12. Readiness and Project Schedule:

To Evidence Site Control, enclosed please find:

1. An executed letter agreement for development services between Conifer Realty, LLC and the Mt. Airy Baptist Church stating that the Mt. Airy Baptist Church owns all of the land under the GALA project and will enter into a land lease with Conifer for 99 years in exchange of a one-time land lease payment of $540,000.
2. An Exclusive Option to Lease Real Estate between the Mt. Airy Baptist Church and the Golden Age Living Accommodations, L.P.
3. The recorded Deed of Consolidation
4. Legal Description
5. A title policy for the site including the underlying deeds
6. A stamped site plan from the City of Philadelphia memorializing the consolidation.

To Evidence Zoning, enclosed please find:

The project received approval from the Zoning Board of Adjustment on 10/2/13. The project then received its zoning permit extension #487034 on 6/27/14. This permit is valid for three years. The project also received a Conceptual Review from the Philadelphia Water Commission making it eligible for a Green Project Review when the project submits for its Stormwater Technical Review.

Project Schedule:

Tasks	Due Date	Status
Zoning:		
1. Submit Zoning Application to L&I	Jul 18, 2013	Done
2. Record Deed of Consolidation	Aug 13, 2013	Done
3. Submit ERSA to PWD	Aug 28, 2013	Done
4. Receive Approval from PWD for ERSA	Sep 12, 2013	Done
5. Receive Zoning Refusal from L&I	Sep 11, 2013	Done
6. Receive Zoning Approval from the Zoning Board of Adj.	Oct, 2 2013	Done
7. Receive Zoning Use Permit three year extension	Jun 27, 2014	Done
OHCD HOME/PHA:		
1. Attend OHCD Briefing Session	Oct 21, 2014	Done
2. Submit Home Application to OHCD	Nov 19, 2014	Done
3. Submit to PHA ACC Application	Nov 21, 2014	Done
4. Receive Award from OCHD for Home Funds	Jan 23, 2015	
5. Receive Award from PHA for the ACC	Jan 23, 2015	
PHFA/Tax Credits:		
1. Attend PHFA LIHTC Training Session	Oct 1, 2014	Done
2. Submit Intent to Submit Tax Credit App. to PHFA	Dec 1, 2014	
3. Submit LIHTC Application to PHFA	Jan 30, 2015	
4. Receive Commitment from PHFA for LIHTC Allocation	May 15, 2015	

Project Milestones:

1. Instruct Architect/Engineer to Complete their Drawings	May 15, 2015
2. Instruct React Environmental to Complete the HUD NEPA 24 CFR Part 50	May 15, 2015
3. Civil Engineering Drawings are Complete	Jun 15, 2015
4. Submit Civil Engineering Drawings to PWD for Full Technical Review	Jun 17, 2015
5. React Environmental completes the HUD Environmental Review	Jul 1, 2015
6. Receive Full Technical Review Approval from PWD	Aug 15, 2015
7. Architectural Drawings are Complete	Aug 15, 2015
8. Submit for Expedited Building Permit Review	Sep 1, 2015
9. Receive Building Permits	Nov 1, 2015
10. Close on the Construction Financing	Dec 15, 2015
11. Begin Construction	Jan 1, 2016
12. Begin Marketing and Leasing Efforts	Nov 15, 2016
13. Complete Construction/Obtain CO	Mar 1, 2017
14. Begin Moving Tenants into Building	Mar 1, 2017
15. Complete Leasing/Tenant Move-Ins	Nov 1, 2017
16. Permanent Closing/Issuance of 8609s for LIHTC	Dec 15, 2017

Relocation Issues:
N/A

September 6, 2013

Mt. Airy Baptist Church
2012 69th Avenue
Philadelphia, PA 19138

RE: Letter Agreement for Development Services

Dear Reverend Brown:

This letter will serve as an agreement ("Agreement") between the Mt. Airy Baptist Church ("MABC") and Conifer Realty, LLC ("Conifer")and its designated affiliates concerning the development of a 62 +/-unit senior (age 62+) affordable housing project (the "Project") to be located at 2030 E. Haines Street in the East Mount Airy section of Philadelphia, Pennsylvania, as more fully set forth on Exhibit A to this Agreement (the "Land").

