



# 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

James M. Lee  
*President*

Susanna O. Ratsavong  
*Vice President*

Peter D. Wilson  
Jonathan C. Cobb  
Brendan May  
Elizabeth McNamara  
Edward H. Morris, III

## 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, August 25, 2025**, at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #25-16:** This is the application of **J34 Development, LLC**, equitable owner of the properties known as Parcels #5200-1845-1001, 5200-1603-0001, 5200-1845-4007 and #5200-1844-8004. The properties are currently in use as a vacant barber shop, vacant dry cleaner, unimproved parcel and the K9 Training Facility. The applicant seeks approval to consolidate the four parcels and construct a four-story building that will include multiple dwelling units and other permitted uses within the B-1 Business District. The Special Exception has been requested from Section 114-71. D as directed by Section 114-81. and Section 114-91. A of the Springfield Township Zoning Ordinance. The properties are zoned within the B-Residential District, D-Residential District and the B-1 Business 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-DAY 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. 25-16

**PETITION**

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We J34 Development LLC  
(Name of Applicant)

Of (Address) 8218 Ardmore Avenue, Wyndmoor, PA 19038

(Telephone No.) c/o 484-684-4203

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 VII, Section 114-71,  
Subsection D, of the Springfield Township Zoning Code.

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

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

The property concerned is located at Along Willow Grove Avenue, near its intersection with  
Southampton Avenue, being Tax Block 35, Units 23, 25, 26, and 66

Petitioner's Interest in the property is Equitable Owner under Agreements-of-Sale

Present use of property Dog Training Club and Dry Cleaner

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 Applicant proposes the consolidation of four parcels and construction of a four-story building (the "Building") within the B-1 Business District, such Building to contain a Multiple Dwelling Use (permitted by Special Exception pursuant to Springfield Township Zoning Ordinance Section 114-71.D), and any other uses permitted by-right in the B-1 Business District.

The only issue involved in this Application is whether the Applicant satisfies the criteria for a Special Exception pursuant to Ordinance Section 114-71.D to allow the proposed Multiple Dwelling Use within the Building.

The Applicant will present sworn testimony and exhibits at the upcoming Public Hearing to establish entitlement to the one Special Exception requested.

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

Case # 25.16  
Check # 4029  
\$1,200.00

  
\_\_\_\_\_  
Joseph C. Kuhls, Esquire  
Applicant's Attorney  
\_\_\_\_\_

**Do not write in this space.**

Petition granted.

Petition refused.

The following special conditions are imposed.

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

By Order of the Zoning Hearing Board

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

**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.

J34 Development LLC

Printed Name of Applicant

JC Kuhls

Applicant's Signature and Date

July 25, 2025

Joseph C. Kuhls, Esquire  
Applicant's Attorney

**RECORDER OF DEEDS**  
MONTGOMERY COUNTY PENNSYLVANIA  
*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

**I hereby certify that the following is a true and correct  
copy of the original document  
recorded in Montgomery County, PA**



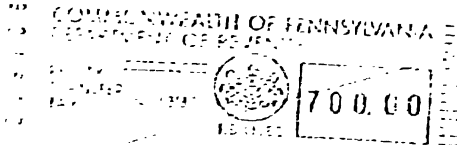
*Jeanne Sorg*  
\_\_\_\_\_  
Jeanne Sorg, Recorder of Deeds



# Know All Men by these Presents

That I, FRANCIS P. LALLEY, Sheriff of the County of Montgomery, in the State of Pennsylvania, for and in consideration of the sum of ONE HUNDRED AND FORTY THOUSAND DOLLARS 00/100 (\$140,000.00) \_\_\_\_\_ dollars, to me in hand paid, do

hereby grant and convey to SEVAN CLEANERS, INC.  
1005 Willow Grove Ave.  
Wyndmoor, Pa. 19118



**ALL THAT CERTAIN** tract or parcel of land, together with improvements and buildings thereon erected, **SITUATE** in the Village of Wyndmoor, Springfield Township, Montgomery County, State of Pennsylvania, more particularly described as in accordance with Survey and Plan prepared by George A. Gieseke, C.E., dated March 16, 1961 as follows, to wit:

**BEGINNING** at a point in the Northwestern line of Willow Grove Ave. (41 feet wide) at the distance of 286.64 feet measured South 42 degrees 23 minutes West along the said Northwestern line of Willow Grove Avenue from its intersection with the Southwesterly line of Southampton Avenue (33 feet wide); thence (1) extending along the same South 42 degrees 23 minutes West the distance of 125.0 feet to a point; thence (2) extending North 48 degrees 07 minutes West along the line of lands now or late of Edith Burton 76.68 feet to a point; thence (3) extending North 41 degrees 51 minutes 45 seconds East 125.0 feet to a point; thence (4) extending South 48 degrees 07 minutes East 77.82 feet along the line of lands now or late of the Estate of John Burton to the first mentioned point and place of beginning.

