



Sean P. Whalen
Direct Dial: 484-416-3207
sw@vintage-law.com

April 2, 2021

Via e-mail:

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
Attn: Meredith Keller

Re: 6625 Lincoln Drive (a/k/a 6619, 6621, 6623, 6625, 6627 Lincoln Drive)

Dear Meredith:

We represent 6625 Lincoln Drive LLC (“Owner”) – the owner of 6619, 6621, 6623, 6625, 6627 Lincoln Drive, Philadelphia, PA (collectively, the “Property”). There is a building permit for the construction of a single-family home on 6627 Lincoln Drive (the “Project”) pending before the Philadelphia Historical Commission (the “Commission”). On April 1, 2021, Owner submitted a revised set of proposed plans for the Project. We write now to provide the Commission with the background for the Property and the Project. In accordance with the below, the Commission should approve Owner’s revised plans for the Project.

Here is a breakdown of the relevant dates:

- March 13, 2018: Owner purchased the Property.
- September 17, 2018: Philadelphia Department of Licenses and Inspections (“L&I”) issued zoning permit No. 898662 for the subdivision of 6625 Lincoln Drive into five (5) lots: 6619, 6621, 6623, 6625, and 6627 Lincoln Drive.
- October 25, 2018: Philadelphia Office of Property Assessment (“OPA”) sent formal email to Owner creating new subdivided properties with new addresses and OPA numbers.
- November 12, 2018: Commission served notice of nomination for designation of existing home on 6625 Lincoln Drive.
- December 3, 2018: L&I issued zoning permits for construction of new single-family homes at 6619, 6621, and 6623 Lincoln Drive.
- January 9, 2019: Owner formally recorded a Deed of Subdivision.
- January 11, 2019: Commission designated 6625 Lincoln Drive (using pre-subdivision legal boundaries).
- September 10, 2019: L&I issued building permits for construction of new, single-family homes at 6619, 6621, and 6623 Lincoln Drive.

The present status of each of the five (5) subdivided lots is as follows:

- 6619 Lincoln Drive: new single-family home constructed
- 6621 Lincoln Drive: new single-family home constructed
- 6623 Lincoln Drive: new single-family home constructed
- 6625 Lincoln Drive: historically designated home to be renovated
- 6627 Lincoln Drive: single-family home to be constructed

Based on the above, the Commission does not have jurisdiction to review the subject building permit for the Project because the Property was subdivided into five (5) lots prior to the Commission's service of notice of the pending nomination for designation. Therefore, since the Commission's jurisdiction had not yet attached to the Property, no jurisdiction was conveyed to the new, subdivided lots – 6619, 6621, 6623, and 6627 Lincoln Drive. Accordingly, the Commission should decline to review Owner's subject building permit; thereby, allowing said building permit to proceed in the ordinary course.

Moreover, the designation boundaries for 6625 Lincoln Drive are incorrect and must be amended. The Commission designated 6625 Lincoln Drive using the legal boundaries for the Property prior to subdivision. However, at the time of designation, those legal boundaries no longer existed. Instead, the designation of 6625 Lincoln Drive should be based on the legal boundaries of 6625 Lincoln Drive, as subdivided.

Without waiver of any of its arguments set forth above, Owner is willing to work with the Commission for approval and construction of the revised set of proposed plans for the Project. The revised plans (as shown in the renderings Owner provided to the Commission on April 1, 2021) scale back Owner's original design for the Project. The scaling back of this new home would significantly increase and improve the viewshed of the existing home on 6625 Lincoln Drive.

For all these reasons, the Commission should approve the revised set of proposed plans for the new, single-family home to be constructed on 6627 Lincoln Drive.

Sincerely,

/s/ Sean P. Whalen

Sean P. Whalen

cc: Leonard Reuter, Esquire

Exhibits

- A. Deed of Purchase
- B. Zoning Permit for Subdivision
- C. OPA Email
- D. Deed of Subdivision
- E. Building Permit for Construction
- F. Site Photos

EXHIBIT A

This instrument was prepared by:
Clayton T. Pronold, Esq.
CPTC, LLC
2005 Market Street - Ste 840
Philadelphia, PA 19103

After recording, please return
this instrument to:

Central Montgomery Abstract Co., Inc.
1904-1906 Swede Road
East Norriton, Pa., 19401
Phone Number: 610-279-2975
42035

BRT NUMBER 22-3-2669-00

DEED

The address of the within
named Grantee is:

1218 Green Street
Philadelphia, PA 19123

A handwritten signature in black ink, appearing to be 'Jm', is written below the address.

After Recording Return To:

SPECIAL WARRANTY DEED

THIS INDENTURE, Made on the 13 day of March, 2018 by and between **Nationstar HECM Loan Trust 2015-1, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee** (hereinafter referred to as "Grantor") for valuable consideration of **Three Hundred Sixty Thousand and 00/100 Dollars (\$1.00)**, received to its full satisfaction from **6625 Lincoln Dr., LLC**, (hereinafter referred to as "Grantee") does give, grant, bargain, sell and confirm unto said Grantee and their heirs and assigns, the real property described on **Schedule "A"** attached hereto and made a part hereof.

AND BEING SAME PREMISES conveyed to Grantor via Nationstar HECM Loan Trust 2015-1 by Wilmington Savings Fund Society, FSB, Not In Its Individual Capacity but Solely as Owner Trustee, by Deed from Jewell Williams, Sheriff of the County, dated 12/30/2015, recorded 01/04/2016 in Document ID 53007418

TO HAVE AND TO HOLD the premises to Grantee and unto Grantee, their heirs and assigns forever, to its and their own proper use and behoof.

AND ALSO, Grantor does, for itself its successors and assigns, covenant with Grantee, their heirs and assigns forever, that the premises are free from all encumbrances made or suffered by Grantor.

AND FURTHERMORE, Grantor does by these presents, bind itself, its successors and assigns forever, to warrant and defend the Premises to Grantee, their heirs and assigns forever, against claims and demands made or suffered by Grantor, except as aforesaid, but against none other.

Commonly known as: 6625 Lincoln Drive Philadelphia PA 19119

This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.



Christian Proano

WITNESS

**Nationstar HECM Loan Trust 2015-1,
Wilmington Savings Fund Society, FSB, not
individually, but solely as trustee by
Nationstar Mortgage LLC as Attorney in
Fact** ✖

By:

[Handwritten signature]

Its:

Bruce Juenger, Assistant Secretary

[Signature]

WITNESS

Nancy Santillan

* Attached as Exhibit "A"

STATE OF }

COUNTY OF }

Before me, the undersigned authority, on this day appeared See Attached ,

_____ of Nationstar Mortgage LLC as Attorney in Fact for Nationstar HECM Loan Trust 2015-1, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee, an LLC organized and existing under the laws of Delaware, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act of said corporation.

Given under my hand and seal of office on this 11 day of February, 2020

Notary Public Signature

Notary Public Printed Name

~~My commission expires:~~ _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

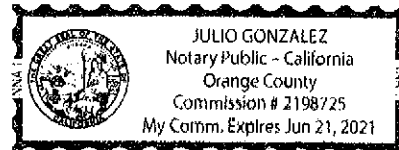
State of California
County of Orange

On March 13, 2018 before me, Julio Gonzalez, Notary Public
(insert name and title of the officer)

personally appeared Bruce Juenger
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

SCHEDULE A

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED.

SITUATE IN THE 22ND WARD OF THE CITY OF PHILADELPHIA.