MABC currently owns the Land and intends to enter into a long-term ground lease for the Land with the Owner (hereinafter defined) in accordance with the terms described herein. If the tax credit financing and other funding described herein is awarded to the Project, a limited partnership will be formed to own the Project (the "Owner"). Conifer (or its designated affiliate) will be the managing general partner with a .009% general partner interest in the Owner and MABC (or its designated affiliate) will be a non-managing general partner with a .001% general partner interest in the Owner. In addition to MABC and Conifer, a tax credit equity investor (the "Investor") will become the investor limited partner with a 99.99% limited partner interest in the Owner.

We have agreed to the following additional general terms and conditions concerning the development of the Project and the roles and responsibilities MABC and Conifer and in connection therewith.

1. Project. The Project shall be located on the Land. The Project shall consist of the acquisition, development, construction and management, for the benefit of the Owner, of a 62 +/-unit senior (age 62+) affordable housing community. To the extent that financing is available, the Project may include commercial or other non-residential space to allow MABC to operate programs consistent with its mission. MABC will cooperate with Conifer in assembling the Land, seeking any necessary approvals required so as to ultimately receive final site plan approval. MABC will ground lease the land to the Owner for a term of 99 years in exchange for an upfront rent payment of $540,000 (subject to an appraisal supporting that value (the "Appraised Value") and the approval of the Pennsylvania Housing Finance Agency and any other funding source for the Project) (the "Lease Payment"). Subject to the aforementioned appraisal and all other applicable regulatory requirements, in the event that surplus funds are available after payment of all costs related to the Project, including, but not limited to, the full Development Fee (defined in Section 2(d) below), the parties shall utilize such surplus funds to increase the Lease Payment up to an amount not to exceed the Appraised Value.

2. Development Services.

(a) Conifer shall perform the following development services for the Project (collectively, the "Development Services"), with Conifer being solely responsible for third-party expenses related to such Development Services:

i. Definition of the concept, scope and financing structure for the Project;

ii. Selection and coordination of members of the development team for the Project which will include, but not be limited to the engagement of a land use attorney, financial counsel, architect, planner, civil engineer, mechanical engineer, electrical engineer, plumbing engineer, structural engineer, environmental consultant. The parties have agreed that the architecture will be performed by a collaboration of Haley Donovan Architects and TMH Associates, Inc.

iii. Application for and processing of land use development approvals and building permits;

iv. Identification of and processing for equity, construction and permanent financing (the "Project Financing");

v. Application for and processing of reservation of low-income housing tax credits;

vi. Preparation of development and proforma operating budgets;

vii. Monitoring construction progress and processing draw requests; and

viii. Application for certificates of occupancy and final approvals of Project lenders and the tax credit equity investor.

(b) MABC shall participate in the design, predevelopment and development stages of the Project and will serve as the lead liaison with the local community (collectively, the "MABC Services"). MABC shall participate in monthly construction meetings once construction of the Project has commenced.

(c) Conifer and MABC will each use good faith efforts in the performance of the Development Services and the MABC Services, but neither can guaranty that any particular item of Development Services or MABC Services will be achieved, it being understood that neither party will be liable for any failure to obtain any consent, approval or agreement with respect to the development of the Project.

(d) In consideration of the Development Services to be provided by Conifer and the MABC Services to be provided by MABC, the Owner will pay a fee in the amount specified in the approved development budget (the "Development Fee"), which will be at the rate set by Pennsylvania Housing Finance Agency (a portion of which may be deferred), and will be payable as provided in the Project Financing documents. MABC shall be entitled to ten percent (10%) of the

Development Fee. Conifer shall be entitled to ninety (90%) of the Development Fee.

