

Response from property owner of 3611 Spring  
Garden Street received by the Philadelphia  
Historical Commission regarding the  
nomination of the proposed 3611-31 Spring  
Garden Historic District

## 3609-11 Spring Garden Street Zoning Permits and Building Permits from Yun Xia

Henry Clinton <hclinton@hclintonlaw.com>

Mon 7/19/2021 12:00 PM

To: preservation <preservation@Phila.gov>

Cc: Megan Schmitt <Megan.Schmitt@Phila.gov>

 4 attachments (722 KB)

3609-3611 combined lots ZoningPermit\_ZP-2020-007429.pdf; 3609-3611 for 13 units ZoningPermit\_ZP-2021-000369.pdf; 3609 Spring Garden BuildingPermit\_CP-2021-000172.pdf; 3609-11 spring garden st deed\_202107191207.pdf;

**External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.**

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Dear Ms. Schmitt,

I represent the interests of 3609 Spring Garden Housing LLC which is the owner of 3609 and 3611 Spring Garden Street. 3611 Spring Garden Street is last on the Historical Committee's July 21 agenda to be considered for historical designation. My client opposes the designation.

By way of background, see the first attachment which is the zoning permit consolidating 3609 and 3611 to be known as 3609. The second attachment is the zoning permit for 13 units to be constructed at 3609 and the third attachment is the building permit for the 13 units. The final attachment is the Deed.

We intend to participate in the ZOOM Meeting.

Thank you.

Henry M. Clinton  
LAW OFFICE OF HENRY M. CLINTON, LLC  
Queen Memorial Building  
1313 S. 33<sup>rd</sup> Street • Philadelphia, PA 19146  
Phone (215) 309-5567 • Fax (215) 309-5957  
[hclinton@hclintonlaw.com](mailto:hclinton@hclintonlaw.com)

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# Zoning Permit

Permit Number ZP-2020-007429

LOCATION OF WORK 3609 SPRING GARDEN ST, Philadelphia, PA 19104-2351	PERMIT FEE \$1,257.00	DATE ISSUED 11/30/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1, RM1	

PERMIT HOLDER 3609 SPRING GARDEN HOUSIN	3609 SPRING GARDEN ST PHILADELPHIA, PA 19104-2351
--	---

APPLICANT Craig Deutsch DBA: Harman Deutsch Corp	1225 N 7th StreetPhiladelphia, PA 19122USA
---	--

TYPE OF WORK Combined Lot Line Relocation and New Development
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APPROVED DEVELOPMENT Lot Line adjustment to create one Parcel (Proposed Parcel C) from two existing Parcels 3609 and 3611 Spring Garden St) Size and location as shown on plans.
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APPROVED USE(S) Vacant
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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## CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
  - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
  - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
  - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
  - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.



Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

# Zoning Permit

**Permit Number** ZP-2020-007429

## **ADDITIONAL LOCATION(S)**

See front side for primary parcel associated with this permit

## **PARCEL**

3609 SPRING GARDEN ST Philadelphia, PA 19104-2351

3611 SPRING GARDEN ST Philadelphia, PA 19104-2351

## **ADDITIONAL USE DETAILS**

See front side for specific use(s) associated with this permit

This permit is subject to the following specific conditions.

## **CONDITIONS**

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



**TAX ABATEMENT:** Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit [www.phila.gov/opa](http://www.phila.gov/opa); 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.

# Zoning Permit

Permit Number ZP-2021-000369

LOCATION OF WORK 3609 SPRING GARDEN ST Parcel C, Philadelphia, PA 19104-2351	PERMIT FEE \$672.00	DATE ISSUED 2/10/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER

APPLICANT  
Craig Deutsch DBA: Harman Deutsch Corp 1225 N 7th Street Philadelphia, PA 19122USA

TYPE OF WORK  
New construction, addition, GFA change

APPROVED DEVELOPMENT  
Erection of an attached structure (size and location as shown on plans, no sign on this permit)

APPROVED USE(S)  
Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



## CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
  - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
  - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
  - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
  - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.



Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

# Zoning Permit

**Permit Number** ZP-2021-000369

## **ADDITIONAL LOCATION(S)**

See front side for primary parcel associated with this permit

## **PARCEL**

3609 SPRING GARDEN ST Parcel C, Philadelphia, PA 19104-2351

## **ADDITIONAL USE DETAILS**

See front side for specific use(s) associated with this permit

13 Dwelling Units

This permit is subject to the following specific conditions.

## **CONDITIONS**

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



**TAX ABATEMENT:** Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit [www.phila.gov/opa](http://www.phila.gov/opa); 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.



# Notice of Commercial Building Permit

**Permit Number** CP-2021-000172

LOCATION OF WORK  3609 SPRING GARDEN ST, Philadelphia, PA 19104-2351 3609 Spring Garden St, Philadelphia, PA 19104	PERMIT FEE \$3,705.50	DATE ISSUED 4/6/2021
	WORK AREA (SQ. FT.) 2,985	ESTIMATED COST \$1,381,800.00
	DISTRICT CENTRAL WEST	

PERMIT HOLDER 3609 SPRING GARDEN HOUSIN	3609 SPRING GARDEN ST PHILADELPHIA, PA 19104-
--	---

CONTRACTOR DAVID SCHWARTZ CONSTRUCTION INC	12301 MCNULTY ROAD STE C PHILADELPHIA, PA 19154 USA
---	---

TYPE OF WORK New Construction
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APPROVED SCOPE OF WORK For the erection of an attached structure used as (13) thirteen dwelling units. Building to be fully sprinklered. Separate permits required for M.E.P.S work.
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**POST A TRUE COPY OF THIS NOTICE IN A CONSPICUOUS LOCATION ON THE PREMISES**

Permits must be posted for the entire time work approved herein is performed. Zoning Permits shall be posted along each street frontage of the site for not less than (30) calendar days after the date of issuance. Failure to comply will result in the issuance of a Ticket by the Department.



**TO ANONYMOUSLY REPORT UNSAFE CONDITIONS AT THIS WORK SITE, CALL 311 or 911.**

# Commercial Building Permit

Permit Number CP-2021-000172

LOCATION OF WORK  3609 SPRING GARDEN ST, Philadelphia, PA 19104-2351 3609 Spring Garden St, Philadelphia, PA 19104	PERMIT FEE \$3,705.50	DATE ISSUED 4/6/2021
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PERMIT HOLDER 3609 SPRING GARDEN HOUSIN	3609 SPRING GARDEN ST PHILADELPHIA, PA 19104-
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CONTRACTOR DAVID SCHWARTZ CONSTRUCTION INC	12301 MCNULTY ROAD STE C PHILADELPHIA, PA 19154 USA
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TYPE OF WORK New Construction
----------------------------------

APPROVED SCOPE OF WORK For the erection of an attached structure used as (13) thirteen dwelling units. Building to be fully sprinklered. Separate permits required for M.E.P.S work.
---

- i** **CONDITIONS AND LIMITATIONS:**
- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
    - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
    - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
    - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
    - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
  - All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.

# Commercial Building Permit

**Permit Number** CP-2021-000172

This permit requires the following inspections. Inspections may be requested by calling (215)255-4040.

Special Inspections are required for the work proposed for this Permit. Contractor shall notify all Special Inspection Agencies retained by the Permit Holder prior to commencement of any work requiring Special Inspections per the Special Inspections Duties and Responsibilities Agreement Form.

CODE	DESCRIPTION
001	Initial Site Inspection
103	Foundation Footing Inspection
201	Underslab Inspection
309	In Wall Framing Inspection
401	Insulation Inspection
501	Wallboard Inspection
701	Final Inspection



**RIGHT OF ENTRY:** SECTION A-401 AUTHORIZES THE DEPARTMENT TO INSPECT THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT. The Department may charge a Reinspection Fee if: (1) the work has not been performed in accordance with the Code; (2) the work is not ready for inspection; or (3) access to the work to be inspected is not provided.

This permit is subject to the following conditions.

#### CONDITIONS

A Certificate of Occupancy (CO) is to be issued as part of this permit. The subject building or portion thereof undergoing construction under this permit shall not be occupied until the Final Inspection is approved and CO issued to the Permit Holder by the Department.



