTER RD

- View Info
- Edit Info
- Buffer
- Delete
- Add Permit
- Add Ins
- Add Work Order



**WJM Engineering Inc.**  
Structural - Consulting - Design  
252 West Swamp Road, Suite 3  
Doylestown, PA 18901  
Phone: 215-253-3434

WILLIAM J. HOHAN  
PA PROFESSIONAL  
ENGINEER No. PE034790E

CONTRACTOR/CLIENT

PRELIMINARY  
SITE PLAN

Kustluns Residence  
310 Lyster Rd  
Orland, PA 19075

REVISION DATE

DRAWING SET:  
ISSUE FOR  
CLIENT REVIEW

PROJECT # 21032

DATE 1/27/2022

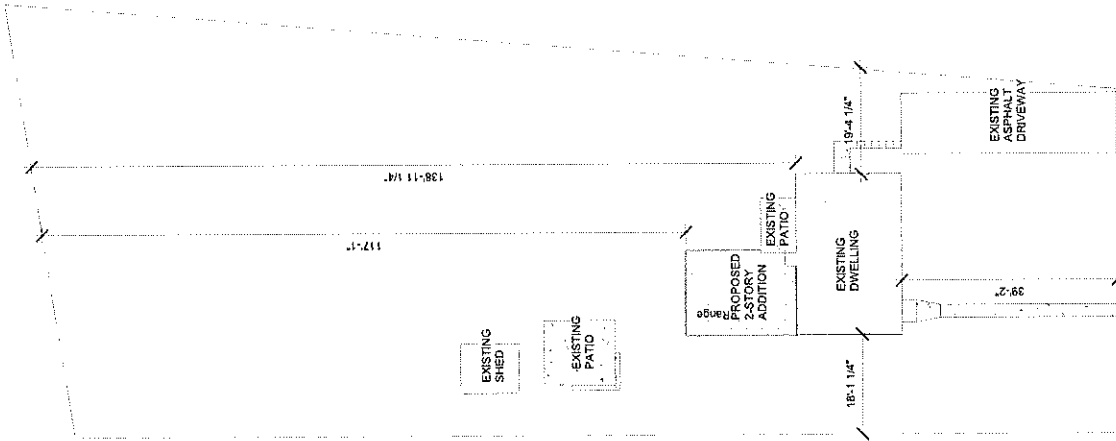
DRAWN BY KEH

CHECKED BY SWM

APPROVED BY WJM

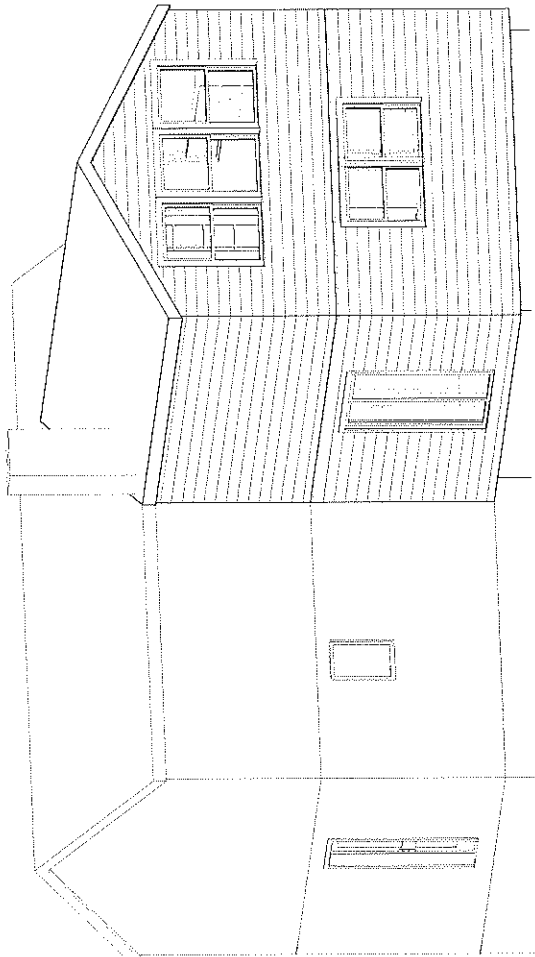
DWG NO.