(e) MABC shall have a right of first refusal to purchase the Project from the Owner at the end of the tax credit extended use period for the minimum purchase price set forth in Section 42(i)(7)(B) of the Internal Revenue Code (i.e., the purchase price shall equal the principal amount of all outstanding indebtedness on the Project, together with all federal, state and local taxes attributable to such sale).

3. Project Financing.

(a) Conifer and MABC, will seek to identify and obtain, for the benefit of the Owner, project financing ("Project Financing") from, among others, the following potential sources:

i. Grants and charitable contributions from local foundations;

ii. Equity from syndication of Low Income Housing Tax Credits;

iii. Grants from the Federal Home Loan Bank;

iv. HOME and or CDBG funding from the City of Philadelphia

v. First mortgage financing from the Pennsylvania Housing Finance Agency or other private or public lender.

(b) It is contemplated by the parties that the Project Financing will include the total amount of equity and debt financing required for the construction and operation of the Project as set forth in the approved development and operating budgets for the Project.

(c) Conifer shall be solely responsible for all necessary guarantees and assurances as it relates to the project, including but not limited to the project's financing, construction, lease up, operations, and tax credit compliance as may be required by the lenders and equity investor providing the Project Financing, on terms and conditions reasonably satisfactory to such parties and no such guarantees shall be required of or provided by MABC.

4. Construction Services. The Owner shall engage Allied Construction Services (the "General Contractor") to serve as general contractor for the construction of the Project under a guaranteed maximum price or stipulated sum general construction contract (the "General Contract"). The General Contractor shall be entitled to earn a fee in the maximum amount permitted under the rules and regulations governing the Project Financing. The General Contractor will supervise all construction services required for the construction of the Project in accordance with the terms of the General Contract (the "Construction Services").

5. Property Management; Cash Flow. Upon substantial completion of the construction of the Project, the Owner will contract with Ingerman Management Company (the "Property Manager") who will undertake all property management services for the use, occupancy,

maintenance and operation of the Project under the terms of an affordable housing property management agreement between the Owner and the Property Manager (the "Management Agreement"), which shall be subject to the approval of the Investor and Pennsylvania Housing Finance Agency. Under the Management Agreement the Property Manager will receive a management fee for its services in the maximum amount permitted by Pennsylvania Housing Finance Agency and any other state or federal agency with regulatory authority over the Project. The Property Manager shall be responsible for the initial lease-up of the facility and the ongoing tax credit compliance of the Project. If in any given year the operating results of the Owner are sufficient to allow for a distribution of cash flow (as that term is defined in the limited partnership agreement of the Owner) to the general partners, MABC shall be entitled to 10% of such cash flow and Conifer shall be entitled to 90% of such cash flow. Similarly, in the event that the Project is sold or refinanced, Conifer shall be entitled to 90% of the proceeds due to the general partners and MABC shall be entitled to 10% of such proceeds.

6. Fees and Costs. Except to the extent otherwise provided for in this letter agreement or in the approved development budget for the Project, MABC and Conifer will be responsible for their respective fees, costs and expenses incurred in connection with the development of the Project; provided, however that in the event that financing is received, all reimbursable pre-development expenses (i.e., engineering, environmental, architectural, legal, etc.) incurred by either party and provided for in the Project budget and proforma will be paid to such party by the Owner. Nothing contained in this letter agreement is intended to impose on either party any liability for any loss, damage, cost or expense arising or resulting out of the activities of the other party or its respective affiliates and each party agrees to indemnify, defend with counsel reasonably acceptable to the indemnified party and hold harmless the other from and against liability for such matters. This indemnity obligation shall survive the expiration or sooner termination of this letter agreement.