BEGINNING AT A POINT ON THE SOUTHEAST SIDE OF LINCOLN AVENUE AT THE DISTANCE OF 203 FEET 10-5/8 INCHES SOUTHWEST OF GREENE STREET; THENCE EXTENDING SOUTH 47 DEGREES, 33 MINUTES, 36 SECONDS EAST 190 FEET 9 INCHES TO A POINT; THENCE EXTENDING SOUTH 42 DEGREES, 26 MINUTES, 24 SECONDS WEST 25 FEET TO A POINT; THENCE EXTENDING SOUTH 47 DEGREES, 33 MINUTES 36 SECONDS EAST 60 FEET 5 INCHES TO A POINT; THENCE EXTENDING SOUTH 42 DEGREES, 26 MINUTES, 24 SECONDS WEST 297 FEET 5-3/8 INCHES TO THE NORTHEAST SIDE OF SAID LINCOLN AVENUE; THENCE EXTENDING ALONG THE SAME IN A GENERAL NORTHERLY DIRECTION TO THE RIGHT ALONG A CURVE WHOSE RADIUS IS 354 FEET 3-1/8 INCHES AND FORMING AN ARC OF 46 DEGREES, 39 MINUTES, 35 SECONDS 288 FEET 6 INCHES TO A POINT; THENCE EXTENDING STILL ALONG THE SAME ON A CURVE WHOSE RADIUS IS 354 FEET 3-1/8 INCHES AND FORMING AN ARC OF 1 DEGREE, 30 MINUTES AND 47 SECONDS 9 FEET 4-1/4 INCHES TO A POINT; THENCE EXTENDING STILL ALONG THE SAME NORTH 21 DEGREES, 18 MINUTES, 24 SECONDS EAST 127 FEET 4 INCHES TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING NO. 6625 LINCOLN DRIVE.

Exhibit "A"

SPACE ABOVE THIS LINE FOR RECORDER'S USE

After Recording Return To:
 Nationstar Mortgage LLC
 4000 Horizon Way, Suite 150
 Irving TX 75063

LIMITED POWER OF ATTORNEY

Wilmington Savings Fund Society, FSB, not individually but solely as trustee of the New York common law trust known as Nationstar HECM Acquisition Trust 2015-1 (the "Acquisition Trustee") having an office at 500 Delaware Avenue, 11th Floor, Wilmington, Delaware 19801, hereby appoints NATIONSTAR MORTGAGE LLC, a Delaware limited liability company ("Nationstar"), having an office at 8950 Cypress Waters Boulevard, Coppell, TX 75019, and any of its affiliates, and the officers, employees and agents of each, as its true and lawful attorney-in-fact for the purposes set forth below. This Limited Power of Attorney is given for the purpose of performing all acts and executing all documents in the name of the Acquisition Trustee, as necessary and incidental to the servicing of said loans in compliance with the terms of the Trust Agreement of Nationstar HECM Acquisition Trust 2015-1, dated as of May 29, 2015, by and between Nationstar Reverse Mortgage Funding LLC and the Acquisition Trustee (the "Agreement") and applicable law, including but not limited to:

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by the Acquisition Trustee, and to use or take any lawful means for recovery by legal process or otherwise, including but not limited to the substitution of trustee serving under a Deed of Trust, the preparation and issuance of statements of breach, notices of default, and/or notices of sale, accepting deeds in lieu of foreclosure, evicting (to the extent allowed by federal, state or local laws), foreclosing on the properties under the Security Instruments by judicial or non-judicial foreclosure, actions for temporary restraining orders, injunctions, appointments of receiver, suits for waste, fraud and any and all other tort, contractual or verifications in support thereof, as may be necessary or advisable in any bankruptcy action, state or federal suit or any other action.
2. Execute and/or file such documents and take such other action as is proper and necessary to defend the Acquisition Trustee in litigation and to resolve any litigation where the Servicer has an obligation to defend the Acquisition Trustee, including but not limited to dismissal, termination, cancellation rescission and settlement.
3. Transact business of any kind regarding the Loans, as the Acquisition Trustee's act and deed, to contract for, purchase, receive and take possession and evidence of title in and to the Property and/or to secure payment of a promissory note or performance of any obligation or agreement relating thereto.

4. Execute, complete, indorse or file bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of estoppel certificates, financing statements, continuation statements, releases, satisfactions, reconveyances, assignments, loan modification agreements, payment plans, waivers, consents, amendments, forbearance agreements, loan assumption agreements, subordination agreements, property adjustment agreements, management agreements, listing agreements, purchase and sale agreements and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of the Acquisition Trustee.
5. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.
6. Execute any document or perform any act in connection with the administration of any PMI policy or LPMI policy, hazard or other insurance claim relative to the Loans or related Property.
7. Subordinate the lien of a mortgage, deed of trust, or deed to secure debt (i) for the purpose of refinancing Loans, where applicable, or (ii) to an easement in favor of a public utility company or a government agency or unit with powers of eminent domain, including but not limited to the execution of partial satisfactions and releases and partial reconveyances reasonably required for such purpose, and the execution of requests to the Acquisition Trustee to accomplish the same.
8. Convey the Property to the mortgage insurer, or close the title to the Property to be acquired as real estate owned, or convey title to real estate owned property ("REO Property").
9. Execute and deliver the following documentation with respect to the sale of REO Property acquired through a foreclosure or deed-in-lieu of foreclosure, including, without limitation: listing agreements, purchase and sale agreements; grant / limited or special warranty / quit claim deeds or any other deed, but not general warranty deeds, causing the transfer of title of the property to a party contracted to purchase same; escrow instructions; and any and all documents necessary to effect the transfer of REO Property.

Nationstar hereby agrees to indemnify, defend and hold the Acquisition Trustee (individually and in its capacity as trustee), and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the misuse of this Limited Power of Attorney by Nationstar. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related agreements.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Acquisition Trustee has executed this Limited Power of Attorney this 27th day of April, 2016.

Witness: [Signature]
Name: Devon Almeida

Witness: [Signature]
Name: Andrew Rutter

WILMINGTON SAVINGS FUND SOCIETY, FSB, not
in its individual capacity, but solely as Acquisition Trustee

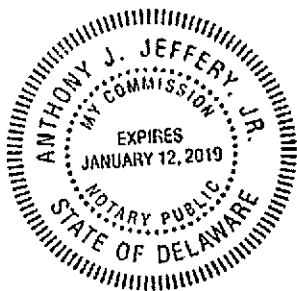
By: [Signature]
Name: Donna Lockerman
Title: Asst. Vice President

STATE OF DELAWARE
COUNTY OF NEW CASTLE

On April 27, 2016, Donna Lockerman, personally appeared before me, a Notary Public in and for said State, known to me to be an Assistant Vice President of Wilmington Savings Fund Society, FSB that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of such Acquisition Trustee and acknowledged to me that such Acquisition Trustee executed the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)



[Signature]
Name: Anthony Jeffery
Notary Public
My Commission Expires: January 12, 2019

REV-183 EX (2-15)



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT – All inquiries may be directed to the following person:

| | | | |
|---|--------------------|-------------------------------------|-------------------|
| Name Central Montgomery Abstract Co., Inc. | | Telephone Number: (610) 279-2975 | |
| Mailing Address 1904 -1906 Swede Road | City Norristown | State PA | ZIP Code 19401 |

B. TRANSFER DATA

| | | | |
|---|-------------------|---|----------------------|
| Date of Acceptance of Document 03 / 14 / 2018 | | | |
| Grantor(s)/Lessor(s) Nationstar HECM Loan Trust 2015-1 eta | Telephone Number: | Grantee(s)/Lessee(s) 6625 Lincoln Dr., LLC | Telephone Number: |
| Mailing Address 8650 Cypress Waters Boulevard | | Mailing Address 1218 Green Street | |
| City Coppell | State TX | ZIP Code 75019 | City Philadelphia |
| | | | State PA |
| | | | ZIP Code 19123 |

C. REAL ESTATE LOCATION

| | | |
|--------------------------------------|---------------------------------|---|
| Street Address 6625 Lincoln Drive | | City, Township, Borough Philadelphia |
| County Philadelphia | School District Philadelphia | Tax Parcel Number 22-3-2669-00 |

D. VALUATION DATAWas transaction part of an assignment or relocation? ☐ Y ☒ N

| | | |
|--|--|--|
| 1. Actual Cash Consideration 360,000.00 | 2. Other Consideration +0.00 | 3. Total Consideration = 360,000.00 |
| 4. County Assessed Value 676,100.00 | 5. Common Level Ratio Factor x 1.01 | 6. Computed Value = 682,861.00 |

E. EXEMPTION DATA - Refer to instructions for exemption status.

| | | |
|--|---|---|
| 1a. Amount of Exemption Claimed \$ 0.00 | 1b. Percentage of Grantor's Interest in Real Estate 100.00 % | 1c. Percentage of Grantor's Interest Conveyed 100.00 % |
|--|---|---|

