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08/22/2011 01:24PM

Prepared by:  
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**DEED OF SUBDIVISION AND CONFIRMATION**

**THIS INDENTURE** made as of the 10<sup>th</sup> day of August, 2011.

**BETWEEN** NEWCOURTLAND ELDER SERVICES, INC., a Pennsylvania corporation (hereinafter referred as the "**Grantor**"), of the one part, **and** NEWCOURTLAND ELDER SERVICES, INC., a Pennsylvania corporation (hereinafter referred to as the "**Grantee**"), of the other part,

**WITNESSETH**, That the said Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

**ALL THOSE CERTAIN** lots or parcels of ground, together with the buildings and improvements erected thereon, located in the City of Philadelphia and Commonwealth of Pennsylvania, as more fully described on Exhibit "A" attached hereto and made a part hereof.

**BEING** the same premises which Philadelphia Authority for Industrial Development, a body politic organized and existing under the laws of the Commonwealth of Pennsylvania, by Deed dated July 7, 2004 and recorded on August 7, 2004 in the Department of Records of Philadelphia as Document No. 50988597, as corrected by a certain Deed of Correction dated March 1, 2005 and recorded on March 9, 2005 in the Department of Records of Philadelphia as Document No. 51132717, granted and conveyed unto Newcourtland Elder Services, Inc., a Pennsylvania non-profit corporation, in fee.

This is a Deed of Subdivision and Confirmation. The property originally conveyed to Newcourtland Elder Services, Inc., a Pennsylvania non-profit corporation, by the aforesaid Deed recorded as Document No. 50988597, as corrected by Deed of Correction recorded as Document

No. 51132717, consisted of one (1) parcel. Such parcel has since been subdivided into three (3) parcels as shown on Sheet No. SUB-1 of that certain "Subdivision Plan 1900 W. Allegheny Avenue 11<sup>th</sup> Ward, Philadelphia, Pennsylvania" dated January 15, 2010 prepared by Durkin Associates, Inc. (the "*Subdivision Plan*"). It is the intent hereof to reflect upon the public record a metes and bounds description of the subject property as shown on the Subdivision Plan and to confirm title in and to such property in the name of Newcourtland Elder Services, Inc., a Pennsylvania non-profit corporation.

**TOGETHER** with all and singular the Buildings, Improvements, Ways, Streets, Alleys, Passages, Waters, Water-Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever, of it, the said Grantor in law, as in equity, or otherwise, howsoever, of, in, and to the same and every part thereof.

**TO HAVE AND TO HOLD** the said lots or parcels of ground described on Exhibit "A" hereto, together 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.

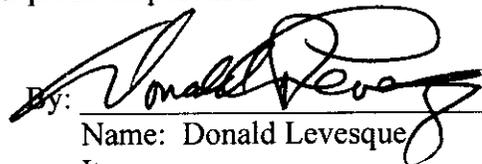
**AND** the said Grantor, for itself, its successors and assigns does by these presents covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor and its successors and assigns, all and singular the Hereditaments and Premises hereinabove described 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, and against all and every Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, or any of them, shall and will, **WARRANT and DEFEND.**

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the day and year first above written.

WITNESS:

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

Newcourtland Elder Services, Inc., a Pennsylvania non-profit corporation

By:   
Name: Donald Levesque

Its:

STATE OF PENNSYLVANIA

:

COUNTY OF PHILADELPHIA

:SS

:

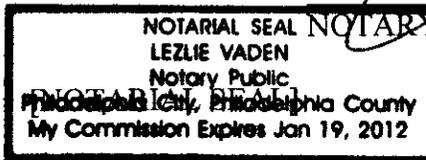
On this, the 10<sup>th</sup> day of August, 2011, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer personally appeared Donald Levesque, who acknowledged himself to be the Vice President of Newcourtland Elder Services, Inc., a Pennsylvania non-profit corporation, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of the said Newcourtland Elder Services, Inc., a Pennsylvania non-profit corporation,, as such Vice President.

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

My Commission Expires: 1/19/2012

Commonwealth of Pennsylvania

*Lezie Vaden*



**EXHIBIT "A"**

**Legal Description**

**LOT 1**

ALL that certain lot or parcel of ground situate in the 11th Ward of the City of Philadelphia, Pennsylvania, identified as Proposed Lot 1 as shown on a Subdivision Plan, Sheet No. SUB-1, prepared by Durkin Associates, Inc., dated January 15, 2010 bounded and described as follows to wit:

BEGINNING at a point on the South side of Allegheny Avenue (120 feet wide) at the distance of 8.740 feet East of the East side of Twentieth Street (50 feet wide); thence from said point of beginning extending along the South side of Allegheny Avenue South 78° 39' 00" East, 398.927 feet to a point; thence leaving the side of Allegheny Avenue and extending South 11° 21' 00" West, 247.250 feet to a point in the line of land of the Chestnut Hill Branch of the Connecting Railway Company; thence extending along the lines of the said Connecting Railway the following four courses and distances: (1) North 50° 38'00" West, 48.880 feet to an angle point; (2) North 51° 15' 00" West, 25.000 feet to a corner point; (3) North 40° 59' 08" East, 20.000 feet to a point 50 feet Northeast from the center line of the aforesaid Connecting Railway; (4) extending along said line parallel with and 50 feet Northeast from said center line, North 49° 00' 52" West, 395.167 feet to a point on the South side of Allegheny Avenue, the first mentioned point and place of beginning.