7. Independent Activities. The parties acknowledge that each (and their respective affiliates) are engaged in and intend to continue to engage in businesses and activities which may be competitive with the Project or other projects currently under development or which may in the future be under development by the parties. None of such competing activities shall be precluded and neither party shall have any claim against the other by reason of the conduct of such competing activities.

8. Term; Further Agreements. This Agreement shall continue in full force and effect for a period expiring on the first to occur of (a) the consummation of a tax credit closing with respect to the Project (in which case the material terms of this Agreement shall be memorialized in the various documents executed in connection with such closing), or (b) January 31, 2015; provided, however, if all Project Financing has been committed to the Project by January 31, 2015, then this agreement shall be extended until the consummation of the tax credit closing is achieved (which extension period shall not exceed an additional 365 days).

9. Cooperation. Conifer and MABC shall cooperate with one another in good faith to consummate successfully the development of the Project. Such cooperation shall include but not be limited to reasonable efforts to respond to one another as expeditiously as possible with regard to requests for information and approvals. With regard to materials or documents requiring the approval of one or both parties, if such materials or documents are not approved as initially submitted, then the parties shall engage in such

dialogue and communication as is necessary under the circumstances to resolve the open issues expeditiously. A spirit of good faith and a mutual desire for the success of the development of the Project shall govern the parties' relationship under this letter agreement.

11. Successors and Assigns. This letter agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns, provided, however that neither party shall assign this letter agreement without the express written consent of the other party.

12. Miscellaneous. This Agreement shall be governed by the laws of the Commonwealth of Pennsylvania. The parties hereto agree that each has had the opportunity to consult with counsel and that in the event that a dispute arises under this Agreement, no provision hereof shall be construed in favor or against any party by virtue of that party's role in drafting this Agreement. In the event that a dispute arises under this Agreement, the prevailing party in such dispute shall be entitled to be reimbursed from the other party for all reasonable legal fees and other expenses incurred in connection with such dispute. Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to arbitration in accordance with the rules of the American Arbitration Association then in effect. To the extent that the terms of any future agreement concerning the subject matter hereof conflict with any provision hereof, the terms of such future agreement shall control.

If the foregoing accurately reflects MABC's understanding of our agreement, please have this letter executed in the space provided below and return a fully executed copy to the undersigned, at which time this letter will constitute our binding agreement as to the matters set forth herein. By executing this letter we each represent that we have authority to enter into this letter agreement and to bind our respective affiliates to the extent required by this letter agreement.

We look forward to working with you on the Project.

Sincerely,

Conifer Realty, LLC

By: _____

Charles M. Lewis, Senior Vice President

AGREED TO AND ACCEPTED:

Mt. Airy Baptist Church

By: _____

Name:

Title: Pastor

Date: 9-6-2013

Exhibit A
Land Description

Description of Proposed Consolidation of #2022-34 Haines Street and #6845-49 Limekiln Pike

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, SITUATE in the 10th Ward of the City of Philadelphia and described according to a Site and Lot Consolidation Plan (C.P. 242 Block 37) made by John P. Parkinson, P.L.S., Surveyor and Regulator of the Ninth Survey District, dated May 21, 2012:

BEGINNING at a point on the southwesterly side of Haines Street (On City Plan 50' wide, legally open) at the distance of 185.896' northwestwardly from northwesterly side of 20th Street (On City Plan 60' wide, legally open); THENCE extending southwestwardly partly passing thru a certain wall S.04°04'30"W. the distance of 84.853' to a point on the northeasterly side of a certain 3' wide alley that extends southeastwardly to the said northwesterly side of 20th Street and northwestwardly to the northeasterly side of Limekiln Pike (On City Plan 60' wide, legally open 50' wide); THENCE extending northwestwardly along the said northeasterly side of the 3' wide alley N.84°40'05"W. the distance of 266.521' to a point on the said northeasterly side of Limekiln Pike (60' wide); THENCE extending northwestwardly along the said northeasterly side of Limekiln Pike (60' wide) N.03°23'00"W. the distance of 87.075' to a point on the said southwesterly side of Haines Street; THENCE extending southeastwardly along the said southwesterly side of Haines Street S.84°25'30"E. the distance of 277.856' to the first mentioned point and place of beginning.

