



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

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James M. Lee
President

Susanna O. Ratsavong
Vice President

Peter D. Wilson
Jonathan C. Cobb
Brendan May
Elizabeth McNamara
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Secretary-Manager

James J. Garrity
Solicitor

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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, January 26, 2026, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #26-01: This is the application of **5 Star Venture 1, LP**, owner of the property located at 900/1000 E. Mermaid Lane, Wyndmoor, PA 19038, and known as Parcel #5200-1152-4007 and Parcel #5200-1152-1253. The applicant proposes to renovate the vacant warehouse to the rear of the site for use as what is labeled by the applicant as a Clubhouses. The building will be divided into a maximum of five separate spaces. The proposed Clubhouses would be used for the storage of collectable items, such as personal car collections or other valuables. The front building on the site would remain in use as an indoor pickleball facility. The applicant also seeks approval to operate the two uses with 33 on-site parking stalls. He has requested a variance from Section 114-12. C.1 (Use) and Section 114-134, (Onsite Parking). The property is zoned within 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-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

Springfield Township
Montgomery County
Received

DEC 24 ENT'D

Community Development
Department

NO. 26-01

DATE: 12/23/25

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We 5 Star Venture 1 LP

(Name of Applicant)

Of (Address) 7805 Ardmore Avenue, Wyndmoor, PA 19038

(Telephone No.) c/o Julie Bernstein, Esq., 610.941.2458

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 XIIC, Section 12,
Subsection C1, of the Springfield Township Zoning Code.

 X Other (please specify) to the extent required, a variance from Article XIII,
Section 114-134.A.(12) (off-street parking requirements)

The property concerned is located at 900-1000 E. Mermaid Lane, Wyndmoor, PA
19038 (Tax Parcel Nos. 52-00-11524-00-7 and 52-00-11521-25-3)

Petitioner's Interest in the property is record owner

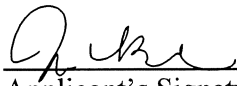
Present use of property pickleball facility and unoccupied/vacant warehouse

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.

See addendum.

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 # 26-01
CHECK # 27475
\$1200.00



Attorney for Applicant's Signature

Same as applicant

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

**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.

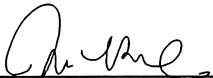
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall 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.

Julie Bernstein, Esq., Attorney for Applicant

Printed Name of Applicant

 12/23/25

Applicant's Signature and Date

Kaplin Stewart Meloff Reiter & Stein, PC

Attorneys for Applicant

By: Craig R. Lewis, Esquire

Julie Bernstein, Esquire

Union Meeting Corporate Center

910 Harvest Drive

Post Office Box 3037

Blue Bell, PA 19422

(610) 941-2584

rlewis@kaplaw.com, jbernstein@kaplaw.com

**BEFORE THE ZONING HEARING BOARD OF
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

In the Matter of:

5 Star Venture 1 LP

Tax Parcel Nos. 52-00-11524-00-7 and 52-00-11521-25-3

ADDENDUM TO VARIANCE APPLICATION OF 5 STAR VENTURE 1 LP

Applicant, 5 Star Venture 1 LP (“**5 Star**”), by and through its attorneys Kaplin Stewart Meloff Reiter & Stein, hereby files this addendum to its Application to the Zoning Hearing Board of Springfield Township (“**Board**”) for variance relief from the Springfield Township Zoning Ordinance (“**Zoning Ordinance**”), and in support thereof, avers as follows:

1. **Applicant/Owner.** The Applicant, 5 Star owns the property that is subject of this application. A copy of the deed for Tax Parcel Nos. 52-00-11524-00-7 and 52-00-11521-25-3 is attached hereto as **Exhibit A.**

2. **Description of the Property.** 5 Star is the owner of two adjoining improved lots located at 900 – 1000 E. Mermaid Lane, Wyndmoor, PA 19038 (“**Property**”) as depicted on the Record Plan prepared by Landcore, Inc., dated 02/28/23, last revised on May 28, 2024, a copy of which is attached hereto as **Exhibit “B”.** The two lots that comprise the Property are more specifically identified as Tax Map Parcel Number 52-00-11524-00-7 (“**Premises A**”) and Tax Map

Parcel Number 52-00-11521-25-3 (“**Premises B**”). The Property is located on the eastern side of Mermaid Lane, south of Queen Street and north of Mermaid Park. Collectively, Premises A and Premises B consist of approximately 3.58 (+/-) acres. Premises A is landlocked but has access to Mermaid Lane through Premises B and via an access easement over the adjoining property.