SP

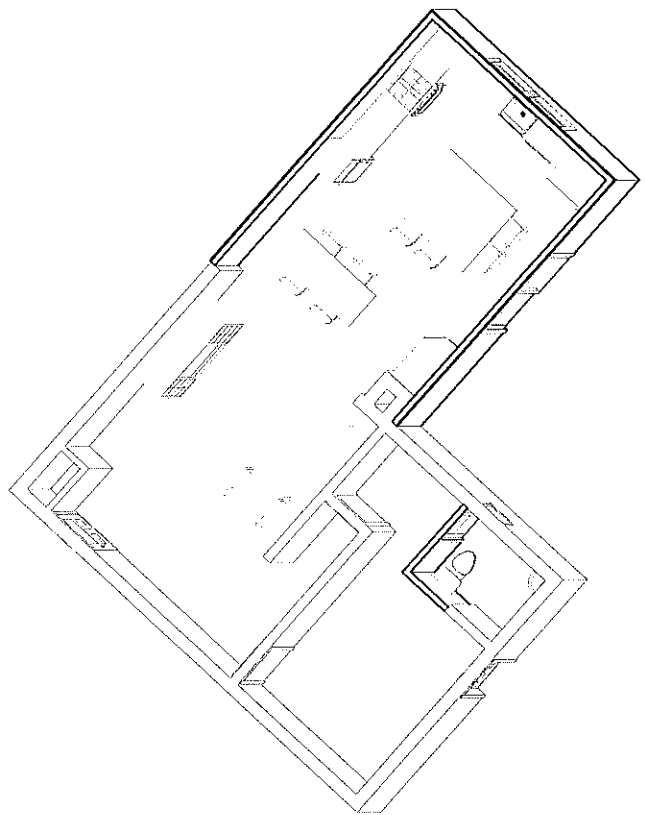


C LUSTER ROAD

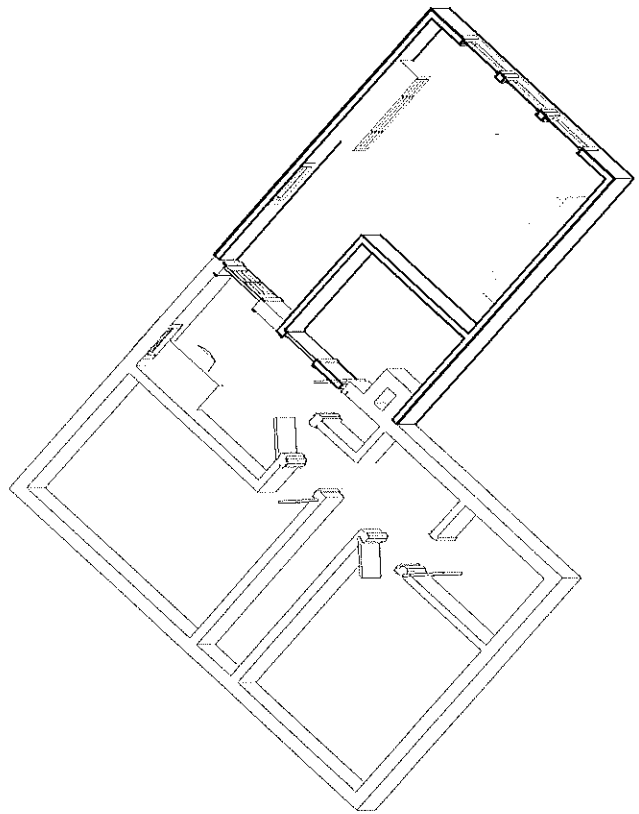
1 Site Plan  
1/16" = 1'-0"