CONTAINING in Area 23,254 square feet or 0.53385 acres.

John P. Parkinson P.L.S.
Surveyor & Regulator
Ninth Survey District

12-043b

EXCLUSIVE OPTION TO LEASE REAL ESTATE

This **OPTION TO LEASE REAL ESTATE** (hereinafter referred to as the "Option" or "Agreement") is made as of October 27, 2014 between the Mt. Airy Baptist Church (hereinafter referred to as the "MABC") and 2030 East Haines Street, L.P., a limited partnership organized under the laws of the State of Pennsylvania (hereinafter referred to as the "Lessee"). This Option provides Lessee the right to lease the Property as defined herein, and to own and operate the affordable apartment complex that is the subject of this Option.

The MABC is the current owner of real property located in the City of Philadelphia, PA, which is located at 2032 E. Haines Street, Philadelphia, PA 19138, and known as CP 242, Lot 37 "Property"). The MABC intends to lease the Property to the Lessee, whereon Lessee will construct a 62 unit affordable rental community for senior citizens ("Apartment Complex") *provided that* the Lessee receives financing satisfactory to the Lessee.

If Lessee proceeds with the Apartment Complex, all of the units in the Apartment Complex will be owned by Lessee, and will be operated and maintained as qualified low-income units under Section 42 of the Internal Revenue Code of 1986, as amended ("Section 42"), for a period of not less than the compliance period and any extended use period (as such terms are defined in Section 42).

The Lessee intends to apply to the Pennsylvania Housing Finance Agency (the "PHFA") in 2015 for an allocation of 9% low-income housing tax credits and to the Office of Housing and Community Development of the City of Philadelphia ("OHCD") for funding under its Home Program to finance a portion of the cost of developing the Apartment Complex.

In connection with the process of applying for low-income housing tax credits from the PHFA and Home funding from OHCD, the Lessee must demonstrate that it has sufficient "site control" over the Property so that it has the right to include the Property in the development of the Apartment Complex.

NOW THEREFORE, in consideration of the payment of One Dollar ($1.00) to the MABC by the Lessee (the "Option Price"), and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), and intending to be legally bound, the MABC hereby grants to the Lessee the exclusive right and option to lease the Property indicated above and as described in Exhibit A, on the following terms and conditions:

1. ***Property.*** The Property as defined herein is the land on which the Apartment Complex will be constructed, and as is described in Exhibit "A" attached hereto and incorporated herein.

2. ***Agreement to Enter Ground Lease.*** Pursuant to the terms of this Option, the MABC and the Lessee will enter into a ground lease (the "Lease") for the Property that will contain the terms set forth in Section 3, and any other terms which shall otherwise and hereafter be agreed to

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by the MABC and the Lessee. The Lease will be finalized and executed only after the financing required for the Apartment Complex is approved by PHFA and OHCD, and is obtained by the Lessee after closing on that financing.

3. ***Lease Terms.*** The parties intend for the lease agreement to contain the following key terms:

A. Term. The term of the Lease will be ninety nine (99) years.

B. Initial Rent. The Lessee shall pay to MABC as initial rent (the "Initial Rent") the sum of $540,000.00 to be paid on the date of execution of the Lease.

C. Rent. $1.00 per year for ninety nine (99) years beginning on the first day of the twelfth (12th) month after 95% of the initial occupancy of the Apartment Complex has been achieved.

D. Additional Rent. All other amounts payable by the Lessee to the MABC under the Lease shall be deemed to be additional rent, and shall be collectible as rent.

E. Ownership for Tax Purposes. For income tax purposes under the Lease, the Lessee shall be deemed Owner of the Property.