Premises A is currently improved with a 13,258 s.f. vacant warehouse facility (“**Vacant Warehouse**”) and associated parking. Premises B currently is improved with a 17,305 s.f. recreational pickleball facility known as the Opus Pickleball Club (“**Pickleball Facility**”) and associated parking. Illustrative photographs of the renovated Pickleball Facility are attached hereto as **Exhibit “C”**.

3. **Zoning**. The Property is located in the LI--Limited Industrial Zoning District (“**LI District**”) of Springfield Township (“**Township**”) and is bounded by the Institutional Zoning District to the southwest and the D-Residence Zoning District to the northwest.

On June 24, 2024, the Springfield Township Zoning Hearing Board unanimously approved 5 Star’s application for a use variance to permit the Pickleball Facility (which was a vacant warehouse at the time). A copy of the letter notice of this Board’s decision is attached hereto as **Exhibit “D”**.

4. **Proposed Use**. Now that the renovations for the Pickleball Facility are complete, 5 Star intends to proceed with the second phase of its redevelopment of the Property by renovating the Vacant Warehouse on Premises A (“**Project**”). The Project includes significant exterior renovations to the Vacant Warehouse to improve its appearance as well interior modifications to divide the interior space to allow for its use as multiple clubhouses (maximum of five). Specifically, these clubhouses would be used to store luxury and/or collectable items, such as a personal car collection. These clubhouses would not be generally open to the public and would be

for private use only to store, maintain, and enjoy luxury items/collectables (“**Proposed Use**”). Illustrative renderings of this Proposed Use are attached hereto as **Exhibit “E”**.

5. **Relief Requested.** Use of Property in the LI-District is governed by Article XIIC of the Zoning Ordinance and specifically Section 114-12C1. Section 114-12C1 permits a property in the LI-District to be used for a wide variety of office, administrative and/or industrial uses. Section 114-12C2 of the Zoning Ordinance also sets forth numerous uses that are specifically prohibited in the LI-District. The Proposed Use is not an enumerated permitted use in the LI-District. However, the Proposed Use is also not a specifically prohibited use in the LI-District. Therefore, 5 Star hereby requests a variance from Section 114-12C1 to permit the Proposed Use in the LI District.

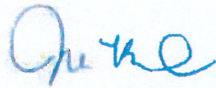
Off-street parking is generally regulated by Section 114-134 of the Zoning Ordinance. The Zoning Ordinance does not provide a specific requirement for off-street parking for this type of clubhouse/self-storage use. However, the requirement applicable to a warehouse (which is also primarily used for storage) is 1 parking space for each 400 square feet of the total floor area. The existing layout of the Property provides for 33 parking spaces (as required for a warehouse) on Premises A directly adjacent to the Vacant Warehouse. This parking would be more than adequate for the five private self-storage clubhouses comprising the Proposed Use. However, out of an abundance of caution, 5 Star also requests, to the extent the Zoning Hearing Board deems necessary, a variance from Section 114-134 to permit the existing 33 parking spaces to serve the Proposed Use.

6. **Standards and Criteria.** As will be demonstrated by testimony and exhibits at the hearing in this matter, the Property is uniquely situated and until receiving zoning relief for the Pickleball Facility, had lain entirely vacant for a substantial period of time. The second warehouse

on the Property, which is set back from and not visible from the road, has continued to remain vacant. Due to the unique features of the Property, strict application of the Zoning Ordinance would impose an unnecessary hardship on the Property. As a result of such hardship, the Property cannot be reasonably developed in strict conformity with the Zoning Ordinance. Applicant's requested variances from the Zoning Ordinance will not detract from the appropriate use and enjoyment of adjacent properties, nor cause injury to the public health, safety and/or welfare.