**TAX** Parcel No. 52-00-18448-00-4.

**LOCATION** of Property: 1005 Willow Grove Avenue, Wyndmoor, Pa. 19118.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
52-00-18448-00-4 SPRINGFIELD DEN. 4762  
1005 WILLOW GROVE AVE PG 0481  
FRAZIER CHRISTOPHER S  
B 005 W 0481 4325 DATE 7/02/87

REALTY TRANS. TAX PAID	
STATE	1400.00
LOCAL	1400.00
FER	R. 222

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY  
TRANSFER  
JUL 13 1987  
PAID  
700.00

52-00-18448-00-4 15



The same having been sold by me to the said grantee on the Twentieth  
day of May Anno Domini one thousand nine hundred and Eighty-seven  
after due advertisement according to law, under and by virtue of a Writ of Execution  
issued on the 16th  
day of March Anno Domini Eighty-seven out of the Court of  
Common Pleas in and for the said County of Montgomery, Pennsylvania, as of  
Term, one thousand nine hundred and Eighty-seven Number 00299

at the suit of ROXBOROUGH-MANAYUNK FEDERAL SAVINGS & LOAN  
ASSOCIATION VS. CHRISTOPHER S. FRAZIER,

In Witness Whereof, I have hereunto affixed my signature this Eighth  
day of July Anno Domini one thousand nine hundred and Eighty-seven (1987).

Signed and sealed in the  
presence of us

*Real Estate Deputy*  
Real Estate Deputy

*Sheriff*  
Sheriff



*Judith Jennings*

*48445*

*16*

*Linda Casella*



Commonwealth of Pennsylvania, ss:

Before the undersigned Joan I Bailey, Deputy Prothonotary of the Court of Common Pleas of Montgomery County personally appeared Josephine M Hathewson / Real Estate Deputy Sheriff of Montgomery County aforesaid, and in due form of law declared that the facts set forth in the foregoing deed are true, and that he acknowledged the same in order that said deed might be recorded.

Witness my hand and the seal of said Court this Eighth day of July Anno Domini one thousand nine hundred and Eighty-Seven

Joan I Bailey  
Deputy Prothonotary

On the Eighth day of July Anno Domini one thousand nine hundred and Eighty-Seven I delivered the within deed to the Sheriff of the County of Montgomery aforesaid for the purpose of recording.

Joan I Bailey  
Deputy Prothonotary

Deed Roll

Sheriff,

FRANCIS P. LALLEY

to

SEVAN CLEANERS, INC.

TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY, PENNA.

- REGISTERED -  
DATE 7/10/87 NO. 21,181

Paul Balcarog  
Township Engineer

Montgomery County, ss:

Recorded in the office for Recording Deeds, &c., in and for said County.

in Deed Book No. 4844 Page 15 . Ec.

Witness my hand and seal of office this

13th

day of July

1987.

James R. Price  
Recorder

48445 17



**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY PENNSYLVANIA**  
*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

**I hereby certify that the following is a true and correct  
copy of the original document  
recorded in Montgomery County, PA**



*Jeanne Sorg*  
\_\_\_\_\_  
Jeanne Sorg, Recorder of Deeds



001207

JUN-22-72 01305 DEEDS 001207 --- A

700

Fee Simple Deed No. 131-S

Printed for and Sold by John C. Clark Co., 1320 Walnut St., Phila.

**This Indenture** Made the 12<sup>th</sup> day of June in the year of our Lord one thousand nine hundred and seventy-two... (19 72).