F. Construction and Operation of the Apartment Complex. The Apartment Complex shall contain 62 affordable housing units to be constructed and owned by Lessee, and will be operated in accordance with applicable law for the period required by law, including Section 42 of the Internal Revenue Code and the regulations of FHLB NY.

G. Net Lease. The Lease will be a triple net lease, as detailed in Paragraph 5 herein.

4. ***Term of Option Agreement.*** This Option Agreement shall expire on December 31, 2016, unless otherwise extended by the parties. During the term of this Option, MABC will not enter into any other option, lease or agreement of sale for the Property without the written consent of the Lessee.

5. ***Lessee's Rights and Obligations.*** The parties hereby acknowledge and agree that during the term of the Lease, the Lessee shall have the unconditional obligation to pay for all of the cost of constructing the Apartment Complex; to pay for all maintenance and operating costs in connection with the Property and the Apartment Complex; to keep the Property and the Apartment Complex in good condition and repair; to pay all taxes levied on, and any assessments made with respect to the Property and the Apartment Complex; and the right to receive rental and any other income or profits from the operation of the Apartment Complex. In addition, the Lessee shall have the right to mortgage the Property to the extent necessary to construct, operate and maintain the

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Property and Apartment Complex, as contemplated herein.

6. ***Costs and Expenses.*** All costs and expenses of title examination, preparation and recording of the Lease (other than for the MABC's own review of same), and closing on the Lease, including any real estate transfer taxes, shall be paid by the Lessee.

7. ***Possession.*** Possession of the Property shall be delivered to the Lessee immediately upon closing on the Lease.

8. ***Risk of Loss or Damage.*** All risk of loss or damage to the Property by fire or other casualty shall remain with the MABC until closing on the Lease. Thereafter, risk of loss shall be as set forth in the Lease.

9. ***Notices.*** All notices, requests, demands, approvals, other communications given hereunder or in connection with this Agreement shall be in writing and shall be deemed given when delivered by hand or sent by registered or certified mail, return receipt requested, addressed as follows:

If to MABC:	Willis Brown Pastor Mt. Airy Baptist Church 2022 E. Haines Street Philadelphia, PA 19138 Ph (215) 549-2200 workersworking@comcast.net
If to Lessee:	2030 East Haines Street, L.P. 20000 Horizon Way, Suite 180 Mt. Laurel, New Jersey 08054 Attn: Charles Lewis Ph (856) 793-2082 Fax (856) 793-2007
With a copy to:	2030 East Haines Street, L.P. 183 East Main Street, Suite 600 Rochester, New York 14604 Attn: Susan Sturman Jennings, Esq. Ph (585) 324-0526 Fax (585) 324-0555

10. ***Assignment.*** This Agreement shall not be assignable by Lessee, except upon written consent of the MABC.

11. *Counterparts.* This Agreement may be executed in counterparts, each of which shall be deemed original, but all of which, together, shall constitute one instrument.

12. *Interpretation and Governing Law.* This Agreement shall not be construed against the party who prepared it but shall be construed as though prepared by both parties. This Agreement shall be construed, interpreted, and governed by the laws of the State of Pennsylvania.

13. *Severability.* If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, such portion shall be deemed severed from this Agreement and the remaining parts shall continue in full force as though such invalid or unenforceable provision had not been part of this Agreement.

14. *Parties Bound.* Only the parties to this Agreement are bound by its terms. No officer, director, shareholder, employee, agent, or other person authorized to act for and on behalf of either party shall be personally liable for any obligation, express or implied, hereunder.

15. *Modification of Agreement.* This Agreement may not be altered, modified, rescinded, or extended orally. This Agreement may be amended, supplemented or changed only by a writing signed or authorized by or on behalf of each party.

16. *Successors.* The terms, covenants, agreements, provisions, and conditions contained herein shall bind and inure to the benefit of the parties hereto, their successors and assigns.

17. *Headings.* The headings in this Agreement are inserted for convenience only and shall not be used to define, limit or describe the scope of this Agreement or any of the obligations herein.