WHEREFORE, Applicant, 5 Star Venture 1 LP respectfully requests that the Board grant the requested relief to permit the Proposed Use of the Property.

Kaplin Stewart Meloff Reiter & Stein



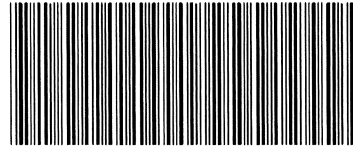
By: Craig Robert Lewis, Esquire
Julie Bernstein, Esquire
Attorneys for Applicant



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 6279 PG 01349 to 01355
INSTRUMENT # : 2022048691
RECORDED DATE: 04/29/2022 05:14:24 AM



6099689-00210

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 7

Document Type: Deed
Document Date: 04/11/2022
Reference Info:

Transaction #: 6572289 - 1 Doc(s)
Document Page Count: 6
Operator Id: JSorg

RETURN TO: (Simplifile)
First American Title Insurance Company - NCS
Philadelphia
Two Liberty Place, Suite 2600 50 S. 16th Street
Philadelphia, PA 19102
(215) 606-3627

PAID BY:
FIRST AMERICAN TITLE INSURANCE COMPANY - NCS
PHILADELPHIA

*** PROPERTY DATA:**

Parcel ID #: 52-00-11524-00-7
Address: 1000 MERMAID LN

52-00-11521-25-3
900 MERMAID LN

Municipality: PA
Springfield Township (100%)
School District: Springfield

PA
Springfield Township (0%)
Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$900,000.00
TAXABLE AMOUNT: \$900,000.00

FEES / TAXES:

Recording Fee: Deed	\$86.75
Additional Pages Fee	\$4.00
Additional Parcels Fee	\$15.00
Affordable Housing Pages	\$4.00
Affordable Housing Parcels	\$0.50
State RTT	\$9,000.00
Springfield Township RTT	\$4,500.00
Springfield School District RTT	\$4,500.00

Total: \$18,110.25

DEED BK 6279 PG 01349 to 01355
Recorded Date: 04/29/2022 05:14:24 AM

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**

Prepared By:

First American Title Insurance Company
National Commercial Services
Two Liberty Place, 50 South 16th St., Suite 2600
Philadelphia, PA 19102

Return To:

First American Title Insurance Company
National Commercial Services
Two Liberty Place, 50 South 16th St., Suite 2600
Philadelphia, PA 19102

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-11524-00-7 SPRINGFIELD TOWNSHIP
1000 MERMAID LN

FORD ROSEMARY C INTERVIVOS QTIP TRUST \$15.00
B 031 L U 017 3345 04/27/2022 HW

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-11521-25-3 SPRINGFIELD TOWNSHIP
900 MERMAID LN

FORD ROSEMARY C INTERVIVOS QTIP TRUST \$15.00
B 031 L U 020 3325 04/27/2022 HW

PARCEL NOS. 52-00-11524-00-7 (Premises A) and 52-00-11521-25-3 (Premises B)

NCS-951185-PHIL

This Indenture made the 11th day of April, 2022.

Between

Eric B. Smith, Successor Trustee of the Rosemary Ford Intervivos QTIP Trust dated January 18, 2007, filed in Court of Common Pleas of Montgomery County, Orphans Court Division, No. 2014-X2918, pursuant to an Order of the Court dated June 13, 2019

(hereinafter called the Grantor), of the one part,

and

5 Star Venture 1 LP, a Pennsylvania limited partnership

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

Witnesseth, that the said Grantor for and in consideration of the sum of Nine Hundred Thousand and 00/100 Dollars (\$900,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at 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:

PREMISES A:

ALL THAT CERTAIN tract, piece or parcel of land with the buildings and improvements thereon erected, situate at Wyndmoor, Springfield Township, Montgomery County, Pennsylvania, as more particularly described according to a Survey and Plan thereof made November 13, 1939, by Barton and Martin, Engineers, Architects Building, Philadelphia, as follows:

BEGINNING at a point a stake in the line of lands now or late of the Metallurgical Laboratories, Inc., of which these premises were a part and land of the United States Department of Agriculture measured

South Forty-four degrees Thirty minutes Thirty seconds East Four Hundred Forty-two and Three One-hundredths feet from a point in the middle line of Mermaid Lane (Fifty feet wide) which last mentioned point is measured South Forty-five degrees Fifteen minutes West Seven Hundred Sixty-one and Sixty-one One-hundredths feet from the middle line of Queen Street (Forty feet wide); thence extending North Forty-five degrees Fifteen minutes East along other land now or late of Metallurgical Laboratories, Inc., Three Hundred Fifty-one and Thirty-three One-hundredths feet to another point a spike on the Southwesterly side of a certain right of way of irregular width extending from land of the Pennsylvania Railroad (Fort Washington Branch) to the said Mermaid Lane; thence along the said side of the said right of way South Forty-three degrees Twenty-five minutes Thirty seconds East Eighty-two and Ninety-three One-hundredths feet to another spike; thence on an oblique line South Sixty-seven degrees Twenty-three minutes Thirty seconds East Thirty-two and Eighty-three One-hundredths feet to an iron pin, a point where the said right of way begins to narrow to the width of Fourteen and Twenty One-hundredths feet; thence South Forty-four degrees Thirty-two minutes East crossing a certain spur of railroad track and along the Southwesterly side of the said right of way as narrowed One Hundred Seven and Ninety-three One-hundredths feet to a stake in the line of land of the said Railroad Company; thence along the Northwest Right of way line of the Fort Washington Branch of the Pennsylvania Railroad on a line curving to the right with a radius of Eight Thousand Four Hundred Ninety-four and Forty-two One-hundredths feet the arc distance of Three Hundred Sixty-five and Eighty-two One-hundredths feet to a stone in line of land of the United States Department of Agriculture and thence extending along the last mentioned land North Forty-four degrees Thirty minutes Thirty seconds West Two Hundred Sixty-three and Seventeen One-hundredths feet to the first mentioned point and place of BEGINNING.

CONTAINING: 2.00 acres of land.

TOGETHER with the use, right, liberty and privilege of the said right of way as and for a passageway and driveway and of the said spur of railroad tract or riding crossing the Southeasterly corner of said premises in common with the owners, tenants and occupiers of other lands having the use thereof.

SUBJECT, however, to the payment of a proportionate part of the expense of keeping the said right of way in good order and repair and also subject to the aforesaid terms and conditions.

AND ALSO TOGETHER with the free and common use, right, liberty and privilege of all utilities now existing through, upon or under the herein granted premises and of installing, using and maintaining other utilities through, upon or under driveways or right of ways or other easements herein granted and to connect all utilities now or hereafter installed to all utilities now installed on hereinbefore described tract of land which was remaining ground of Metallurgical Laboratories, Inc., grantor in deed dated December 13, 1939 and recorded in the office of the Recorder of Deeds in Montgomery County on January 25, 1940 in Deed Book 1318 at page 66.

AND ALSO, ALL THAT CERTAIN Interior strip or piece of ground situate in Springfield Township, Montgomery County, Pennsylvania;