**Between** HARRY BLOFSTEIN of the Township of Springfield, County of Montgomery and State of Pennsylvania, and ROSE S. BLOFSTEIN, his wife,

(hereinafter called the Grantor S), of the one part, and  
WYNDMOOR HOSE COMPANY NO. 1, a non-profit Penna. corp.,  
of the County and State aforesaid,

(hereinafter called the Grantee ), of the other part,

**Witnesseth** That the said Grantor S for and in consideration of the sum of

FIFTY THOUSAND DOLLARS (\$50,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, 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 Grantee, its successors and assigns,

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

**BEGINNING** at a point in the original center line of Willow Grove Avenue (thirty-three feet wide), said point being at a distance of one hundred eighty-three and five-tenths feet Southwest of a point at the intersection of the said center line of Willow Grove Avenue with the Southwest side of Southampton Avenue (thirty-three feet wide produced); thence along the said center line of Willow Grove Avenue South forty-two degrees twenty-three minutes West one hundred three and fourteen one-hundredths feet to a point a corner of land now or late of S. D. Franklin and J. D. Leaming; thence along the same North forty-eight degrees seven minutes West two hundred feet to a point in line of land of now or late American Telephone and Telegraph Company; thence along the same North forty-two degrees twenty-three minutes East eighty-six and sixty-four one-hundredths feet to a point in line of land now or late of F. M. Ramsey, Jr.; thence along the same the two following courses and distances to wit: South forty-eight degrees seven minutes East five and five-tenths feet to a point a corner and North forty-two degrees twenty-three minutes East sixteen and five-tenths feet to a point a corner of land now or late of the estate of John Burton, deceased, of which this was a part; thence along the same South forty-eight degrees seven minutes East one hundred ninety-four and five-tenths feet to the point and place of beginning.

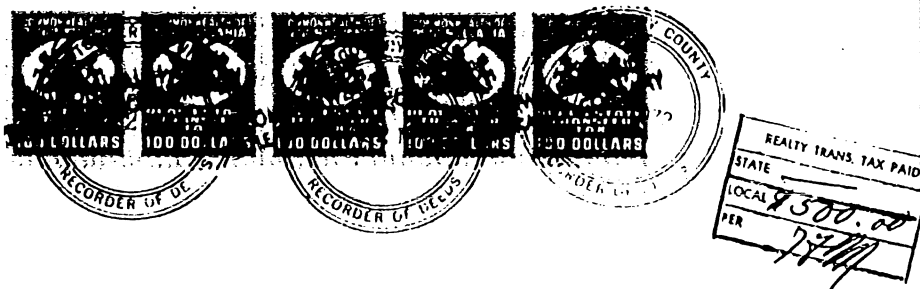
BCG:3763 FC 1

BEING the same premises which Alfred Burton and Edith H. Burton, his wife, James H. Finley and Alice Finley, his wife, and Frank M. Ramsey and Elizabeth B. Ramsey, his wife, by Deed dated August 30, 1949, and recorded in the Office for the Recording of Deeds in and for Montgomery County, in Deed Book 2026, page 9, conveyed unto Harry Blofstein and Rose S. Blofstein, his wife, in fee, as tenants by entireties.

UNDER AND SUBJECT to building restrictions as appear of record.

AND further, UNDER AND SUBJECT to the following restrictive covenant as follows:

The above mentioned lot or piece of ground, and any building thereafter erected thereon, shall not be used for the sale of drugs, prescriptive medicines or medicines of any nature whatsoever, and the above mentioned covenant shall remain in full force and effect for a period of fifteen years from the date of the within Deed, and said restrictive covenant shall be set forth in any Deed from the within Grantee to any subsequent grantees during the term of the aforesaid restrictive covenant.



BOOK 3763 PG 2

**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 them,

the said Grantors, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot of ground above described, 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.

**UNDER AND SUBJECT** as aforesaid.

**And** the said Grantors, for themselves and their

heirs, executors and administrators do covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that they, the said Grantors and their heirs, 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 Grantors and their

heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them, or any of them, shall and will **SUBJECT** as aforesaid, **WARRANT** and forever **DEFEND**.

**In Witness Whereof**, the parties of the first part have hereunto set their hand and seal. Dated the day and year first above written.

Signed and Delivered  
IN THE PRESENCE OF US:

*[Signature]*

The State stamps affixed represents full consideration  
of the facts and circumstances

*[Signature]* (SEAL)  
Harry Blofstein

*[Signature]* (SEAL)  
Rose S. Blofstein

BOOK 3763 PG

3

Commonwealth of Pennsylvania  
County of Montgomery

On this, the 12<sup>th</sup> day of June, 1972, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared

HARRY BLOFSTEIN and ROSE S. BLOFSTEIN, his wife,

known to me (satisfactorily proven) to be the person or persons whose name or names (are) subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

NOTARY PUBLIC  
AMBLER, MONTG. CO., PA.  
MY COMMISSION EXPIRES MARCH 4, 1978

Notary Public

COMMONWEALTH LAND  
TITLE INSURANCE COMPANY  
C 402-3827

**DEED**

HARRY BLOFSTEIN and ROSE S.