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or Intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ 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 (Please explain exemption claimed.) BONA FIDE SALE

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

03/14/18

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

GENERAL AFFIDAVIT

City of Philadelphia
Records Department

BEFORE ME, the undersigned Notary, Justine A House [name of Notary before whom affidavit is sworn], on this 14 day of March [month], 2018, personally appeared George J. Willans [name of affiant], known to me to be a credible person and of lawful age, who being by me first duly sworn, on his [his or her] oath, deposes and says:

In accordance with Section 2-200 of the City of Philadelphia Code of Ordinances, the attached deed is being filed by Central Montgomery Abstract Co., Inc., a

☒ - Title Insurance company, as defined in 40 P.S. § 910-1, located at:

1904-1906 Swede Road, Norristown, PA 19401

[address of record for title insurance company]

☐ - Law Firm/Individual Attorney, Bar ID # , located at:

[address of record of law firm or individual attorney]

The attached deed submitted for recording is for the following property address:

6625 Lincoln Drive, Philadelphia, PA 19119

[signature of affiant]

George J. Willans

[typed name of affiant]

1904-1906 Swede Road

[address of affiant, line 1]

Norristown, PA 19128/

[address of affiant, line 2]

Subscribed and sworn to before me, this 14 [day of month] day of March [month], 2018.

[Notary Seal:]

[signature of Notary]

Justine A. House

[typed name of Notary]

Commonwealth of Pennsylvania - Notary Seal
Justine A. House, Notary Public
Montgomery County
My commission expires October 22, 2021
Commission number 1074896
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

My commission expires: October 22, 2021.

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO.

PAGE NO.

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT — All inquiries may be directed to the following person:

NAME

Central Montgomery Abstract Co., Inc.

TELEPHONE NUMBER:

AREA CODE 610 279-2975

STREET ADDRESS

1904-1906 Swede Road

CITY

Norristown

STATE

PA

ZIP CODE

19401

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S)

Nationstar HECM Loan Trust 2015-1, et al

DATE OF ACCEPTANCE OF DOCUMENT:

GRANTEE(S)/LESSEE(S)

6625 Lincoln Dr., LLC

STREET ADDRESS

8950 Cypress Waters Boulevard

STREET ADDRESS

1218 Green Street

CITY

Coppell

STATE

TX

ZIP CODE

75019

CITY

Philadelphia

STATE

PA

ZIP CODE

19123

C. PROPERTY LOCATION

STREET ADDRESS

Philadelphia

CITY, TOWNSHIP, BOROUGH

Philadelphia

COUNTY

Philadelphia

SCHOOL DISTRICT

Philadelphia

TAX PARCEL NUMBER

22-3-2669-00

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION

\$360,000.00

2. OTHER CONSIDERATION

+ \$0.00

3. TOTAL CONSIDERATION

= 360,000.00

4. COUNTY ASSESSED VALUE

\$676,100.00

5. COMMON LEVEL RATIO FACTOR

X 1.01

6. FAIR MARKET VALUE

= 682,861.00

E. EXEMPTION DATA

1A. PERCENTAGE OF EXEMPTION

0.0

1B. PERCENTAGE OF INTEREST CONVEYED

100.0

2. Check Appropriate Box Below for Exemption Claimed☐ Will or intestate succession

(NAME OF DECEDENT)

(ESTATE FILE NUMBER)

☐ Transfer to Industrial Development Agency.☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, 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 Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).☐ Corrective deed (Attach copy of the prior deed).☐ Other (Please explain exemption claimed, if other than listed above.) BONA FIDE SALE

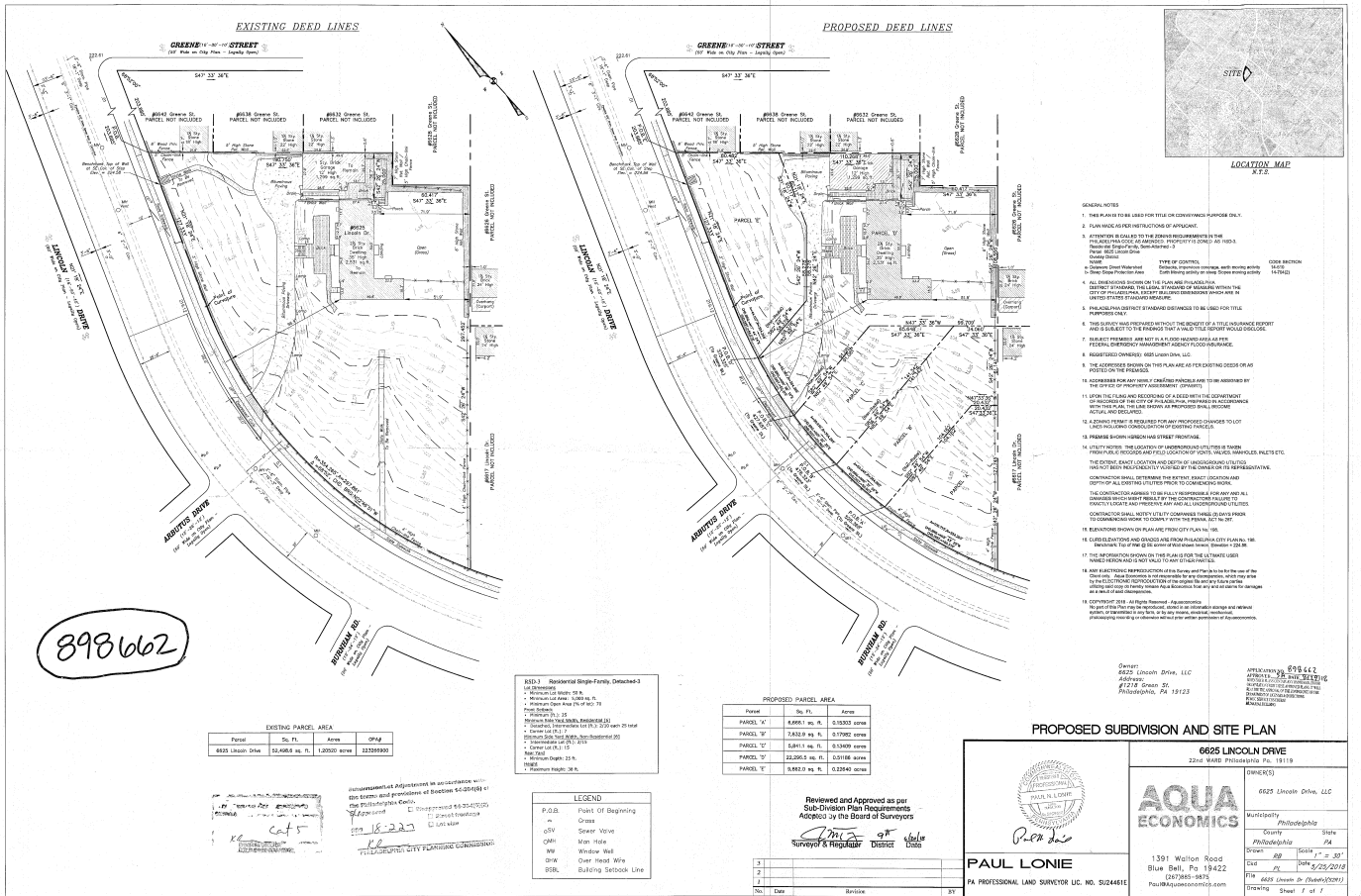
Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

03/14/2018

EXHIBIT B



| | | | | | |
|---|--|--|--|---|-------------------------|
| ZONING PERMIT | | CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667 | | PERMIT NUMBER 898662 | |
| SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED | | | | FEE \$500.00 | DATE 09/17/18 |
| LOCATION OF WORK: 06625 LINCOLN DR PHILADELPHIA, PA 19119-3116 | | | | ZONING CLASSIFICATION RSD-3 | |
| OWNER 6625 LINCOLN DRIVE LLC 1218 GREEN STREET PHILADELPHIA, PA 19123 | | APPLICANT Stephen Bachich 1518 WALNUT ST Philadelphia, Pa 19102 | | PLAN EXAMINER SAMIA AKHTAR | |
| | | | | ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE | |
| THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED | | | | | |
| <p>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL FOR A LOT ADJUSTMENT TO CREATE FIVE (5) LOTS FROM ONE (1) EXISTING LOT. SIZE AND LOCATION AS SHOWN IN PLANS AND APPLICATION.</p> <p style="text-align: center;">OFFICE COPY</p> | | | | | |
| SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT: | | | | | |
| <p>ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.</p> | | | | | |
| <p>IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.</p> <p>FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION 321 UNIVERSITY AVE - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495</p> <p>LIMITATIONS: IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST</p> <p>IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.</p> <p style="text-align: center;">THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</p> <p>ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.</p> <p style="text-align: center;"><u>WITHIN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS.</u></p> | | | | | |

AKHTAR

8/29

APPLICATION FOR
ZONING / USE REGISTRATION PERMIT

(For office use only)

APPLICATION #

898 6602

ZONING CLASSIFICATION

RSD-3, WWO

steep slope

PREVIOUS APPLICATION NO.