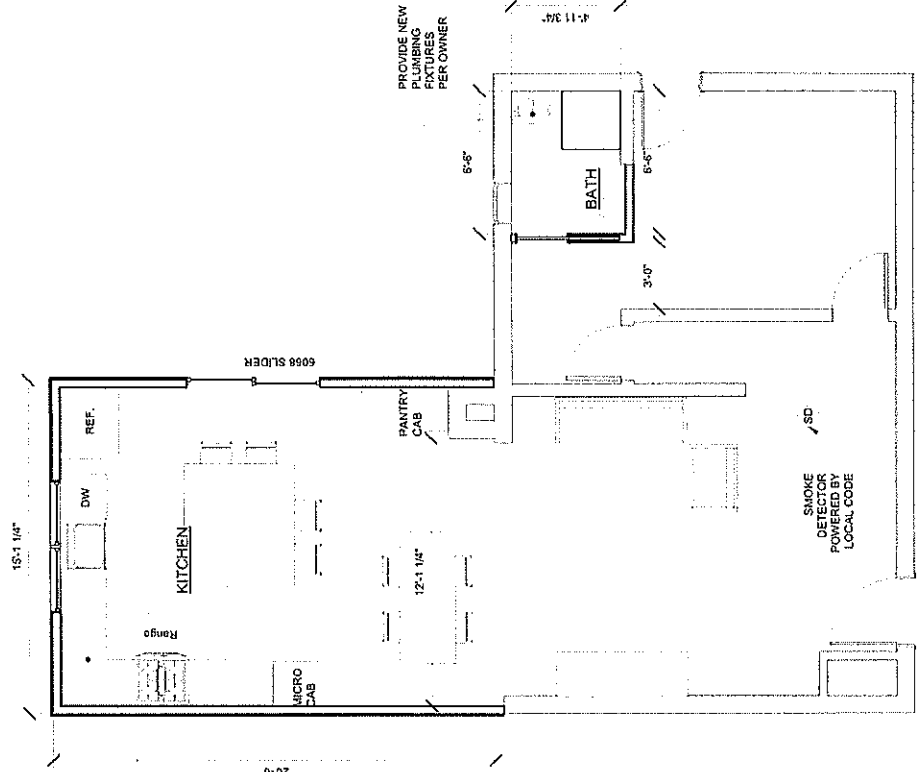
1 Exterior Isometric



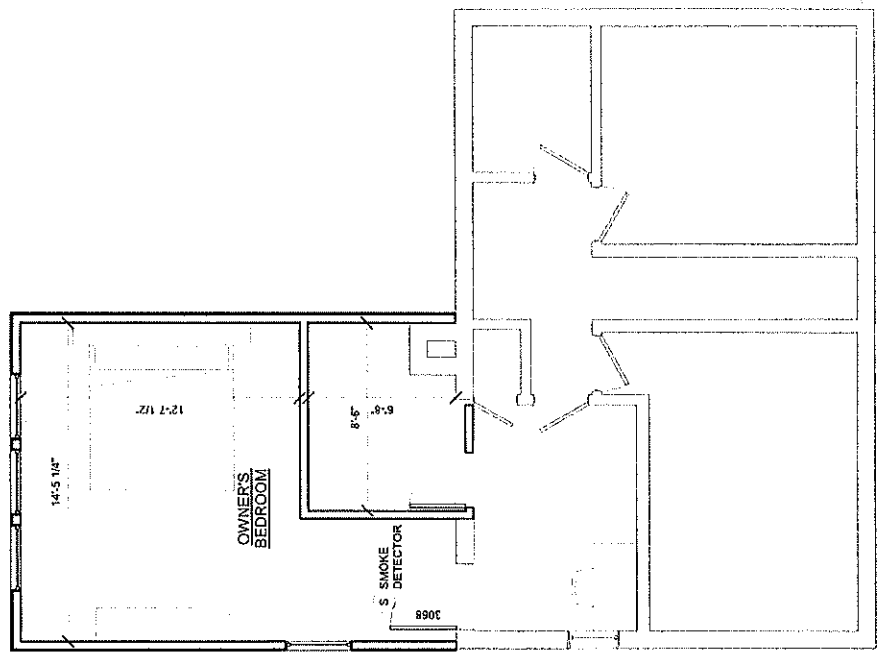
2 Interior Isometric - First



3 Interior Isometric - Second



1. Proposed First Floor Plan  
1/4" = 1'-0"

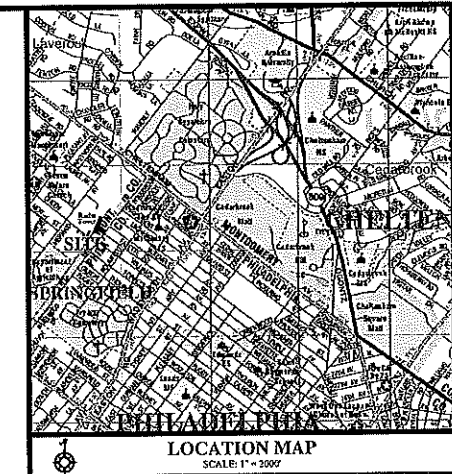
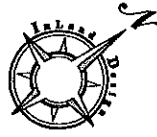