BLOFSTEIN, his wife,

T O

WYNDMOOR ROSE COMPANY NO. 1,  
non-profit Penna. corp.

PREMISES:

Willow Grove Avenue  
Springfield Township  
Montgomery County  
Pennsylvania

John C. Galt Co., Phila.

THOMAS J. TIMONEY

TIMONEY, KNOX, AVRIGIAN & HASS  
12 E. BUTLER AVENUE  
AMBLER, PENNA. 19002

Montgomery County S. S.

Recorded in the Office for Recording of Deeds & c.

In and for said county in ..... Deed ..... book

No. .... 3763 Page .... 1 ..... & c.

Witness my hand and seal of office this ..... 22nd ..... day of ..... June ..... 19 72

*William J. Raskopf*

Recorder

TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY, PENNA.

1 - REGISTERED  
DATE 6/15/72 NO. 15465

*John C. Galt*  
Township Engineer

The address of the above-named Grantee is  
Willow Grove & Green Sts.  
WYNDMOOR, PENNA. 19118  
On behalf of the Grantee

BOOK 3763 PG 4

**RECORDER OF DEEDS**  
MONTGOMERY COUNTY PENNSYLVANIA  
*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

**I hereby certify that the following is a true and correct  
copy of the original document  
recorded in Montgomery County, PA**



*Jeanne Sorg*  
\_\_\_\_\_  
Jeanne Sorg, Recorder of Deeds



016200

LA-17200

Prepared By and:

American Towers, Inc.  
 C/o American Tower Corporation  
 116 Huntington Avenue, 10<sup>th</sup> floor  
 Boston, MA 02116  
 Attn: Mary Bramley, Esq.

Transfer Tax Due: \$ \_\_\_\_\_

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

PENNSYLVANIA  
 DEED

Site Name: Wyndmoor PA  
 Site Number: 88273

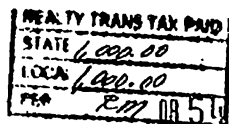
THIS INDENTURE is made this 1st day of July, 2002, between American Towers, Inc., a Delaware corporation ("Grantor"), and Wyndmoor Hose Company, No. #1, having as its address 1043 East Willow Grove Avenue, Wyndmoor, PA 19038 (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context permits or requires).

## WITNESSETH:

GRANTOR, for and in consideration of the sum of *One Hundred Thousand (\$100,000.-)* and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency whereof are hereby acknowledged, has granted and conveyed without warranty (express or implied) and by these presents does hereby grant and convey without warranty (express or implied) unto Grantee all of Grantor's right, title and interest in and to:

ALL THE TRACT(S) OR PARCEL(S) OF LAND being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD said Property unto Grantee, so that neither Grantor nor any entity or entities claiming under Grantor shall at any time, by any means or ways, have, claim, or demand any right, title, or interest in or to the Property or its appurtenances, or any rights thereof;



17PG2252

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
 52-00-16030-00-1 SPRINGFIELD  
 SOUTHAMPTON AVE  
 AMERICAN TOWERS INC  
 B 035 U 025 L 3320 DATE: 07/30/02

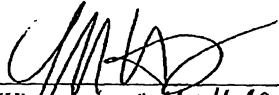
5100 jmj

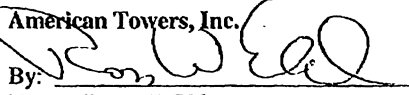
02 JUL 30 PM 12:12



IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

GRANTOR:

  
Witness: MARY H. BRAMLEY

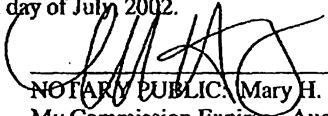
American Towers, Inc.  
By:   
Name: Ross W. Elder  
Title: Senior Vice President/ Development

COMMONWEALTH OF MASSACHUSETTS

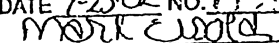
COUNTY OF SUFFOLK

Before me, Mary H. Bramley, of the State and County aforesaid, personally appeared Ross W. Elder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President/ Development, American Towers, Inc., a Delaware corporation; and that he, on behalf of said entity executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 1st day of July 2002.