(Applicant completes all information below. Print clearly and provide full details)

LOCATION OF PROPERTY (LEGAL ADDRESS)

6625 Lincoln Drive

PROPERTY OWNER'S NAME

6625 Lincoln Drive, LLC

PHONE #

FAX #

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING - CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102For more information visit us at www.phila.gov

APPLICANT:

Stephen Bachich

FIRM/COMPANY:

PHONE # (215) 546-3155

FAX # (215) 545-3998

PROPERTY OWNER'S ADDRESS:

9523 Northeast Ave.

Philadelphia, Pa 19115

LICENSE #

E-MAIL:

ADDRESS:

1518 Walnut Street Suite 1300

Philadelphia PA 19102

LICENSE # 18377

E-MAIL:

RELATIONSHIP TO OWNER: ☐ TENANT/LESSEE ☐ ATTORNEY ☐ DESIGN PROFESSIONAL ☐ CONTRACTOR ☐ EXPEDITOR

TABULATION OF USES

| FLOOR/SPACE # | CURRENT USE OF BUILDING/SPACE | Last Previous Use | Date Last Used |
|---------------|-------------------------------|-------------------|----------------|
| | | | |
| | | | |
| | | | |
| | | | |

| FLOOR/SPACE # | PROPOSED USE OF BUILDING/SPACE |
|---------------|--------------------------------|
| | |
| | |
| | |
| | |

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | FRONT | EXISTING BUILDING SIDE | REAR | FRONT | PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION SIDE | REAR |
|------------|-------|---------------------------|------|-------|---|------|
| IN FEET | | | | | | |
| IN STORIES | | | | | | |

BRIEF DESCRIPTION OF WORK/CHANGE

Proposed Property Subdivision from one lot into five lots. Premises 'A' 6,666.1 sf, Premises 'B' 7,832.9 sf, Premises 'C' 5,841.1 sf
Premises 'D' 22,296.5 sf, Premises 'E' 9,862.0

☐ CONTINUED ON ADDITIONAL SHEET (ATTACHED)☐ ACCELERATED REVIEW

CHECK/RECEIPT/M.O NO. _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☒ NO ☐ YES

VIOLATION #: _____

All provisions of the Zoning code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: _____

DATE: 08 / 01 / 18

Form 81-16

AQUA

ECONOMICS & ENGINEERING

Civil & Stormwater Engineering

Land Surveying

DESCRIPTION of 6625 LINCOLN DRIVE PARCEL A

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 22nd Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to a Proposed Sub-Division and Site Plan made by Paul N. Lonie, Aquaeconomics LLC. Dated May 25th, 2018, as follows, to wit:

BEGINNING at a point on the southeasterly side of Lincoln Drive (80' wide on City Plan, legally open) at the following two (2) courses and distances, from the intersection of said Lincoln Drive with the southwesterly side of Green Street (50' wide on City Plan, legally open); 1.) along the southeasterly side of said Lincoln Drive, S. 21° 18' 24" W. distance of 331.218' to a point of curve; 2.) Continuing along the southeasterly side of said Lincoln Drive on the arc of a circle curving to the left having a radius of 354.265' and extending the arc length of 197.150' to the Point of beginning having a total distance from Green Street of. 528.368', to the Point and Place of Beginning;

THENCE extending N. 82° 49' 54" E., the distance of 104.162' to a point;

THENCE extending S. 47° 33' 36" E., the distance of 20.432' to a point;

THENCE extending S. 42° 26' 24" W., the distance of 127.745' to a point on the southeasterly side of said Lincoln Drive;

THENCE extending northeastwardly along the southeasterly side of said Lincoln Drive on the arc of a circle curving to the right having a radius of 354.265' and extending the arc length of 100.715', further described as having a chord bearing of N. 18° 43' 25" W. and extending the chord length of 100.376' to the first mentioned point and PLACE OF BEGINNING.

Containing in area 6666.1 sq. ft.

Paul N. Lonie

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

Paul N. Lonie, PLS

Pa License SU-024461-E

June 10, 2018

[Signature]
Surveyor & Regulator

at
District

6/20/18
Date

[Circular Stamp]
Paul N. Lonie

AQUA ECONOMICS & ENGINEERING

Civil & Stormwater Engineering

Land Surveying

DESCRIPTION of 6625 LINCOLN DRIVE PARCEL B

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THENCE extending N. 82° 49' 54" E., the distance of 141.342' to a point;

THENCE extending S. 47° 33' 36" E., the distance of 34.060' to a point;

THENCE extending S. 42° 26' 24" W., the distance of 61.141' to a point;

THENCE extending N. 47° 33' 36" W., the distance of 20.432' to a point;

THENCE extending S. 82° 49' 54" W., the distance of 104.162' to a point on the southeasterly side of said Lincoln Drive;

THENCE extending northeastwardly along the southeasterly side of said Lincoln Drive on the arc of a circle curving to the right having a radius of 354.265' and extending the arc length of 50.045', further described as having a chord bearing of N. 06° 31' 55" W. and extending the chord length of 50.003' to the first mentioned point and PLACE OF BEGINNING.

Containing in area 7832.9 sq. ft.

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

Paul N. Lonie

Paul N. Lonie, PLS

Pa License SU-024461-E

[Signature]
Surveyor & Regulator

9th
District

6/29/18
Date

June 10, 2018

[Signature]
Paul N. Lonie

AQUA

ECONOMICS & ENGINEERING

Civil & Stormwater Engineering

Land Surveying

DESCRIPTION of 6625 LINCOLN DRIVE PARCEL C

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 22nd Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to a Proposed Sub-Division and Site Plan made by Paul N. Lonie, Aquaeconomics LLC. Dated May 25th, 2018, as follows, to wit:

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THENCE extending N. 82° 49' 54" E., the distance of 91.081' to a point;

THENCE extending S. 47° 33' 36" E., the distance of 65.648' to a point;

THENCE extending S. 82° 49' 54" W., the distance of 141.342' to a point on the southeasterly side of said Lincoln Drive;

THENCE extending northeastwardly along the southeasterly side of said Lincoln Drive on the arc of a circle curving to the right having a radius of 354.265' and extending the arc length of 50.636', further described as having a chord bearing of N. 01° 36' 35" E. and extending the chord length of 50.593' to the first mentioned point and PLACE OF BEGINNING.

Containing in area 5841.1 sq. ft.

Paul N. Lonie

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

Paul N. Lonie, PLS

Pa License SU-024461-E

June 10, 2018

[Signature]
Surveyor & Regulator

*9**
District

6/20/18
Date

[Circular Stamp]
Paul N. Lonie

AQUA ECONOMICS & ENGINEERING

Civil & Stormwater Engineering

Land Surveying

DESCRIPTION of 6625 LINCOLN DRIVE PARCEL D

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THENCE extending N. $82^{\circ} 49' 54''$ E., the distance of 53.378' to a point;

THENCE extending N. $42^{\circ} 26' 24''$ E., the distance of 58.278' to a point;

THENCE extending N. $21^{\circ} 18' 24''$ E., the distance of 60.117' to a point;

THENCE extending S. $47^{\circ} 33' 36''$ E., the distance of 110.268' to a point;

THENCE extending S. $42^{\circ} 26' 24''$ W., the distance of 25.000' to a point;

THENCE extending S. $47^{\circ} 33' 36''$ E., the distance of 60.417' to a point;

THENCE extending S. $42^{\circ} 26' 24''$ W., the distance of 108.566' to a point;

THENCE extending N. $47^{\circ} 33' 36''$ W., the distance of 99.709' to a point;

THENCE extending S. $82^{\circ} 49' 54''$ W., the distance of 91.081' to a point on the southeasterly side of said Lincoln Drive;

THENCE extending northeastwardly along the southeasterly side of said Lincoln Drive on the arc of a circle curving to the right having a radius of 354.265' and extending the arc length of 52.362', further described as having a chord bearing of N. $09^{\circ} 56' 19''$ E. and extending the chord length of 52.315' to the first mentioned point and PLACE OF BEGINNING.