2. Proposed Second Floor Plan  
1/4" = 1'-0"

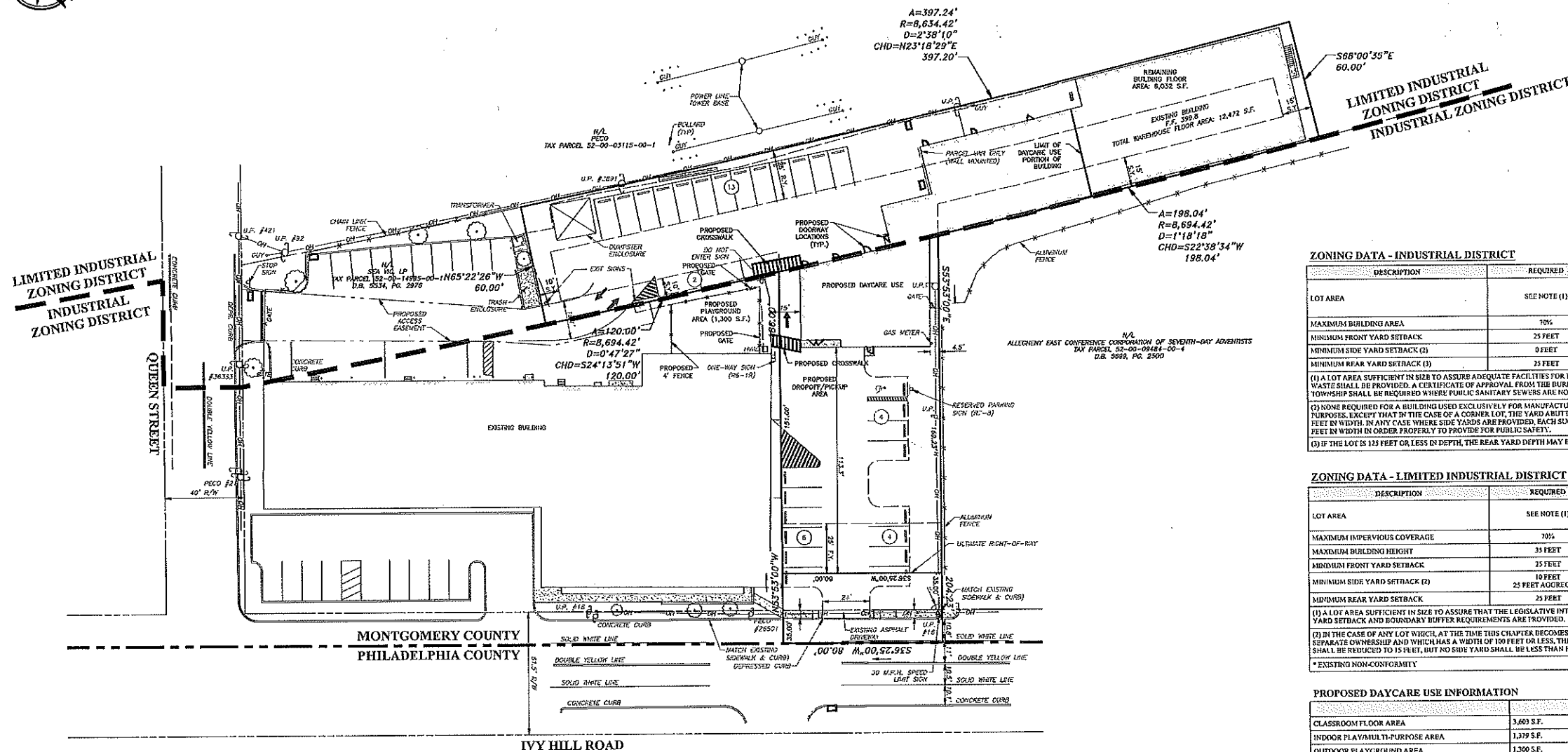
PROVIDE NEW  
COUNTERTOPS AND  
FIXTURES PER OWNER

PROVIDE NEW  
WIRING  
FIXTURES  
PER OWNER





LOCATION MAP  
SCALE: 1" = 200'



ZONING DATA - INDUSTRIAL DISTRICT

Table with 3 columns: DESCRIPTION, REQUIRED, EXISTING. Lists zoning requirements for Industrial District, including lot area, maximum building area, and yard setbacks.

ZONING DATA - LIMITED INDUSTRIAL DISTRICT

Table with 3 columns: DESCRIPTION, REQUIRED, EXISTING. Lists zoning requirements for Limited Industrial District, including lot area, maximum impervious coverage, and yard setbacks.