  
NOTARY PUBLIC: Mary H. Bramley  
My Commission Expires: August 13, 2004

(NOTARY SEAL)

TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY, PA  
- REGISTERED -  
DATE 7-25-02 NO. 112567  
  
TOWNSHIP ENGINEER

035417PG2253

#16200	
SPRINGFIELD TWP	1000.00
STATE STAMP	1000.00
TOTAL	2000.00
CHECK	1000.00
CHECK	1000.00
ITEM 2	
07-30-02 TUE #1	CASH-11 0493 12:50TH



**Exhibit "A"**  
**Property Description**  
**Site Name: Wyndmoor, PA**  
**Site Number: 88273**

ALL THAT CEDRTAIN LOT or pieced of ground situate in the Township of Springfield, County of Montgomery AND State of Pennsylvania, bounded and described according to a plan made by C. Raymond Weir, Registered Engineer on April 5, 1947, as follows, to wit:

BEGINNING at a stone a corner set on the Southwest side of Southampton Avenue (33 feet wide) a corner of land now or formerly owned by F. N. Ramsey, Jr.; said point being at a distance of 320.88 feet Northwest of a point at the intersection of the said side of Southampton Avenue with, the Northwest side of Willow Grove Avenue, as now widened to 41 feet, said side of Willow Grove Avenue being 24.5 feet northwest of the original center line of Willow Grove Avenue (as originally laid out 33 feet wide); thence along land nor or formerly owned by f. N. Ramsey, Jr., the tow following courses and distances to wit: South 42 degrees 23 minutes West 200 feet to an iron pipe a corner and South 48 degrees 07 minutes East 145.38 feet to an iron pipe a corner of land now or formerly owned by the Estate of Alfred and John Burton, Dec'd of which this was a part; thence along land of the Estate of Alfred and John Burton, Dec'd. and land allegedly conveyed to Stephen D. Franklin and Joseph D. Leaming, and land now or formerly owned by Edith Burton and Earl Stoner, South 42 degrees 23 minutes West 411.64 feet to an iron pipe, a corner in line of land now or, late of Henry C. Woltemate; thence along the same North 48 degrees 07 minutes West 160.38 feet to an iron pipe a corner of land of the aforesaid Estate of Alfred and John Burton, Dec'd; thence along the same North 42 degrees 23 minutes East 611.64 feet to an iron pipe set on the aforesaid Southwest side of Southampton Avenue; thence along the same South 48 degrees 07 minutes East 15 feet to the Point and place of beginning.

Containing 1.584 acres, be the same more or less.

Together with that certain reservation of exclusive, perpetual easement and right-of-way for the purpose of installing, operating, maintaining, repairing, removing and replacing underground telecommunications cables and conduits, as contained in Deed dated January 14, 2000 from AT&T Corp., a New York corporation to American Towers, Inc., a Delaware corporation, recorded September 11, 2000, Township of Springfield, Montgomery County, PA.

Being the same parcel of land conveyed to American Towers, Inc. from AT&T Corp., by Quitclaim Deed dated January 14, 2000 and recorded September 11, 2000, Township of Springfield, Montgomery County, PA.



*Margaret Beckenbach* 5417PG2254



**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY PENNSYLVANIA**  
*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

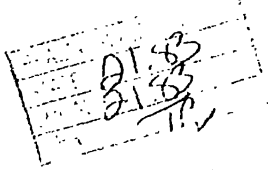
**I hereby certify that the following is a true and correct  
copy of the original document  
recorded in Montgomery County, PA**



*Jeanne Sorg*  
\_\_\_\_\_  
Jeanne Sorg, Recorder of Deeds



015694



STATE  
AFFIDAVIT  
FILED

SA-1169  
SPRINGFIELD ABSTRACT, INC.  
1415 Rear Bethlehem Pike  
Flourtown, PA 19031  
215-836-1000

Handwritten notes: 1700, 800, 200, 100, 1.50

**DEED**

**THIS DEED**, made this 30<sup>th</sup> day of April, 2003, between **EDWARD G. END**, Trustee under the Agreement of Trust dated January 3, 1995, of 2724 Stanbridge Street, Norristown, Pennsylvania 19401, and **THOMAS J. CARNEY, JR.**, of 108 Beaumont Place, Gwynedd Valley, Pennsylvania 19437 (hereinafter referred to as the "Grantors"),

AND

**WYNDMOOR HOSE CO. NO. 1**, a corporation having a mailing address at 1043 Willow Grove Avenue, Wyndmoor, Pennsylvania 19038 (hereinafter referred to as the "Grantee").