Containing in area 22,296.5 sq. ft.

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

Paul N. Lonie

Paul N. Lonie, PLS

Pa License SU-024461-E

[Signature]
Surveyor & Registrar

[Signature]
District

[Signature]
Date

[Signature]

1391 Walton Road, Blue Bell, PA 19422 (267) 885-9875 www.aquaeconomics.com

AQUA ECONOMICS & ENGINEERING

Civil & Stormwater Engineering

Land Surveying

DESCRIPTION of 6625 LINCOLN DRIVE PARCEL E

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THENCE extending S. $47^{\circ} 33' 36''$ E., the distance of 80.482' to a point;

THENCE extending S. $21^{\circ} 18' 24''$ W., the distance of 60.117' to a point;

THENCE extending S. $42^{\circ} 26' 24''$ W., the distance of 58.270' to a point;

THENCE extending S. $82^{\circ} 49' 54''$ W., the distance of 58.378 to a point on the southeasterly side of said Lincoln Drive;

THENCE extending northeastwardly along the southeasterly side of said Lincoln Drive on the arc of a circle curving to the right having a radius of 354.265' and extending the arc length of 44.107', further described as having a chord bearing of N. $17^{\circ} 44' 24''$ E. and extending the chord length of 44.078' to a point;

THENCE extending N. $21^{\circ} 18' 24''$ E. still along the southeasterly side of said Lincoln Drive, the distance of 127.333' to the first mentioned point and PLACE OF BEGINNING.

Containing in area 9,862.0 sq. ft.

Paul N. Lonie

Paul N. Lonie, PLS

Pa License SU-024461-E

June 10, 2018

**Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors**

[Signature] *9** *6/20/18*
Surveyor & Regulator District Date

[Circular Stamp]
Paul N. Lonie

AQUA

ECONOMICS & ENGINEERING

Civil & Stormwater Engineering

Land Surveying

DESCRIPTION of 6625 LINCOLN DRIVE PARCEL A

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Containing in area 6666.1 sq. ft.

Paul N. Lonie

Reviewed and Approved as per
Sub-Division Plan Requirements

Paul N. Lonie, PLS

Adopted by the Board of Surveyors

Pa License SU-024461-E

June 10, 2018

[Signature]
Surveyor & Regulator

*9**
District

6/20/18
Date



Paul N. Lonie

AQUA ECONOMICS & ENGINEERING

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DESCRIPTION of 6625 LINCOLN DRIVE PARCEL B

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Containing in area 7832.9 sq. ft.

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

Paul N. Lonie

Paul N. Lonie, PLS

Pa License SU-024461-E

[Signature]
Surveyor & Regulator

9th
District

6/20/18
Date

June 10, 2018



AQUA ECONOMICS & ENGINEERING

Civil & Stormwater Engineering

Land Surveying

DESCRIPTION of 6625 LINCOLN DRIVE PARCEL C

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Paul N. Lonie

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

Paul N. Lonie, PLS

Pa License SU-024461-E

June 10, 2018

[Signature] *9** *6/20/18*
Surveyor & Regulator District Date



AQUA ECONOMICS & ENGINEERING

Civil & Stormwater Engineering

Land Surveying

DESCRIPTION of 6625 LINCOLN DRIVE PARCEL D

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Containing in area 22,296.5 sq. ft.

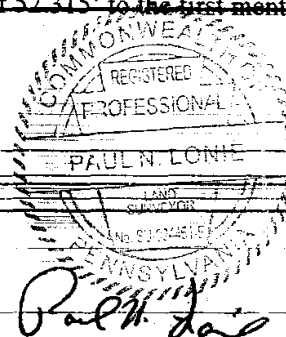
Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

Paul N. Lonie

Paul N. Lonie, PLS

Fa License SU-024461-E

[Signature] 9+
Surveyor & Regulator District Date



AQUA ECONOMICS & ENGINEERING

Civil & Stormwater Engineering

Land Surveying

DESCRIPTION of 6625 LINCOLN DRIVE PARCEL E

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THENCE extending S. $47^{\circ} 33' 36''$ E., the distance of 80.482' to a point;

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THENCE extending S. $42^{\circ} 26' 24''$ W., the distance of 58.270' to a point;

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THENCE extending N. $21^{\circ} 18' 24''$ E. still along the southeasterly side of said Lincoln Drive, the distance of 127.333' to the first mentioned point and PLACE OF BEGINNING.

Containing in area 9,862.0 sq. ft.

Paul N. Lonie

Paul N. Lonie, PLS

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

Pa License SU-024461-E

June 10, 2018

[Signature] *90* *6/20/18*
Surveyor & Regulator District Date



SCHEDULE A

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON
ERECTED.

SITUATE IN THE 22ND WARD OF THE CITY OF PHILADELPHIA.

BEGINNING AT A POINT ON THE SOUTHEAST SIDE OF LINCOLN AVENUE AT THE DISTANCE OF 203
FEET 10-5/8 INCHES SOUTHWEST OF GREENE STREET; THENCE EXTENDING SOUTH 47 DEGREES, 33
MINUTES, 36 SECONDS EAST 190 FEET 9 INCHES TO A POINT; THENCE EXTENDING SOUTH 42
DEGREES, 26 MINUTES, 24 SECONDS WEST 25 FEET TO A POINT; THENCE EXTENDING SOUTH 47
DEGREES, 33 MINUTES 36 SECONDS EAST 60 FEET 5 INCHES TO A POINT; THENCE EXTENDING
SOUTH 42 DEGREES, 26 MINUTES, 24 SECONDS WEST 297 FEET 5-3/8 INCHES TO THE NORTHEAST
SIDE OF SAID LINCOLN AVENUE; THENCE EXTENDING ALONG THE SAME IN A GENERAL NORTHERLY
DIRECTION TO THE RIGHT ALONG A CURVE WHOSE RADIUS IS 354 FEET 3-1/8 INCHES AND FORMING
AN ARC OF 46 DEGREES, 39 MINUTES, 35 SECONDS 288 FEET 6 INCHES TO A POINT; THENCE
EXTENDING STILL ALONG THE SAME ON A CURVE WHOSE RADIUS IS 354 FEET 3-1/8 INCHES AND
FORMING AN ARC OF 1 DEGREE, 30 MINUTES AND 47 SECONDS 9 FEET 4-1/4 INCHES TO A POINT;
THENCE EXTENDING STILL ALONG THE SAME NORTH 21 DEGREES, 18 MINUTES, 24 SECONDS EAST
127 FEET 4 INCHES TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING NO. 6625 LINCOLN DRIVE.

EXHIBIT C

From: Oron Sitbon <oron567@gmail.com>
Date: Friday, February 19, 2021 at 10:35 AM
To: Sean Whalen <sw@vintage-law.com>
Subject: Fwd: FW: ADDRESS NOTICE: Sub: 6625 Lincoln Dr.

Here you go

----- הודעה שהועברה -----
<sb.rolaarch@verizon.net> **Stephen Bachich**: מאת:
תאריך: יום ה', 25 באוק' 2018 ב-9:51 לפ'
נושא: .FW: ADDRESS NOTICE: Sub: 6625 Lincoln Dr
אל: <oron567@gmail.com>
עותק: <rolaarch@verizon.net>

Hi Aharon,

See addresses for Lincoln Drive.