PROPOSED DAYCARE USE INFORMATION

Table with 2 columns: CATEGORY, VALUE. Shows details for proposed daycare use, such as classroom floor area, indoor play area, and total employees.

PARKING DATA

Table with 4 columns: PROPOSED USE, REQUIRED, EXISTING, PROPOSED. Shows parking requirements for daycare use, comparing required and existing spaces.

GENERAL NOTES:

- List of general notes providing legal and technical details regarding the zoning exception, survey information, and site conditions.

LEGEND section defining symbols for property boundaries, utility lines, fences, and other site features.

Copyright information for Inland Design, LLC and contact details for the project.

Professional Engineer seal for Scott C. Zylanski, State of Pennsylvania.

Inland Design logo and contact information for civil engineers, surveyors, and land development consultants.

Professional Engineer seal for Scott C. Zylanski, State of Pennsylvania.

Table with columns: No., Date, Description. Intended for recording changes or survey data.

ZONING PLAN section containing a graphic scale from 0 to 120 feet.

Revision table showing the date (04/22/2022), scale (1" = 30'), and project number (11638).

ZONING SITE PLAN FOR LITTLE BIRD NURSERY & DAYCARE, 1123 IVY HILL ROAD, WYNDMOOR, PA 19038.

SHEET 1 OF 1 indicator.





# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

Eddie T. Graham  
*President*

James M. Lee  
*Vice President*

Baird M. Standish  
Peter D. Wilson  
Michael E. Maxwell  
Jonathan C. Cobb  
Susanna O. Ratsavong

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

## Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

**Monday, May 23, 2022** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #22-12:** This is the application of **Little Bird Nursery, LLC**, applicant for the property located at 1123 Ivy Hill Road, Philadelphia, PA 19150, known as Parcel #5200-0948-1007. The applicant has requested a special exception for the use of a portion of the building from Section 114-121.U of the Springfield Township Zoning Ordinance. In the alternative the applicant has requested a use variance from Section 114-121.A and Section 114-12.C.1 of the Springfield Township Zoning Ordinance. The applicant also requires a dimensional variance from Section 114-134.(14) for the required on-site parking. The applicant seeks approval to operate a daycare from the front portion of the existing building. The plan shows for on-site drop-off in front of the building and an outdoor play area located on adjoining property located at 1121 Ivy Hill Road. The property is zoned within the Industrial District and the Limited Industrial District of Ward #5 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website @springfieldmontco.org.

By Order of the Springfield Township  
Zoning Hearing Board  
Mark A. Penecale  
Director of Planning & Zoning

THERE IS A 30 DAYS PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30 DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY  
1510 PAPER MILL ROAD  
WYNDMOOR, PA 19038

NO. 22-12

DATE: 4/29/2022

PETITION

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Little Bird Nursery, LLC  
(Name of Applicant)

Of (Address) 903 East Southampton Ave, Wyndmoor, PA 19038

(Telephone No.) 856-577-6377

do hereby make application before the Springfield Township Zoning Hearing Board to request:

       An **appeal** from the decision of the Zoning/Building Official.

  X   A **special exception** as provided for in Article 114, Section 121,  
Subsection U, of the Springfield Township Zoning Code.

  X   A **variance** from the requirements set forth in Article 114, Section 21,  
Subsection A, of the Springfield Township Zoning Code.

  X   Other (please specify) The Applicant is, alternatively, seeking a Use Variance to  
permit a day care use in the split zoned property (I and LI)

The property concerned is located at 1123 Ivy Hill Road

Petitioner's Interest in the property is Tenant

Present use of property Vacant

Springfield Township  
Montgomery County  
Permitted  
  
APR 29 2022  
  
Community Development  
Department

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

The Property at issue is split zoned between Limited Industrial and Industrial. The

Applicant is seeking a special exception in that the proposed day care use is of the same character of other permitted uses in the Industrial District. The Applicant will be able to satisfy any specific and general criteria associated with the use as a Special Exception. Alternatively, the Applicant is requesting a use variance to permit the day care use on the Property. The hardship being the split zoned nature of the Property.

The applicant will satisfy the additional criteria for a variance

**APPLICANT NOTE:** Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Check # 1677  
\$ 1,200.00

Applicant's Signature

Owner's Signature

**Do not write in this space.**

Petition granted.

Petition refused.

The following special conditions are imposed.