WITNESSETH, that in consideration of One Dollar (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Springfield, County of Montgomery and State of Pennsylvania, and described according to a certain Plan thereof made by C. Raymond Weir, Registered Surveyor, Ambler;

BEGINNING at a point in the original middle line of Willow Grove (33 feet wide) the original middle line being at the distance of 24.5 feet Southeastwardly from the Northwesternly side of Willow Grove Avenue as now laid out 41 feet wide, the said beginning point being at the distance of 286.64 feet, measured South 42 degrees 23 minutes West along the said original middle line of Willow Grove Avenue from its intersection with the Southwesterly side of Southampton Avenue (33 feet wide) produced; thence extending from said beginning point South 42 degrees 23 minutes West along the said original middle line of Willow Grove Avenue 125 feet to a point; thence extending North 48 degrees 7 minutes West along land now or late of Edith Burton and crossing an iron pipe on the said Northwesternly side of Willow Grove Avenue, as laid out 41 feet wide, 200 feet to an iron pipe in line of land now or late of the Estate of Alfred Burton; thence extending North 42 degrees 23 minutes East along said land now or late of the Estate of Alfred Burton and land now or late of the Estate of John Burton, 125 feet to an iron pipe; thence extending South 48 degrees 7 minutes East still along said land now or late of the Estate of John Burton and crossing an iron pipe on the said Northwesternly side of

015694 1923 1

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
52-00-18451-00-1 SPRINGFIELD  
1007 E WILLOW GROVE AVE  
END EDWARD G & CARNEY THOMAS J JR  
B 035 U 023 L 2203 DATE: 07/25/03

Handwritten: 5.00



03 JUL 23 AM 8:59

Willow Grove Avenue as laid out 41 feet wide, 200 feet to the first mentioned point and place of beginning.

**EXCEPTING AND RESERVING THEREFROM AND THEREOUT:**

ALL THAT CERTAIN tract or piece of land together with improvements and buildings thereon erected, Situate in the Village of Wyndmoor, Springfield Township, Montgomery County, Pennsylvania, more particularly described as in accordance with a survey and plan prepared by George Gieseke, Civil Engineer, dated March 16, 1961, as follows, to wit:

BEGINNING at a point in the Northwesternly line of Willow Grove Avenue (41 feet wide) at the distance of 286.64 feet measured South 42 degrees 23 minutes West along the said Northwesternly line of Willow Grove Avenue from its intersection with the Southwesterly line of Southhampton Avenue (33 feet wide); thence (1) extending along the same South 42 degrees 23 minutes West the distance of 125.0 feet to a point; thence (2) extending North 48 degrees and 07 minutes West along the line of lands now or late of Edith Burton 76.68 feet to a point; thence (3) extending North 41 degrees 51 minutes 45 seconds East 125.0 feet to a point; thence (4) extending South 48 degrees 07 minutes East 77.82 feet along the line of lands now or late of the Estate of John Burton to the first mentioned point of beginning.

TOGETHER with the free and common use, right, liberty and privilege or a certain 15 feet wide passage from Willow Grove Avenue and also together with all the other rights as reserved and fully set forth in the deed from M. Jennings and Sons to Humble Oil and Refining Company, dated May 31, 1961, and recorded in the Recorder of Deeds Office in and for the County of Montgomery, in Deed Book 3177, page 37, &c.

UNDER AND SUBJECT TO the following acknowledgment, in accordance with, inter alia, 35 P.S. § 6020.512(b), of the presence of hazardous substances:

In 1991, three 20,000-gallon and three 10,000-gallon underground storage tanks were removed from the property, revealing leakage and soil contamination. Approximately 794 tons of contaminated soil were excavated and removed from the property. Pa. DEP required groundwater monitoring which revealed the presence of petroleum hydrocarbons and benzene in a monitoring well on the premises.

78455519212



UNDER AND SUBJECT TO matters of record to the extent valid and enforceable.

AND THE GRANTEE, by its acceptance of this Deed, covenants and agrees that Grantee, and all successors in title to Grantee, (1) will not sue, or file or assert any claim of any kind against, Grantors related, directly or indirectly, to the conditions of said land, specifically including its environmental condition and (2) will indemnify Grantors, their heirs, successors and assigns from any such claims by third parties. The covenants set forth in this paragraph shall be covenants running with the land and shall be binding upon and enforceable against Grantee and all subsequent owners of the premises described herein.