Steve

From: Deirdre OToole [mailto:Deirdre.OToole@Phila.gov]
Sent: Thursday, October 25, 2018 9:46 AM
To: sb.rolaarch@verizon.net
Cc: William Paravisini; Frank Cummings
Subject: ADDRESS NOTICE: Sub: [6625 Lincoln Dr.](#)

SAVE THIS NOTICE

To Whom It May Concern,

Owner / Agent: Stephen Bachich (215-546-3155)

Upon receipt that a Deed of Subdivision is recorded, the Office of Property Assessment

will create 5 new accounts from 1 existing location as approved, surveyed and stamped

by L&I on 8/29/2018 for 1 permit #898662. The subject addresses are as follows:

| <u>New OPA#</u> | <u>New Address</u> | <u>Site Plan Parcel</u> |
|-----------------|----------------------------------|-------------------------|
| 22-3-2669-02 | 6619 Lincoln Dr. | A |
| 22-3-2669-04 | 6621 Lincoln Dr. | B |
| 22-3-2669-06 | 6623 Lincoln Dr. | C |
| 22-3-2669-08 | 6625 Lincoln Dr. | D |
| 22-3-2669-10 | 6627 Lincoln Dr. | E |

If you apply for an abatement, please use the current address & account #'s

Abatement Questions Contact: AbateMENTS@Phila.Gov 215 686 4631

As per City regulations, the applicant must record deeds with the Department of Records.

Please forward a copy of the recorded **Deed of Subdivision** along with this Address

Notice to both Nancy Johnston at Nancy.Johnston@phila.gov and the Account Supervisor.

Once alerted of recorded deeds, the file will be delivered to the Account Supervisor for implementation and entered into a tracking system; please contact the below noted Supervisor for follow up/status of new accounts.

Account Supervisor: Bill Paravisini 215-686-4647 William.Paravisini@Phila.Gov

Account Evaluator: Frank Cummings 215-686- 4361 Frank.Cummings@Phila.Gov

This location is **currently** assessed at:

22-3-2669-[00](#)

[6625 Lincoln Dr.](#)

050N170046

IMPORTANT: forward this document to title company/deed preparer immediately.

If I may be of further assistance in this matter, please advise.

Yours Truly,

Deirdre O'Toole, C.P.E.

215-686-4615

Office of Property Assessment

[601 Walnut Street](#)

[Suite 300](#) West Unit: ESD

Phila, PA. 19106

EXHIBIT D

Record and Return to:
City Line Abstract Company
15 St. Asaph's Road
Bala Cynwyd, PA 19004

eRecorded in Philadelphia PA Doc Id: 53465062
01/11/2019 03:08 PM Page 1 of 9 Rec Fee: \$256.75
Receipt#: 19-04013
Records Department Doc Code: D
State RTT: \$0.00 Local RTT: \$0.00

File No. ACC-925
UNINSURED

Prior BRT No. 22-3-2669-00

New BRT Nos. 22-3-2669-02/22-3-2669-04/22-3-2669-06/22-3-2669-08/22-3-2669-10

DEED OF SUBDIVISION

This Indenture, made the 09 day of January, 2019,

Between

6625 LINCOLN DR., LLC

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

6625 LINCOLN DR., LLC

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

Witnesseth, that the said Grantor for and in consideration of the sum of **One And 00/100 Dollars (\$1.00)** 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

See Legal Description Attached
6625 Lincoln Drive, Philadelphia, PA 19119
County of Philadelphia, State of Pennsylvania
Being BRT #22-3-2669-00

NEW ADDRESSES:

22-3-2669-02, 6619 Lincoln Dr., Parcel A, Philadelphia, PA 19119
22-3-2669-04, 6621 Lincoln Dr., Parcel B, Philadelphia, PA 19119
22-3-2669-06, 6623 Lincoln Dr., Parcel C, Philadelphia, PA 19119
22-3-2669-08, 6625 Lincoln Dr., Parcel D, Philadelphia, PA 19119
22-3-2669-10, 6627 Lincoln Dr., Parcel E, Philadelphia, PA 19119

Together with all and singular the buildings and 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 it, 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 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 itself and its successors, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part hereunto sets his hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

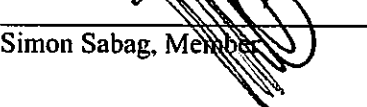
6625 LINCOLN DR., LLC



Eliahu Alon, Member



Aharon Sitben, Member




Simon Sabag, Member

Commonwealth of Pennsylvania } ss
County of Philadelphia

AND NOW, this 09 day of January, 2019, before me, the undersigned Notary Public, appeared Eliahu Alon, who acknowledged himself to be the Member of 6625 Lincoln Dr., LLC, a limited liability company, and he, as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Oshrat Huta, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires July 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



Notary Public
My commission expires 07-24-2021

Commonwealth of Pennsylvania } ss
 County of Philadelphia

AND NOW, this 09 day of January, 2019, before me, the undersigned Notary Public, appeared Aharon Sitbon, who acknowledged himself to be the Member of 6625 Lincoln Dr., LLC, a limited liability company, and he, as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

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

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Oshrat Huta, Notary Public
 City of Philadelphia, Philadelphia County
 My Commission Expires July 24, 2021

Oshrat Huta
 Notary Public
 My commission expires 07-24-2021

Commonwealth of Pennsylvania } ss
 County of Philadelphia

AND NOW, this 09 day of January, 2019, before me, the undersigned Notary Public, appeared Simon Sabag, who acknowledged himself to be the Member of 6625 Lincoln Dr., LLC, a limited liability company, and he, as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

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

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Oshrat Huta, Notary Public
 City of Philadelphia, Philadelphia County
 My Commission Expires July 24, 2021
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Oshrat Huta
 Notary Public
 My commission expires 07-24-2021

The address of the above-named Grantee is:

9503 Northeast Ave
Philadelphia, PA 19115
Karen M. Mayers
 On behalf of the Grantee

**LEGAL DESCRIPTION
EXHIBIT A**

**BEING AS TO PREMISES PREVIOUSLY DESCRIBED AS FOLLOWS ON DEED
RECORDED 4/4/18 IN DOCUMENT ID 53346461**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the 22nd Ward of the City of Philadelphia.

Beginning at a point on the southeast side of Lincoln Avenue at the distance of 203 feet 10 5/8 inches southwest of Greene Street; thence extending south 47 degrees, 33 minutes, 36 seconds east 190 feet 9 inches to a point; thence extending south 42 degrees, 26 minutes, 24 seconds west 25 feet to a point; thence extending south 47 degrees, 33 minutes 36 seconds east 60 feet 5 inches to a point; thence extending south 42 degrees, 26 minutes, 24 seconds west 297 feet 5 3/8 inches to the northeast side of said Lincoln Avenue; thence extending along the same in a general northerly direction to the right along a curve whose radius is 354 feet 3 1/8 inches and forming an arc of 46 degrees, 39 minutes, 35 seconds 288 feet 6 inches to a point; thence extending still along the same on a curve whose radius is 354 feet 3 1/8 inches and forming an arc of 1 degree, 30 minutes and 47 seconds 9 feet 4 1/4 inches to a point; thence extending still along the same north 21 degrees, 18 minutes, 24 seconds east 127 feet 4 inches to the first mentioned point and place of beginning.

Being the same premises which Nationstar HECM Loan Trust 2015-1, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee by deed dated 3/13/18 and recorded 4/4/18 in Philadelphia County in Document ID 53345461 granted and conveyed unto 6625 Lincoln Dr., LLC, in fee.

PREMISES NOW BEING SUBDIVIDED AS FOLLOWS:**DESCRIPTION of 6619 LINCOLN DRIVE PARCEL A
BRT #22-3-2669-02**

ALL THAT CERTAIN lot or piece of ground , SITUATE in the 22nd Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to a Proposed Sub-Division and Site Plan made by Paul N. Lonie, Aquaeconomics LLC. Dated May 10, 2018, as follows, to wit:

BEGINNING at a point on the southeasterly side of Lincoln Drive (80' wide on City Plan, legally open) at the following two (2) courses and distances ,from the intersection of said Lincoln Drive with the southwesterly side of Green Street (50' wide on City Plan, legally open); 1.) along the southeasterly side of said Lincoln Drive , S. 21° 18' 24" E. distance of 331.218' to a point of curve; 2.) continuing along the southeasterly side of said Lincoln Drive on the arc of a circle curving to the left having a radius of 354.265' and extending the arc length of 197.15' to the Point of beginning having a total distance from Green Street of. 528.368', to the Point and Place of Beginning;

THENCE extending N. 82° 49' 54" E., the distance of 104.162' to a point;

THENCE extending S. 47° 33' 36" E., the distance of 20.432' to a point;

THENCE extending S. 42° 26' 24" W., the distance of 127.745' to a point on the southeasterly side of said Lincoln Drive;

THENCE extending northeastwardly along the southeasterly side of said Lincoln Drive on the arc of a circle curving to the right having a radius of 354.265' and extending the arc length of 100.715', further described as having a chord bearing of N. 18° 43' 25" W. and extending the chord length of 100.376' to the first mentioned point and PLACE OF BEGINNING.