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By Order of the Zoning Hearing Board

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**TOWNSHIP OF SPRINGFIELD  
COMMUNITY DEVELOPMENT  
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE  
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

**Application Procedures**

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (8) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

## Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

*Meghan Lunde, member*  
Printed Name of Applicant

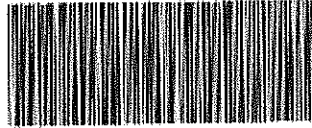
*Meghan Lunde* 4/29/22  
Applicant's Signature and Date



RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Jeanne Sorg*

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

DEED BK 6206 PG 01975 to 01981  
INSTRUMENT # : 2020114105  
RECORDED DATE: 12/21/2020 01:26:07 PM



5866322-00231

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 7

**Document Type:** Deed  
**Document Date:** 11/21/2020  
**Reference Info:**  
**RETURN TO:** (Simplifile)  
Certified Abstract Co., Inc.  
1776 @ Ambler Yards - 300 Brookside Avenue Buidin  
Ambler, PA 19002  
(215) 643-3400

**Transaction #:** 6204110 - 3 Doc(s)  
**Document Page Count:** 6  
**Operator Id:** msanabia  
**PAID BY:**  
CERTIFIED ABSTRACT CO INC

**\* PROPERTY DATA:**  
**Parcel ID #:** 52-00-09481-00-7  
**Address:** 1123 IVY HILL RD  
  
PA  
**Municipality:** Springfield Township (100%)  
**School District:** Springfield

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

**CONSIDERATION/SECURED AMT:** \$850,000.00  
**TAXABLE AMOUNT:** \$850,000.00

**FEES / TAXES:**

Recording Fee:Deed	\$86.75
Additional Pages Fee	\$4.00
Affordable Housing Pages	\$4.00
State RTT	\$8,500.00
Springfield Township RTT	\$4,250.00
Springfield School District RTT	\$4,250.00
<b>Total:</b>	<b>\$17,094.75</b>

DEED BK 6206 PG 01975 to 01981  
Recorded Date: 12/21/2020 01:26:07 PM

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



Jeanne Sorg  
Recorder of Deeds

Rev1 2016-01-29

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

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

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

1

Prepared by:  
David Dratch, Esquire  
McCausland Keen + Buckman  
80 W. Lancaster Avenue, 4<sup>th</sup> Floor  
Devon, PA 19333  
(610) 341-1016

Return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This document has been  
E-RECORDED.  
Original will show  
no markings from the  
Recorder's Office

OPA Account No. 884184000

**SPECIAL WARRANTY DEED**

THIS INDENTURE dated this 21<sup>st</sup> day of November, 2020, but made effective as of the 3<sup>rd</sup> day of December, 2020

**BETWEEN**

**C.F. MOORES CO., INC.**, a Delaware Corporation (hereinafter called the Grantor), party of the one part;

AND

**EJS, LLC**, a Pennsylvania Limited Liability Company (hereinafter called the Grantee), party of the other part.

WITNESSETH That the said Grantor, for and in consideration of the sum of Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee its heirs, successors and assigns forever:

See Legal Description Attached

**TOGETHER** with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it the said Grantor, as well at law as in equity, of, in, and to the same.

**UNDER AND SUBJECT TO** all restrictions, to the extent still valid and enforceable, which appear on record.

TO HAVE AND TO HOLD the said lot or piece of ground with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

AND the said Grantor for its heirs, assigns, successors, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that the said Grantor and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them the said Grantor and its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them, shall and will SPECIALLY WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the hereunto set its hand and seal dated the day and year first above written.

WITNESS/ATTEST:

SELLER:

C.F. MOORES CO., INC., a Delaware corporation

By: David T. Neal  
Name: David T. Neal  
Title: President

Commonwealth of Pennsylvania :  
County of PHILA : SS:  
:

On this, the 21 day of NOV., 2020, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared, David T. Neal, who acknowledged himself to be the President of C.F. Moores Co., Inc., a Delaware corporation, and he, as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

I hereunto set my hand and official seal.