BEING THE SAME PREMISES which Merrill A. Bucher, Sheriff of the County of Montgomery, by Deed dated October 30, 1967 and recorded in Deed Book 3490, Page 46, Montgomery County records, granted and conveyed unto Edward G. End and Thomas J. Carney, Jr.; and BEING THE SAME PREMISES which was subsequently conveyed by Edward G. End and Thomas J. Carney, Jr., co-partners, trading as Springfield Oil Company, by Deed dated January 17, 1997 and recorded in Deed Book 5177, Page 801, Montgomery County records, granted and conveyed unto Edward G. End, Trustee under the Agreement of Trust dated January 3, 1995 and Thomas J. Carney, Jr.

MONTGOMERY COUNTY PARCEL #51-00-18451-001

SEALED AND DELIVERED

In the presence of

Witness

Witness

Witness

EDWARD G. END

Trustee under the Agreement of Trust  
dated January 3, 1995

THOMAS J. CARNEY, JR.

WYNDMOOR HOSE CO. NO. 1

By: (SEAL)

President FINANCIAL SECRETARY

(AS ACKNOWLEDGMENT ONLY)  
AS GRANTEE

2003 FEB 19 25



:

:

SS.

:

Notary Public

Notarial Seal  
Jennifer H. Barker, Notary Public  
Springfield Twp., Montgomery County  
My Commission Expires Feb. 23, 2006

DATE 7-3-03 BY

TOWNSHIP ENGINEER

CASH-11 4656 10:25PM

19636P31926



COMMONWEALTH OF PENNSYLVANIA

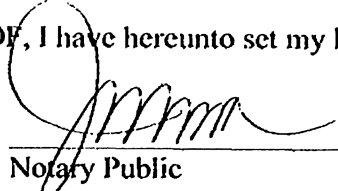
COUNTY OF

*Montgomery*

SS.

On this *5<sup>th</sup>* day of *April*, 200*2*, before me, a Notary Public, the undersigned officer, personally appeared EDWARD G. END, Trustee under the Agreement of Trust dated January 3, 1995, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, being authorized to do so.

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

  
Notary Public

Notarial Seal  
Jennifer H. Barker, Notary Public  
Springfield Twp., Montgomery County  
My Commission Expires Feb. 23, 2006

2006-06-06 19:27



COMMONWEALTH OF PENNSYLVANIA

COUNTY OF

Montgomery

SS.

On this 16<sup>th</sup> day of May, 2003, before me, a Notary Public, the undersigned officer, personally appeared JAMES HARRY, who acknowledged himself/herself to be the FINANCIAL SECRETARY of WYNDMOOR HOSE CO. NO. 1, a private association, and that (s)he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said association by himself/herself as such officer.

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

Notary Public

Notarial Seal  
Jennifer H. Barker, Notary Public  
Springfield Twp., Montgomery County  
My Commission Expires Feb. 23, 2006

I HEREBY CERTIFY that the precise address of the Grantee herein is:

1043 Willow Grove Avenue  
Wyndmoor, PA 19038

(for Grantee)

PREPARED BY:  
Susan P. LeGros, Esq.  
STEVENS & LEE  
One Glenhardie Corporate Center  
1275 Drummers Lane, Suite 202  
P.O. Box 236  
Wayne, PA 19087

RECORD AND RETURN TO:

06161920



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	2183
Book Number	2166
Page Number	1633
Date Recorded	7-29-03

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

## A CORRESPONDENT - All inquiries may be directed to the following person:

Name Springfield Abstract, Inc.	Telephone Number Area Code ( ) 215-836-1000 Fax: 215-
Street Address 1415 Bethlehem Pike	City Flourtown
State PA	Zip Code 19031

## B TRANSFER DATA

Grantor(s)/Lessor(s) Thomas J. Carney, Jr. and Edward G. End, Trustee Under	Date of Acceptance of Document May 16, 2003
Grantee(s)/Lessee(s) Wyndmoor Hose Company, #1	
Street Address 1275 Drummers Lane	Street Address 1023 E. Willow Grove Avenue
City Wayne	City Wyndmoor
State PA	State PA
Zip Code 19087	Zip Code 19038

## C PROPERTY LOCATION

Street Address 1007 Willow Grove Avenue	City, Township, Borough Springfield township
County Montgomery	School District Tax Parcel Number 52-00-1845-10-01