BEGINNING at an interior Point in line of land of Robert C. White Company and land of Metallurgical Laboratory, Inc., said point being at the distance of 294.13 feet measured along said line North 45 degrees 15 minutes East from a point in line of land of the U.S. Department of Agriculture, said last mentioned point being at the distance of 442.03 feet measured along land of U.S. Department of Agriculture South 44 degrees 30 minutes 30 seconds East from a point in the center line of Mermaid Lane (50 feet wide), said point in the center line of Mermaid Lane being at the distance of 761.61 feet measured South 45 degrees 15 minutes West from a point of intersection which the said center line of Mermaid Lane makes with the center line of Queen Street (40 feet wide); thence from the place of

beginning and through land of the Metallurgical Laboratory, Inc. North 44 degrees 45 minutes West 1.00 feet to a point; thence still through the same North 45 degrees 15 minutes East 57.22 feet to a point in the Southwesterly side of a Right of Way; thence along the said side of Right of Way South 43 degrees 25 minutes 30 seconds East 1.00 feet to a point a corner of land of Robert C. White Company and land of Metallurgical Laboratory Inc.; thence along the Northwesterly side of land Metallurgical Laboratory Inc., South 45 degrees 15 minutes West 57.20 feet to a point and place of BEGINNING.

UNDER AND SUBJECT, nevertheless, to the following matters appearing of record: a) Conditions recorded in Deed Book 1318 page 66; and b) Rights recorded in Deed Book 1253 page 380.

AND the recital of the above-mentioned conditions and rights shall not be construed as an acknowledgement of the validity thereof, an extension thereof or a renewal thereof in the event that they or any of them do not affect the premises conveyed or have expired or unenforceable by their own terms of by limitation, violation or for any other reason.

PREMISES B:

ALL THAT CERTAIN parcel or piece of ground, situate in Springfield Township, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision made for Metlab Company, by Boucher and James, Inc., Engineers, Glenside, Pennsylvania, dated May 4, 1973, as follows:

BEGINNING at a point on the Southeasterly side of Mermaid Lane (50 feet wide), said point being a corner of Parcel "A" as shown on the above mentioned Plan; thence extending from said point of beginning South 44 degrees 45 minutes East along Parcel "A" and crossing a certain easement of variable widths, 417.03 feet to a point in line of lands now or late of Robert C. White Company; thence extending along the same South 45 degrees 15 minutes West 166.76 feet to a point in line of lands now or late of the U.S. Department of Agriculture; thence extending along the same North 44 degrees 30 minutes 30 seconds West and recrossing the aforementioned easement of variable widths, 417.03 feet to a point on the Southeasterly side of Mermaid Lane; thence extending along the same North 45 degrees 15 minutes East 165.00 feet to the first mentioned point and place of BEGINNING.

BEING Parcel "B" as shown on the above mentioned Plan.

CONTAINING: 1.59 acres of land.

UNDER AND SUBJECT, nevertheless, to the following matters appearing of record: a) Rights recorded in Deed Book 1194 page 493; and b) Agreement recorded in Deed Book 1269 page 203; and c) Right of Way, Easement and Servitudes recorded in Deed Book 1318 page 66.

AND the recital of the above-mentioned rights, agreement, right of way and easements shall not be construed as an acknowledgement of the validity thereof, an extension thereof or a renewal thereof in the event that they or any of them do not affect the premises conveyed or have expired or unenforceable by their own terms of by limitation, violation or for any other reason.

AS TO PREMISES A BEING the same premises which Rosemary Ford, by Deed dated 01/18/2007 and recorded 04/10/2007 in Montgomery County at Deed Book 5642 Page 812, granted and conveyed unto George Ford, Trustee of the Rosemary Ford Intervivos QTIP Trust dated January 18, 2007, in fee.

AS TO PREMISES B BEING the same premises which Rosemary Ford, by Deed dated 01/18/2007 and recorded 04/10/2007 in Montgomery County at Deed Book 5642 Page 819, granted and conveyed unto George Ford, Trustee of the Rosemary Ford Intervivos QTIP Trust dated January 18, 2007, in fee.

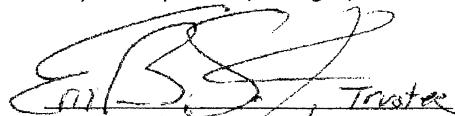
AND THE SAID George Ford, has been removed as trustee by Order of the Court of Common Pleas of Montgomery County, Orphans Court Division, No. 2014-X2918, in re: Rosemary Ford Intervivos Trust dated 01/18/2007 (the "Trust"), entered on 06/13/2019, (the "Order") wherein Eric B. Smith, Esq., was appointed successor Trustee of the Trust.