Containing in area 6666.1 sq. ft.

**DESCRIPTION of 6621 LINCOLN DRIVE PARCEL B
BRT #22-3-2669-04**

ALL THAT CERTAIN lot or piece of ground , SITUATE in the 22nd Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to a Proposed Sub-Division and Site Plan made by Paul N. Lonie, Aquaeconomics LLC. Dated May 10, 2018, as follows, to wit:

BEGINNING at a point on the southeasterly side of Lincoln Drive (80' wide on City Plan, legally open) at the distance of 478.323' southwestwardly from the intersection of said Lincoln Drive with the southwesterly side of Green Street (50' wide on City Plan, legally open);

THENCE extending N. 82° 49' 54" E., the distance of 141.342' to a point;

THENCE extending S. 47° 33' 36" E., the distance of 34.060' to a point;

THENCE extending S. 42° 26' 24" W., the distance of 61.141' to a point;

THENCE extending N. 47° 33' 36" W., the distance of 20.432' to a point;

THENCE extending S. 82° 49' 54" W., the distance of 104.162' to a point on the southeasterly side of said Lincoln Drive;

THENCE extending northeastwardly along the southeasterly side of said Lincoln Drive on the arc of a circle curving to the right having a radius of 354.265' and extending the arc length of 50.045', further described as having a chord bearing of N. 06° 31' 55" W. and extending the chord length of 50.003' to the first mentioned point and PLACE OF BEGINNING.

Containing in area 7832.9 sq. ft.

DESCRIPTION of 6623 LINCOLN DRIVE PARCEL C
BRT #22-3-2669-06

ALL THAT CERTAIN lot or piece of ground , SITUATE in the 22nd Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to a Proposed Sub-Division and Site Plan made by Paul N. Lonie, Aquaeconomics LLC. Dated May 10, 2018, as follows, to wit:

BEGINNING at a point on the southeasterly side of Lincoln Drive (80' wide on City Plan, legally open) at the distance of 427.687' southwestwardly from the intersection of said Lincoln Drive with the southwesterly side of Green Street (50' wide on City Plan, legally open);

THENCE extending N. 82° 49' 54" E., the distance of 91.081' to a point;

THENCE extending S. 47° 33' 36" E., the distance of 65.648' to a point;

THENCE extending S. 82° 49' 54" W., the distance of 141.342' to a point on the southeasterly side of said Lincoln Drive;

THENCE extending northeastwardly along the southeasterly side of said Lincoln Drive on the arc of a circle curving to the right having a radius of 354.265' and extending the arc length of 50.636', further described as having a chord bearing of N. 01° 36' 35" E. and extending the chord length of 50.593' to the first mentioned point and PLACE OF BEGINNING.

Containing in area 5841.1 sq. ft.

DESCRIPTION of 6625 LINCOLN DRIVE PARCEL D
BRT #22-3-2669-08

ALL THAT CERTAIN lot or piece of ground , SITUATE in the 22nd Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to a Proposed Sub-Division and Site Plan made by Paul N. Lonie, Aquaeconomics LLC. Dated May 10, 2018, as follows, to wit:

BEGINNING at a point on the southeasterly side of Lincoln Drive (80' wide on City Plan, legally open) at the distance of 375.325' southwestwardly from the intersection of said Lincoln Drive with the southwesterly side of Green Street (50' wide on City Plan, legally open);

THENCE extending N. 82° 49' 54" E., the distance of 53.378' to a point;

THENCE extending N. 42° 26' 24" E., the distance of 58.278' to a point;

THENCE extending N. 21° 18' 24" E., the distance of 60.117' to a point;

THENCE extending S. 47° 33' 36" E., the distance of 110.268' to a point;

THENCE extending S. 42° 26' 24" W., the distance of 25.000' to a point;

THENCE extending S. 47° 33' 36" E., the distance of 60.417' to a point;

THENCE extending S. 42° 26' 24" W., the distance of 108.566' to a point;

THENCE extending N. 47° 33' 36" W., the distance of 99.709' to a point;

THENCE extending S. 82° 49' 54" W., the distance of 91.081' to a point on the southeasterly side of said Lincoln Drive;

THENCE extending northeastwardly along the southeasterly side of said Lincoln Drive on the arc of a circle curving to the right having a radius of 354.265' and extending the arc length of 52.362', further described as having a chord bearing of N. 09° 56' 19" E. and extending the chord length of 52.315' to the first mentioned point and PLACE OF BEGINNING.

Containing in area 22,296.5 sq. ft.

DESCRIPTION of 6627 LINCOLN DRIVE PARCEL E
BRT #22-3-2669-10

ALL THAT CERTAIN lot or piece of ground , SITUATE in the 22nd Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to a Proposed Sub-Division and Site Plan made by Paul N. Lonie, Aquaeconomics LLC. Dated May 1), 2018, as follows, to wit:

BEGINNING at a point on the southeasterly side of Lincoln Drive (80' wide on City Plan, legally open) at the distance of 203.885' southwestwardly from the intersection of said Lincoln Drive with the southwesterly side of Green Street (50' wide on City Plan, legally open);

THENCE extending S. 47° 33' 36" E., the distance of 80.482' to a point;

THENCE extending S. 21° 18' 24" W., the distance of 60.117' to a point;

THENCE extending S. 42° 26' 24" W., the distance of 65.066' to a point;

THENCE extending S. 82° 49' 54" W., the distance of 54.893 to a point on the southeasterly side of said Lincoln Drive;

THENCE extending northeastwardly along the southeasterly side of said Lincoln Drive on the arc of a circle curving to the right having a radius of 354.265' and extending the arc length of 48.817', further described as having a chord bearing of N. 17° 21' 32" E. and extending the chord length of 48.779' to a point;

THENCE extending N. 21° 18' 24" E. still along the southeasterly side of said Lincoln Drive, the distance of 127.333' to the first mentioned point and PLACE OF BEGINNING.

Containing in area 10,111.2 sq. ft.



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

| | | | |
|---|--|--|-----------------------------------|
| Name City Line Abstract Company | | Telephone Number: (610) 664-9422 | |
| Mailing Address 15 St. Asaph's Road | | City Bala Cynwyd | State ZIP Code PA 19004 |

B. TRANSFER DATA

| | | | |
|---|--------------------|--|-----------------------------------|
| Date of Acceptance of Document 1 / 9 / 2019 | | | |
| Grantor(s)/Lessor(s) 6625 Lincoln Dr., LLC | Telephone Number: | Grantee(s)/Lessee(s) 6625 Lincoln Dr., LLC | Telephone Number: |
| Mailing Address 9523 Northeast Ave | | Mailing Address 9523 Northeast Ave | |
| City Phila | State PA | ZIP Code 19115 | City Philadelphia |
| | | | State ZIP Code PA 19115 |

C. REAL ESTATE LOCATION

| | | |
|---|---------------------------------|--|
| Street Address 6625 Lincoln Drive | | City, Township, Borough phila |
| County Philadelphia | School District phila | Tax Parcel Number 22-3-2669-00 |

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☐ N

| | | |
|---|---|--|
| 1. Actual Cash Consideration 1.00 | 2. Other Consideration + 0 | 3. Total Consideration = 1.00 |
| 4. County Assessed Value not yet assessed | 5. Common Level Ratio Factor X 1.01 | 6. Computed Value = not yet assessed |

E. 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. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ 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 (Please explain exemption claimed.) **deed of subdivision**

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

City Line Abstract Company, By: *Kan Meyer*

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

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO.