Robert A. Wickas Seal  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Robert A. Wickas, Notary Public  
City of Philadelphia, Philadelphia County  
My Commission Expires June 29, 2021  
UNDEER PENNSYLVANIA ASSOCIATION OF NOTARIES



Legal Description of the Property:

**PREMISES "A"**

ALL THAT CERTAIN parcel of land in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan based upon a plan of survey made by Barton and Martin, Engineers, Philadelphia, Pennsylvania, dated December 13, 1955, as follows, to wit:

BEGINNING at point in the Southeasterly line of land of The Connecting Railway Company distant 176.33 feet Northeastwardly on a curve to the left having a radius of 8,694.42 feet along said Southeasterly line of land of Railway Company from the center line of Queen Street, 40 feet wide, at a point therein distant 126.40 feet measured North 50 degrees 20 minutes 46 seconds West, along said center line of Queen Street from the former center line of Ivy Hill Road, 33 feet wide, which former center line of Ivy Hill Road is coincident with the line dividing the City of Philadelphia on the Southeast from said County of Montgomery on the Northwest.

EXTENDING from said beginning point the following four courses and distances, the first three thereof being by remaining land of said Railway Company; (1) North 61 degrees 50 minutes 12 seconds West 60 feet; (2) Northeastwardly, on a curve to the left having a radius of 8,634.42 feet an arc length of 397.24 feet; (3) South 64 degrees 28 minutes 21 seconds East, 60 feet to said Southeasterly line of land of said Railway Company; and (4) Southwestwardly, along the same, on curve to the right having a radius of 8,694.42 feet, by land of other owners, an arc length of 198.04 feet to the Northeastly corner of land of C.F. Moores Co., Inc., and continuing along the course being described by said land of C.F. Moores Co., Inc., an additional arc length of 81.96 feet to the Northeastly corner of said land of C.F. Moores Co., Inc., and still continuing along the course being described by land of other owners an additional arc length of 120.00 feet, making a total arc length of 400.00 feet to the place of beginning.

CONTAINING 0.5491 of an acre, more or less.

BEING the same premises which The Connecting Railway Company, a Corporation of the Commonwealth of Pennsylvania, by Deed dated April 11, 1956 and recorded May 11, 1956 in Montgomery County in Deed Book 2680 page 214 granted and conveyed unto C. F. Moores Co., Inc., a Delaware corp., in fee.

**PREMISES "B"**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Springfield, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly line of land of the Connecting Railway Company at a distance of eighteen hundred and forty four and seventy seven one-hundredths feet (1844.77') southwardly from the intersection of the said easterly line of land of the said Connecting Railway

Company with the middle line of Cheltenham Avenue, at the distance of one hundred feet (100') measured easterly from and radially to the line established as the center line of the railroad of the said Connecting Railway Company, as described in a certain deed of conveyance from Manor Real Estate & Trust Company to Martin Samtmann, dated April 20, 1923, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery, in Deed Book No. 886, Page 518, etc., thence in a southeasterly direction one hundred ninety one feet and eight tenths of a foot to a point on the northwesterly side of Cresheim Avenue, said point being distant seventeen hundred forty six and seventy one-hundredths feet (1746.70') southwestly from the middle or intersecting line of Cheltenham Avenue and Cresheim Avenue; thence extending from said point so established northeasterly along said Cresheim Avenue sixty feet (60') to a point; thence northwestwardly along a line parallel with the easterly line of land conveyed on August 3rd, 1912 to the Vortex Paint Varnish Company to a line in the easterly line of land of the said Connecting Railway Company one hundred feet (100') measured eastwardly from and radially to the said line of the said Railway Company; thence along said Railway Company's line so described in a southwestwardly direction to the first mentioned point and place of beginning.

BEING the same premises which George A. Brucker and Josephine C. Brucker, his wife, by Deed dated April 24, 1942 and recorded May 7, 1942 in Montgomery County in Deed Book 1461 page 524 granted and conveyed unto C. F. Moores Co., Inc., a Delaware corp., in fee.

#### PREMISES "C"

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Springfield, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan of survey thereof made by Barton and Martin, Registered Professional Engineers of Philadelphia, Pennsylvania, on March 27th, 1942 and since revised as follows to wit:

BEGINNING at a point on the line dividing the Counties of Philadelphia and Montgomery, being the center line of Cresheim Avenue originally thirty-three feet wide, now called Ivy Hill Road, at the distance of Three Hundred Fifty and Fifty-six one hundredths feet (350.56') measured North thirty-nine degrees, fifty-seven minutes, fourteen seconds East along the said line from the center line of Queen Street (legally open forty feet wide); thence extending North fifty degrees, twenty minutes, Forty-six seconds West, One Hundred ninety-nine and sixty one-hundredths feet (199.60') along the premises of the Grantee herein to a point on the Southeasterly Right of Way line of Fort Washington Branch of the Connecting Railway Company, of the Pennsylvania Railroad, said line being one hundred feet measured Southeastwardly from and radially to the center line of the said Right of Way; thence along the same in a Northeasterly direction along a curve to the left having a radius of Eight thousand six hundred ninety-four and forty-two one-hundredths feet (8694.42') the arc distance of Twenty and fifty one hundred feet (20.50') to a point in the line of land of Martin Samtmann, of which this is a part; thence along the said line South fifty degrees, twenty minutes forty-six seconds East, Two hundred four and twenty-three one-hundredths feet (204.23') to the aforementioned center line of Cresheim