CONTAINING therein 46,563 square feet or 1.0689 acres more or less.

**LOT 2**

ALL that certain lot or parcel of ground situate in the 11th Ward of the City of Philadelphia, Pennsylvania, identified as Proposed Lot 2 as shown on a Subdivision Plan, Sheet No. SUB-1, prepared by Durkin Associates Inc., dated January 15, 2010 bounded and described as follows to wit:

BEGINNING at a point on the South side of Allegheny Avenue (120 feet wide) at the distance of 407.667 feet East of the East side of Twentieth Street (50 feet wide); thence from said point of beginning extending along the South side of Allegheny Avenue South 78° 39'11" East, 192.833 feet to a point; thence leaving the side of Allegheny Avenue and extending South 11° 21' 00" West, 111.701 feet to a point; thence extending South 48° 39' 00" East, 71.388 feet to a point; thence extending South 41° 21' 00 West, 208.321 feet to a point in the line of land of the Chestnut Hill Branch of the Connecting Railway Company; thence extending along the lines of the said Connecting Railway the following two courses and distances: (1) North 50° 08' 00" West, 48.583 feet to a point; (2) North 50° 38' 00" West, 122.120 feet to a point; thence extending North 11° 21' 00" East, 247.250 feet to a point on the South side of Allegheny Avenue, the first mentioned point and place of beginning.

CONTAINING therein 59,985 square feet or 1.3770 acres more or less.

### **LOT 3**

ALL that certain lot or parcel of ground situate in the 11th Ward of the City of Philadelphia, Pennsylvania, identified as Proposed Lot 3 as shown on a Subdivision Plan, Sheet No. SUB-1, prepared by Durkin Associates, Inc., dated January 15, 2010 bounded and described as follows to wit:

BEGINNING at a point on the South side of Allegheny Avenue (120 feet wide) at the distance of 600.500 feet East of the East side of Twentieth Street (50 feet wide); thence from said point of beginning extending along the South side of Allegheny Avenue South  $78^{\circ} 39' 00''$  East, 150.000 feet to a point in the West right of way line of the Germantown Branch of the Philadelphia, Germantown and Norristown Railroad; thence crossing the bed of former 18th Street (stricken from the City Plan March 21, 1987) and extending along said right of way line 33 feet West from the center line of said Railroad and parallel therewith, South  $12^{\circ} 16' 33''$  East, 588.115 feet to a point in the line of land of the Chestnut Hill Branch of the Connecting Railway Company 65 feet Northeast from the center line thereof; thence extending parallel with said center line, North  $49^{\circ} 00' 52''$  West, 18.906 feet inches to a point; thence extending at right angles with said center line, South  $40^{\circ} 59' 08''$  West, 24.594 feet to a point; thence extending North  $49^{\circ} 47' 00''$  West, 247.583 feet to a point; thence extending North  $49^{\circ} 47' 00''$  West, 146.000 feet to a point; thence extending North  $50^{\circ} 08' 00''$  West, 63.917 feet to a point; thence extending North  $41^{\circ} 21' 00''$  East, 208.321 feet to a point; thence extending North  $48^{\circ} 39' 00''$  West, 71.388 feet to a point; thence extending North  $11^{\circ} 21' 00''$  East, 111.701 feet to a point on the South side of Allegheny Avenue, the first mentioned point and place of beginning.

CONTAINING therein 110,212 square feet or 2.5301 acres more or less.

**DEED**

Newcourtland Elder Services, Inc., a Pennsylvania non-profit corporation

**TO**

Newcourtland Elder Services, Inc., a Pennsylvania non-profit corporation

The address of the within named Grantee

is: 1845 Walnut Street  
12<sup>th</sup> Floor  
Philadelphia, PA 19103



On behalf of the Grantee

Record and return to:

Thomas Chapman, Esquire  
Blank Rome LLP  
One Logan Square  
Third Floor  
18<sup>th</sup> and Cherry Streets  
Philadelphia, Pennsylvania 19103-6998



**Exhibit "A"**

	<u>Address</u>	<u>Assessed Value</u>	<u>x 5.53</u> =	<u>Fair Market Value</u>
1.	1820 W. Allegheny Avenue	\$221,850.00	x 5.53	\$1,226,830.50
2.	1900 W. Allegheny Avenue	\$119,625.00	x 5.53	\$ 661,526.25
3.	1940 W. Allegheny Avenue	<u>\$93,525.00</u>	x 5.53	<u>\$ 517,193.25</u>
	Total:	\$435,000.00		\$2,405,550.00