18. *Construction.* Whenever in this Agreement a pronoun is used, it shall be construed to represent either the singular or the plural, either the masculine or the feminine, as the case shall demand.

19. *Recording.* This Option shall not be recorded.

IN WITNESS WHEREOF, the MABC and Lessee have each duly executed, or caused to be executed, this Agreement as of the date first written below.

MABC:

Mt. Airy Baptist Church

By: _____

Willis Brown

10-27-2014

Pastor

Lessee:

2030 East Haines Street, L.P.
BY: CONIFER REALTY, LLC, its General Partner

By: _____

~~Richard J. Crossed~~ Charles M Lewis
~~Chairman~~ Senior Vice President

CC V3

EXHIBIT A

Description of Proposed Consolidation of 2022-34 Haines Street and 6845-49 Limekiln Pike

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, SITUATE in the 10th Ward of the City of Philadelphia and described according to a Site and Lot Consolidation Plan (C.P. 242 Block 37) made by John P. Parkinson, P.L.S., Surveyor and Regulator of the Ninth Survey District, dated May 21, 2012:

BEGINNING at a point on the southwesterly side of Haines Street (On City Plan 50' wide, legally open) at the distance of 185.896' northwestwardly from northwesterly side of 20th Street (On City Plan 60' wide, legally open); THENCE extending southwestwardly partly passing thru a certain wall S.04°04'30"W. the distance of 84.853' to a point on the northeasterly side of a certain 3' wide alley that extends southeastwardly to the said northwesterly side of 20th Street and northwestwardly to the northeasterly side of Limekiln Pike (On City Plan 60' wide, legally open 50' wide); THENCE extending northwestwardly along the said northeasterly side of the 3' wide alley N.84°40'05"W. the distance of 266.521' to a point on the said northeasterly side of Limekiln Pike (60' wide); THENCE extending northwestwardly along the said northeasterly side of Limekiln Pike (60' wide) N.03°23'00"W. the distance of 87.075' to a point on the said southwesterly side of Haines Street; THENCE extending southeastwardly along the said southwesterly side of Haines Street S.84°25'30"E. the distance of 277.856' to the first mentioned point and place of beginning.

CONTAINING in Area 23,254 square feet or 0.53385 acres.

John Parkinson

John P. Parkinson P.L.S.
Surveyor & Regulator
Ninth Survey District

12-043b

eRecorded in Philadelphia PA Doc Id: 52681381
08/13/2013 03:14PM Receipt#: 1278625
Page 1 of 12 Rec Fee: $230.00
Commissioner of Records Doc Code: D
State RTT: $0.00 Local RTT: $0.00

Prepared by and Return to:
Noble Land Transfer, Inc.
1415 Bethlehem Pike
Flourtown, PA 1903
215-338-0300

File No. ACCOM13-0233

BRT # 775184601, 775184504, 102118010, 775184509, 102118310, 102118330, 884463080, 102064300, 102054410, 102054200

This Indenture, made the 31st day of July, 2012

Between

MT. AIRY BAPTIST CHURCH

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

MT. AIRY BAPTIST CHURCH

(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

Street Address: 2022-34 Haines Street, Philadelphia, PA 19138
6845-49 Limekiln Pike, Philadelphia, PA 19138 (Premises "A")

2006-16 Haines Street, Philadelphia, PA 19138 (Premises "B")

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

BEGINNING at a corner in the middle of said Haines Street in the 10th Ward of the City of Philadelphia at the distance of 271 feet, 5 inches or thereabouts from the Northeastwardly side of Limekiln Turnpike; thence alogn the middle of said Haines Street South 81 degrees, 30 minutes East 49 feet, 5 inches and extending in length or depth between parallel lines at right angles therewith Southwestwardly 6 degrees, 30 minutes West 112 feet more or less.

BEING 2022-26 East Haines Street.