AND THE SAID Order provides at paragraph 18, at page 4, of the said Order, the following: "Therefore, this Court, exercising its discretion pursuant to 20 Pa.C.S.A. § 7764(c)(3), hereby appoints Eric B. Smith, Esquire as sole successor trustee of the Rosemary Ford QTIP Trust, with all of the authority to obtain appraisals, to repair, clean, and maintain real property, to borrow funds, and to lease or sell the real property."

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 anywise 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 Grantor, 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 described above, with hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, to and for the only proper use and behoof of the said Grantee, forever.

AND the said Grantor does by these presents covenant, grant, and agree to and with the said Grantee, (his/her) heirs, and assigns, that the said Grantor, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter, or thing whatsoever whereby the Premises hereby granted or any part thereof, is, are, shall, or may be impeached, charged, or encumbered, in title, charge, estate, or otherwise howsoever.

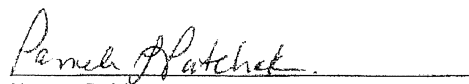

Eric B. Smith, successor Trustee of the
Rosemary Ford Intervivos QTIP Trust dated
January 18, 2007

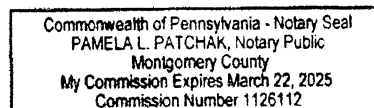
Commonwealth of Pennsylvania :

County of Montgomery: ss

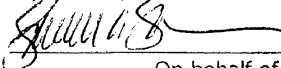
This record was acknowledged before me on April 11, 2022 by Eric B. Smith as Successor Trustee of the Rosemary Ford Intervivos QTIP Trust dated January 18, 2007 who represents that he is authorized to act on behalf of the Trust.

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


Notary Public:
My commission expires: 03-22-2025



The address of the above-named Grantee is:
7805 Ardmore Avenue
Wyndmoor, PA 19038


On behalf of the Grantee

DEED

**Eric B. Smith, Trustee of the
Rosemary Ford Intervivos QTIP
Trust dated January 18, 2007**

TO:
**5 Star Venture 1 LP, a
Pennsylvania limited
partnership**

PREMISES:

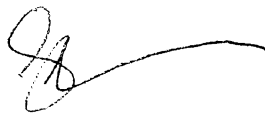
**1000 East Mermaid Lane
(Premises A), 900 East Mermaid
Lane (Premises B)
Township of Springfield
County of Montgomery, PA**

NCS-951185-PHIL

First American Title Insurance
Company National Commercial
Services
Two Liberty Place, 50 South 16th
St., Suite 2600
Philadelphia, Pennsylvania 19102

*The address of the above-named
Grantee is:*

7805 Ardmore Avenue
Wyndmoor, PA 19038



On behalf of the Grantee



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

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Treasurer / Tax Collector

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Engineer

Julie Bernstein, Esq.
Kaplin Stewart Meloff Reiter & Stein
Post Office Box 3037
910 Harvest Drive, Suite 200
Blue Bell, PA 19422

Re: Zoning Hearing Board Application #24-07 for the property located at 900 & 1000 E. Mermaid Lane, Wyndmoor, PA 19038 5-Star Venture 1, L.P. Known as Parcel #5200-1152-4007 and Parcel #5200-1152-1253.

Dear Ms. Bernstein,

This letter is sent to inform you that on Monday, June 24, 2024, the Springfield Township Zoning Hearing Board approved your request for a use variance from Section 114-12.C.1 of the Springfield Township Zoning Ordinance to allow for the front building on the site to be used as six indoor pickle ball courts. In addition, a variance has been granted from Section 114-134 to allow the proposed use to operate with 44 on-site parking stalls. The approval of this application was based on the testimony provided and the exhibits entered into the record for this application. The decision was unanimous.

If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

Mark A. Penecale
Director of Planning & Zoning

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township