## D VALUATION DATA

1. Actual Cash Consideration 1.00	2. Other Consideration +	3. Total Consideration = 1.00
4. County Assessed Value 1,850.00	5. Common Level Ratio Factor x 1.18	6. Fair Market Value = 2,183.00

## E EXEMPTION DATA

1a. Amount of Exemption Claimed 0	1b. Percentage of Interest Conveyed 100%
--------------------------------------	---

## 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) \_\_\_\_\_ (Estate of Decedent) \_\_\_\_\_
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement)
- ☐ Transfers to the Commonwealth, the United States 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. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

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 Springfield Abstract, Inc., By: _____	Date May 16, 2003
--	----------------------



## Chapter 114. Zoning

### Article VII. C Residence District

#### § 114-71. Permitted uses.

[Amended 10-8-1975 by Ord. No. 646; 7-14-1976 by Ord. No. 655; 7-8-1992 by Ord. No. 786; 11-10-1993 by Ord. No. 798]

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 the B Residence District.
- B. Two-family detached dwelling.
- C. Single-family and two-family semidetached dwelling.
- D. Multiple dwelling, when authorized as a special exception; provided, however, that the following requirements must be met:
  - (1) A lot area of not less than 5,000 square feet per family shall be provided.
  - (2) The building shall not exceed:
    - (a) Forty percent of the lot area for one-story buildings.
    - (b) Twenty-five percent of the lot area for two-story buildings.
    - (c) Seventeen percent of the lot area for three-story buildings.
    - (d) Twelve and one-half percent of the lot area for four-story buildings.
    - (e) Ten percent of the lot area for buildings of five stories.
  - (3) Buffers shall be provided along property boundaries, buffers or street trees shall be provided along all streets and all parking areas shall be landscaped in accordance with the requirements of § 95-111 of Chapter 95, Subdivision of Land. Existing landscape material may be used to meet these requirements.
- E. A minor garage, when authorized as a special exception, provided that a minor garage must be built at least 100 feet away from any street.

## Chapter 114. Zoning

### Article VIII. D Residence District

#### § 114-81. Permitted uses.

[Amended 5-12-1976 by Ord. No. 653; 11-10-1993 by Ord. No. 798]

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 the C Residence District.
- B. Townhouses which meet the special requirements of § 114-88.

## Chapter 114. Zoning

### Article IX. B1 Business District

#### § 114-91. Permitted uses.

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.<sup>[1]</sup>

- A. Any use permitted in the D Residence District.
- B. Store, office, studio, club or fraternal institution, barber- or hairdressing or other personal service shop or beauty parlor, bank, financial institution, telegraph office or public utility business office.  
[Amended 4-9-1980 by Ord. No. 694]
- C. Minor garage, motor vehicle parking lot.
- D. Restaurant, tearoom, rooming house, boardinghouse, animal hospital, commercial greenhouse, florist shop, undertaking and embalming establishment, cemetery.
- E. Hotel and group home, when authorized as a special exception.  
[Amended 11-10-2010 by Ord. No. 905]
- F. Bakery, confectionery or custom shop for the production of articles to be sold at retail on the premises and employing not more than five persons.
- G. Hand laundry, tailoring, dressmaking or shoe repair shop, employing not more than five persons.
- H. Theater, when authorized as a special exception.
- I. New motor vehicle sales and service dealership, including used motor vehicle sales when the vehicle is acquired in trade at that dealership, provided that all vehicle repair or service work and vehicle parts storage takes place within an enclosed building or buildings and no vehicle dismantling, salvage or wrecking is performed.  
[Added 9-13-1995 by Ord. No. 810<sup>[2]</sup>]
- J. Used motor vehicle sales, when authorized as a special exception, provided that all vehicle repair or service work and vehicle parts storage take place within an enclosed building or buildings and no vehicle dismantling, salvage, or wrecking shall be permitted.  
[Added 9-13-1995 by Ord. No. 810]
- K. Accessory use on the same lot with and customarily incidental to any of the above permitted uses.
- L. Any use of the same general character as any of the uses hereinbefore specifically permitted, when authorized as a special exception.

[1] *Editor's Note: Ord. No. 517, adopted 12-9-1964, deleted "motor vehicle sales agency, public garage or gasoline station, when authorized as a special exception" as permitted uses.*

[2] *Editor's Note: This ordinance also provided for the relettering of former Subsections I and J as K and L.*

FOOTNOTES:  
 (1) EX. EASEMENT WITHIN 1005 WILLOW GROVE AVENUE TO BE REMOVED