PAGE NO.

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT — All inquiries may be directed to the following person:

| | | | |
|--|----------------------------|--|--------------------------|
| NAME City Line Abstract Company | | TELEPHONE NUMBER: AREA CODE (610) 664-9422 | |
| STREET ADDRESS 15 St. Asaph's Road | CITY Bala Cynwyd | STATE PA | ZIP CODE 19004 |

B. TRANSFER DATA

| | | | |
|--|--|--|--|
| GRANTOR(S)/LESSOR(S) 6625 Lincoln Dr., LLC | | DATE OF ACCEPTANCE OF DOCUMENT: | |
| STREET ADDRESS 9523 Northeast Avenue | | GRANTEE(S)/LESSEE(S) 6625 Lincoln Dr., LLC | |
| CITY Phila | | STATE PA | |
| ZIP CODE 19115 | | CITY Philadelphia | |
| STATE PA | | ZIP CODE 19115 | |

C. PROPERTY LOCATION

| | | | |
|---|---------------------------------|--|--|
| STREET ADDRESS 6625 Lincoln Drive | | CITY, TOWNSHIP, BOROUGH Phila | |
| COUNTY Philadelphia | SCHOOL DISTRICT Phila | TAX PARCEL NUMBER 22-3-2669-00 | |

D. VALUATION DATA

| | | |
|---|---|---|
| 1. ACTUAL CASH CONSIDERATION 1.00 | 2. OTHER CONSIDERATION + 0 | 3. TOTAL CONSIDERATION = 1.00 |
| 4. COUNTY ASSESSED VALUE not yet assessed | 5. COMMON LEVEL RATIO FACTOR X 1.01 | 6. FAIR MARKET VALUE not yet assessed |

E. EXEMPTION DATA

| | |
|-------------------------|-------------------------------------|
| 1A. AMOUNT OF EXEMPTION | 1B. PERCENTAGE OF INTEREST CONVEYED |
|-------------------------|-------------------------------------|

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, 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 _____. Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- ☐ Corrective deed (Attach copy of the prior deed).
- ☒ Other (Please explain exemption claimed, if other than listed above.) **Deed of subdivision**

Under penalties of law or ordinance, 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

City Line Abstract Company, By: 

EXHIBIT E



PERMIT NUMBER: 1009299

RESIDENTIAL BUILDING

[phila.gov](#) / [L&I Property History Search](#) / [L&I Property History Results](#) / 6625 LINCOLN DR

OWNER
6625 LINCOLN DR LLC

MAILING ADDRESS
6625 LINCOLN DR
19119 - 3116

PERMIT DETAILS

Permit Number

1009299

Application Type

RESIDENTIAL BUILDING PERMIT

Permit Type

ADDITION AND/OR ALTERATION

Date Issued

Tue Sep 10 2019

Work Description

EZ PERMIT STANDARDS ALTERATIONS- FOR ALTERATIONS TO AN EXISTING ONE FAMILY DWELLING AS PER ATTACHED STANDARD. DEVIATIONS FROM THIS STANDARD WILL RESULT IN PERMIT REVOCATION AND REQUIRE SUBMISSION OF CONSTRUCTION PLANS. STRUCTURAL ALTERATION OR REPAIR IS EXPRESSLY PROHIBITED UNDER THIS PERMIT. PROHIBITED STRUCTURAL WORK INCLUDES ANY MODIFICATION TO EXTERIOR WALLS, PARTY WALLS, FLOOR/ROOF FRAMING OR FOUNDATIONS; INCLUDING UNDERPINNING, EXCAVATION, AND REMOVAL OF FOUNDATION SLAB.(NO EXTERIOR WORK-NO CHANGES TO WINDOWS OR EXTERIOR DOORS)

Status

ISSUED

Contractor Information

GS HOMES INC
GS HOMES INC 9523 NORTHEAST AVE PHILADELPHIA, PA 19115
USA

Philly311

311 (<http://www.phila.gov/311>) provides direct access to City government information, services, and real-time service updates. Multiple languages are available. Call 311 or tweet @philly311 (<https://twitter.com/philly311>) for a quick response.

[Interact with 311 online](#)

[Trending requests](#)

[Apply for a Homestead Exemption](#)

(<http://www.phila.gov/OPA/AbateMENTSExemptions/Pages/Homestead.aspx>)



REPORT A PROBLEM

([HTTP://IFRAME.PUBLICSTUFF.COM/#?](http://IFRAME.PUBLICSTUFF.COM/#?CLIENT_ID=242)



ASK A QUESTION

([HTTP://WWW.PHILA.GOV/311/FINDANANSWER/PAGES/DEFAULT.ASPX](http://WWW.PHILA.GOV/311/FINDANANSWER/PAGES/DEFAULT.ASPX))



TRACK A REQUEST

([HTTPS://CITYOFPHILADELPHIA.GITHUB.IO/SERVICE-REQUEST-TRACKER/](https://CITYOFPHILADELPHIA.GITHUB.IO/SERVICE-REQUEST-TRACKER/))

Correctional facilities (<http://www.phila.gov/prisons/Facilities/Pages/default.aspx>)

Pay a parking violation (https://prodpci.etimspayments.com/pbw/include/philadelphia_parking/input.jsp)

Pay a water bill (<https://secure.phila.gov/WRB/WaterBill/Account/GetAccount.aspx>)

Pay a Real Estate Tax bill (<https://ework.phila.gov/revenue/>)

Search for property information (<http://property.phila.gov/>)

Trash and recycling schedule (<http://www.philadelphiastreet.com/sanitation/residential/collection-schedules>)

Turn water service on or off (<https://beta.phila.gov/services/become-a-water-customer/property-owners/>)

Take action in your community

SERVE Philadelphia (<http://serve.phila.gov/>)

Greenworks on the Ground initiative (<https://beta.phila.gov/departments/office-of-sustainability/greenworks/greenworks-on-the-ground/>)

Citizens Planning Institute (<http://citizensplanninginstitute.org/>)

Neighborhood Liaison program (<http://www.phila.gov/311/aboutus/Pages/NeighborhoodLiaison.aspx>)

Citizen action toolkit (<http://citizensplanninginstitute.org/citizens-toolkit>)

Clean up your block (<http://www.philadelphiastreet.com/pmbc/>)

Apply for an event permit (<https://phlevents.org/applications/>)

City, District, Council, & Ward maps (<http://gsg.phila.gov/map>)

Know your City government

Mayor's Office (<https://beta.phila.gov/departments/mayor/>)

City Council (<http://phlcouncil.com/>)

City government directory (<https://beta.phila.gov/departments/>)

City budget (<http://www.phila.gov/openbudget/>)

Philadelphia Code & Charter (http://www.amlegal.com/codes/client/philadelphia_pa/)

City records (<http://www.phila.gov/records/index.html>)

Honesty in government (<http://www.phila.gov/ethicsboard/Pages/default.aspx>)

Voting & elections (<http://www.philadelphiavotes.com/>)

Open data (<http://www.phila.gov/data/>)

Connect with City government



(<https://www.facebook.com/PhiladelphiaCity>)



(<https://twitter.com/PhiladelphiaGov>)



(<https://www.instagram.com/cityofphiladelph>)



(<http://www.phila.gov/channel64/Pages/default.aspx>)



(<https://www.youtube.com/user/PhilaGov>)



(<https://www.flickr.com/photos/phillycityrep>)



(<https://github.com/CityOfPhiladelphia>)

Terms of use (</terms-of-use>) Right to know (pdf) (<http://www.phila.gov/privacy/pdfs/FinalCityOpenRecords.pdf>) Privacy Policy (</privacypolicy>)

EXHIBIT F

6625 Lincoln Dr.

6623 Lincoln Dr.

6627 Lincoln Dr.

LINCOLN
DRIVE



6625 Lincoln Dr.

6627 Lincoln Dr.

← LINCOLN DRIVE →



6625 Lincoln Dr.

6623 Lincoln Dr.

6627 Lincoln Dr.

LINCOLN DRIVE



6625 Lincoln Dr.

6627 Lincoln Dr.

6623 Lincoln Dr.

ARBUTUS ST

LEFT
LANE
ENDS