**TAX ABATEMENT:** Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit [www.phila.gov/opa](http://www.phila.gov/opa); 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.

**Prepared By**

First American Abstract of PA, LLC  
2100 Quaker Pointe Drive, Suite 200  
Quakertown, PA 18951  
(215)538-1053

**Return To**

First American Abstract of PA, LLC  
2100 Quaker Pointe Drive, Suite 200  
Quakertown, PA 18951  
(215)538-1053

Order No.: **5845-QA ()**

Property Address: **3609 and 3611 Spring Garden Street, Philadelphia, Pennsylvania 19104**

Tax Parcel ID: **242005600 (Premises A) 242005710 (Premises B)**

City of **Philadelphia, Philadelphia** County

**THIS INDENTURE**

Made the **Twenty-fifth day of October, 2019**, between **Andrew Jenkins** (hereinafter called the Grantor(s)) AND **3609 Spring Garden Housing LLC, a Pennsylvania limited liability company** (hereinafter called the Grantee(s)).

Witnesseth, That the said Grantor(s) in consideration of **NINE HUNDRED THIRTY FIVE THOUSAND** dollars (**\$935,000.00**) paid to the Grantor(s) by the Grantee(s), receipt of which is hereby acknowledged, does (do) grant, bargain, sell and convey to the said Grantee(s), his, her, their heirs, personal representatives, its successors and assigns.

**PREMISES A**

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected.

SITUATE in the Twenty-fourth Ward of the City of Philadelphia, described according to a Survey and Plan thereof made on the Fourteenth day of January A.D. 1920, by George W. Hyde, Esquire, Surveyor and Regulator of the Eleventh Survey District as follows, to wit:

BEGINNING at the point on the North side of Spring Garden Street (sixty feet wide) at the distance of Eighty-one feet Westward from the West side of Thirty-sixth Street (fifty feet wide), thence extending Northward on a line at right angles to said Spring Garden Street one hundred feet to a point; thence extending Westward on a line parallel with Spring Garden Street Twelve feet to a point; thence extending Northward on a line parallel with Thirty-sixth Street Twelve feet, Three inches to a point in the South side of a certain Two feet, Seven inches wide alley which extends Eastward into a certain Two feet, Nine inches wide alley which extends Northward into Brandywine Street; thence extending Westward on a line parallel with Spring Garden Street and partly along the South side of said Two feet, Seven inches wide alley Twelve feet to a point; thence extending Southward on a line at right angles to Spring Garden Street One Hundred Twelve feet, Three inches to a point on the North side of said Spring Garden Street; thence extending Eastward along the North side of said Spring Garden Street Twenty-four feet to the first mentioned point and place of BEGINNING.

TOGETHER with the free and common use, right, liberty and privilege of both the aforesaid alleys at all

(GENERAL/SPECIAL WARRANTY DEED/INDIVIDUAL or CORPORATE)

Order No.: 5845-QA ()  
Page 2

times hereafter forever.

BEING known as 3609 Spring Garden Street.

OPA NO. 242005600

BEING the same premises which Breta T. Quinn, widow, by Deed dated 12/23/1969 and recorded 12/29/1969 in the Office of the Recorder of Deeds in and for the County of Philadelphia in Deed Book JRS 598 Page 284, granted and conveyed unto Andrew Jenkins and Patricia A. Jenkins, husband and wife, as tenants by the entirety.

AND THE SAID Patricia A. Jenkins, has since departed this life on 11/10/2013, leaving title vested in Andrew Jenkins by right of survivorship.

PREMISES B

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

SITUATE on the Northerly side of Spring Garden Street at the distance of 105 feet Westwardly from the Westerly side of 36th Street in the 24th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Spring Garden Street 16 feet 10 inches and extending of that width in length or depth Northwardly between lines parallel with said 36th Street 103 feet to a certain 4 feet wide alley leading Westwardly and communicating with Two other 4 feet wide alleys leading Northwardly into Brandywine (formerly Rockland Street).

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned alleys as and for passageways and watercourses at all times hereafter, forever.

BEING known as 3611 Spring Garden Street.