Avenue (now called Ivy Hill Road); thence along the same South thirty-nine degrees, fifty-seven minutes fourteen seconds West Twenty feet to the first mentioned point and place of beginning.

BEING the same premises which Martin Samtmann, by Deed dated July 7, 1942 and recorded July 11, 1942 in Montgomery County in Deed Book 1473 page 513 granted and conveyed unto C. F. Moores Co., Inc., a Delaware corp., in fee.

BEING Parcel No. 52-00-09481-00-7.

**DEED**

**GRANTOR: C.F. MOORES CO., INC.**

**TO**

**GRANTEE: EJS, LLC**

**PREMISES**

1123 Ivy Hill Road  
Wyndmoor, Pennsylvania 19038  
Springfield Township, Montgomery County, Pennsylvania

Tax Parcel No: 52-00-09481-00-7

The address of the said Grantee is

1206 SUSAN CIRCLE  
ORLANDO, DA 19075

John Cowley M.M.  
On behalf of the said Grantee

PARID: 520009481007  
EJ5 LLC

1123 IVY HILL RD

**Parcel**

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TaxMapID	52032 017
Parid	52-00-09481-00-7
Land Use Code	3324
Land Use Description	I - IND:MUL STORY WHSE/MFG 15-25000 S.F.
Property Location	1123 IVY HILL RD
Lot #	
Lot Size	38200 SF
Front Feet	60
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

**Owner**

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Name(s)	EJ5 LLC
Name(s)	
Mailing Address	1206 SUSAN CIR
Care Of	
Mailing Address	
Mailing Address	ORELAND PA 19075

**Current Assessment**

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Appraised Value	Assessed Value	Restrict Code
394,360	394,360	

**Estimated Taxes**

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County	1,547
Montco Community College	154
Municipality	1,781
School District	13,933
Total	17,415
Tax Lien	Tax Claim Bureau Parcel Search

**Last Sale**

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Sale Date	21-NOV-20
Sale Price	\$850,000
Tax Stamps	8500
Deed Book and Page	6206-01975
Grantor	CF MOORES CO INC
Grantee	EJ5 LLC
Date Recorded	21-DEC-20

### **Section 114-121.A Permitted Use within the Industrial District**

A building may be erected, altered or used and a lot or premises may be used for any one of the following purposes and for no other:

- A. Any use permitted in a B2 Business District except the following:
  - (1) Dwelling use, unless living quarters for such persons as watchmen, caretakers and their families, as an accessory use.
  - (2) The conversion of an existing dwelling to a dwelling for more than one family.
  - (3) Store or any retail commercial use which involves, as a main use, direct service to the general public.
  - (4) Hotel or rooming house.
  - (5) Hospital, church or club.
  - (6) Multiple dwellings.

### **Section 114-121.U**

U. Any use of the same general character as any of the above permitted uses when authorized as a special exception by the Zoning Hearing Board, subject to such restrictions as the Board may determine.

### **Section 114-12.C.1 Permitted Uses within the Limited Industrial District**

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

- A. Administrative, business, professional or corporate offices.
- B. Administrative office building accessory to a permitted use.
- C. Contractor's office and storage, provided that all materials and equipment are located entirely within an enclosed building.
- D. Manufacturing, fabrication, assembly, processing and packaging of natural and man-made materials, except those uses specifically prohibited in § 114-12C2 below.
- E. Printing, publishing, lithography or similar processes.
- F. Public or governmental utility building.
- G. Scientific or industrial research, engineering, training, testing, experimental laboratory or similar establishment.
- H. Trade or professional school.

**Section 114-134. Off-Street Parking Requirements**

(14) Other uses. For uses other than those mentioned above, one parking space for each three persons of the design capacity based on the table of maximum floor area allowance per occupant in the latest edition of the Building Officials and Code Administrators Code.