OPA NO. 242005710

BEING the same premises which Philadelphia Housing Development Corporation, a Pennsylvania Non-profit Corporation, by Deed dated 04/30/2002 and recorded 05/01/2002 in the Office of the Recorder of Deeds in and for the County of Philadelphia in Document No. 50449286, granted and conveyed unto Andrew Jenkins.

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(s), as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground above described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his, her, their, heirs, personal representatives, its successors and assigns, to and for the only proper use and

(GENERAL/SPECIAL WARRANTY DEED/INDIVIDUAL or CORPORATE)

Order No.: 5845-QA ()  
Page 3

benefit of the said Grantee(s), his, her, their, heirs, personal representatives, its successors and assigns, forever.


**AND** the said Grantor(s), and his, her, their, heirs and personal representatives, its successors does (do) covenant, promise and agree, to and with the said Grantee(s), his, her, their heirs, personal representatives, its successors and assigns, by these presents, that the said Grantor(s) his, her, their, heirs, and personal representatives, its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee(s), his, her their heirs, its successors and assigns, against the said Grantor(s) and his, her their heirs, its successors, and against all and every person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under any of them, shall and will warrant **specially** the property hereby conveyed.

(GENERAL/SPECIAL WARRANTY DEED/INDIVIDUAL or CORPORATE)

Order No.: 5845-QA ( )  
Page 4

In Witness Whereof, the said Grantor(s) has (have) hereunto set his/her/its/their hands and seals. Dated the day and year first above written.

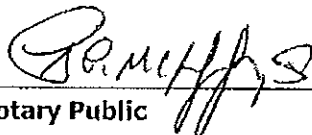
WITNESS:

  
Andrew Jenkins

State of **Pennsylvania**  
County of **Philadelphia** }  
*Montgomery*

On this, the **Twenty-fifth day of October, 2019**, before me the undersigned officer, personally appeared **Andrew Jenkins**, known to me (or satisfactorily proven) to be the person or persons whose name(s) is (are) subscribed to the within instrument, and acknowledged that he / she / they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Thomas P. McCaffrey III, Notary Public  
Montgomery County  
My commission expires May 6, 2023  
Commission number 1199103  
Member, Pennsylvania Association of Notaries

(GENERAL/SPECIAL WARRANTY DEED/INDIVIDUAL or CORPORATE)

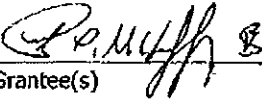
Order No.: 5845-QA ()  
Page 5

**CERTIFICATE OF RESIDENCE**

I hereby certify that the precise residence of the grantee(s) herein is

~~3609 and 3611 Spring Garden Street, Philadelphia, Pennsylvania 19104~~ 8 Ashwood Ct.

Lawrenceville NJ 08641

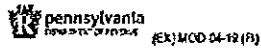
  
\_\_\_\_\_  
For Grantee(s)

Record and return to:

First American Abstract of PA, LLC

2100 Quaker Pointe Drive, Suite 200, Quakertown, PA 18951

<b>PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION</b>		BOOK NO.	PAGE NO.
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).		DATE RECORDED	
<b>A. CORRESPONDENT</b> - All inquiries may be directed to the following person:		CITY TAX PAID	
NAME 3609 Spring Garden Housing LLC	TELEPHONE NUMBER: AREA CODE 0 609-558-7903		
STREET ADDRESS	CITY	STATE	ZIP CODE
8 Ashwood Court	Lawrenceville	NJ	08648
<b>B. TRANSFER DATA</b>		DATE OF ACCEPTANCE OF DOCUMENT:	
GRANTOR(S)/LESSOR(S) Andrew Jenkins	GRANTEE(S)/LESSEE(S) 3609 Spring Garden Housing LLC		
STREET ADDRESS	STREET ADDRESS		
1711 Revere St.	8 Ashwood Court		
CITY	STATE	ZIP CODE	CITY
Harrisburg PA 17104			Lawrenceville NJ 08648
<b>C. PROPERTY LOCATION</b>			
STREET ADDRESS		CITY, TOWNSHIP, BOROUGH	
3609 and 3611 Spring Garden Street Philadelphia, PA 19104		Philadelphia	
COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia	TAX PARCEL NUMBER 242005600 (Premises A) 242005710 (Premises B)	
<b>D. VALUATION DATA</b>			
1. ACTUAL CASH CONSIDERATION \$935,000.00	2. OTHER CONSIDERATION + 0.00	3. TOTAL CONSIDERATION = \$935,000.00	
4. COUNTY ASSESSED VALUE \$425,200.00 & 111,600.00	5. COMMON LEVEL RATIO FACTOR X 1.01	6. FAIR MARKET VALUE = \$542,168.00	
<b>E. EXEMPTION DATA</b>			
1A. PERCENTAGE OF EXEMPTION 0	1B. PERCENTAGE OF INTEREST CONVEYED 100		
2. Check Appropriate Box Below for Exemption Claimed			
<input type="checkbox"/> Will or intestate succession _____ <div style="display: flex; justify-content: space-between; width: 80%; margin-left: 100px;"> <span>(NAME OF DECEDENT)</span> <span>(ESTATE FILE NUMBER)</span> </div>			
<input type="checkbox"/> Transfer to Industrial Development Agency.			
<input type="checkbox"/> Transfer to agent or straw party. (Attach copy of agency/straw party agreement).			
<input type="checkbox"/> Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____			
<input type="checkbox"/> Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).			
<input type="checkbox"/> 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).			
<input type="checkbox"/> Corrective deed (Attach copy of the prior deed).			
<input type="checkbox"/> Other (Please explain exemption claimed, if other than listed above.) _____			
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
			10/25/2019



**REV-183**  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG, PA 17128-0603

1830019105

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

**RECORDER'S USE ONLY**

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

<b>SECTION I TRANSFER DATA</b>							
Date of Acceptance of Document <u>10/25/2019</u>							
Grantor(s)/Lessor(s) Andrew Jenkins			Telephone Number		Grantee(s)/Lessee(s) 3609 Spring Garden Housing LLC		
Mailing Address <u>1711 Revere St</u>			Mailing Address <u>8 Ashwood Court</u>		Telephone Number <u>609-558-7903</u>		
City <u>Philadelphia</u>		State <u>PA</u>		ZIP Code <u>19104</u>		City <u>Lawrenceville</u>	
				State <u>NY</u>		ZIP Code <u>08648</u>	
<b>SECTION II REAL ESTATE LOCATION</b>							
Street Address 3609 and 3611 Spring Garden Street, Philadelphia, PA 19104				City, Township, Borough Philadelphia			
County Philadelphia		School District Philadelphia		Tax Parcel Number 242005600 (Premises A) and 242005710 (Premises B)			
<b>SECTION III VALUATION DATA</b>							
Was transaction part of an assignment or relocation? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							
1. Actual Cash Consideration 935,000.00		2. Other Consideration + 0.00		3. Total Consideration = 935,000.00			
4. County Assessed Value 425,200.00 & 111,600.00		5. Common Level Ratio Factor x 1.01		6. Computed Value = 542,168.00			
<b>SECTION IV EXEMPTION DATA</b>							
1a. Amount of Exemption Claimed \$0.00		1b. Percentage of Grantor's Interest in Real Estate 100%		1c. Percentage of Grantor's Interest Conveyed 100%			
2. Check Appropriate Box Below for Exemption Claimed.							
<input type="checkbox"/> Will or intestate succession. (Name of Decedent) (Estate File Number)							
<input type="checkbox"/> Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)							
<input type="checkbox"/> Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)							
<input type="checkbox"/> Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)							
<input type="checkbox"/> 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.)							
<input type="checkbox"/> Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)							
<input type="checkbox"/> Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)							
<input type="checkbox"/> Statutory corporate consolidation, merger or division. (Attach copy of articles.)							
<input type="checkbox"/> Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)							
<b>SECTION V CORRESPONDENT INFORMATION</b> All parties may be directed to the following person:							
Name <u>3609 Spring Garden Housing LLC</u>				Telephone Number <u>609-558-7903</u>			
Mailing Address <u>8 Ashwood Court</u>		City <u>Lawrenceville</u>		State <u>NY</u>		ZIP Code <u>08648</u>	
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 <u>[Signature]</u>				Date <u>10/25/2019</u>			

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



1830019105

1830019105