ST. CODE/HOUSE NO: 39920 02022. **CITY REGISTRY:** 134 N 22 – 9

PREMISES "B"
ALL THAT CERTAIN lot or piece of ground with the Two frame messuages or tenements thereon erected.

SITUATE on the Southerly side of Haines Street (Forty feet wide) in the 10th Ward of the City of Philadelphia, and described according to a Survey thereof made on the 27th day of September A.D., 1910, by Joseph C. Wagner, Esq., Surveyor and Regulator of the Ninth District of the City of Philadelphia, as follows:

BEGINNING at a point at the Southerly side of Haines Street (Forty feet wide) at the distance of One hundred and Eighty-seven feet Six and Seven-eighths inches from the Northeasterly side of Limekiln Turnpike (Fifty feet wide); thence extending South Eighty-four degrees Twenty-five minutes Thirty seconds East along the Southerly side of said Haines Street the distance of Fort-eight feet to a point; thence South Four degrees Four minutes Thirty Seconds West the distance of Ninety feet and Three-quarters of an inch to a point; thence North Eighty-four degrees Forty minutes Fifty seconds West a distance of Forty-eight feet to a point; thence extending North Four degrees Four minutes Thirty seconds East the distance of Ninety feet Three and One-quarter inches to the first mentioned point and place of beginning.

BEING Nos. 2028-30 East Haines Street.

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

SITUATE in the 10th Ward of the City of Philadelphia and described according to a Survey and Plan of Property made for Marion Ellinwood by Frank Cohen, Surveyor and Regulator of the 5th District, dated 01/28/1980 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Haines Street (50 feet wide) which point is measured South 84 degrees 25 minutes 30 seconds East the distance of 156 feet 11-5/8 inches from the confirmed Southeasterly House Line of Limekiln Turnpike (60 feet wide); thence extending along the Southwesterly side of Haines Street South 84 degrees 25 minutes 30 seconds East the distance of 24 feet 10-5/8 inches to a point; thence extending South 04 degrees 04 minutes 30 seconds West the distance of 85 feet 3-1/4 inches to a point on the Northeasterly side of a 3 feet wide alley which said alley leads Northwestwardly to the Southeasterly side of said Limekiln Turnpike and Southeastwardly to the Northwesterly side of 20th Street (60 feet wide); thence extending along the Northeasterly side of said alley North 84 degrees 40 minutes 50 seconds West the distance of 24 feet 10-5/8 inches to a point and thence extending North 04 degrees 04 minutes 30 seconds East along a line partly passing through the center of a party wall between these premises and the premises adjoining on the Northwest the distance of 85 feet 4-5/8 inches to a point on the said Southwesterly side of Haines Street, being the first mentioned point and place of beginning.

BEING known as No. 2032 Haines Street.

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

SITUATED in the 10th Ward of the City of Philadelphia described according to a Survey and Plan of Property made for Marion Morrison Ellinwood by Frank Cohen, Surveyor and Regulator of the 5th District, dated January 28, 1980, to wit:

BEGINNING at a point on the Southwesterly side of Haines Street, 50 feet wide which point is measured South 84 degrees, 25 minutes, 30 seconds East the distance of 131 feet 10 ¼ inches from the confirmed Southeasterly house line of Limekiln Turnpike 60 feet wide; thence extending along the Southwesterly side of said Haines Street South 84 degrees, 25 minutes, 30 seconds East 25 feet 1 3/8 inches to a point; thence extending along a line partly passing through the center of a party wall South 4 degrees, 4 minutes, 30 seconds West 85 feet 4 5/8 inches to a point on the Northeasterly side of a certain 3 feet wide alley said alley heading Northwestwardly to the Southeasterly side of said Limekiln Turnpike and Southeastwardly to the Northwesterly side of 20th Street 60 feet wide; thence extending along the Northeasterly side of said alley North 84 degrees, 40 minutes, 50 seconds West 25 feet 1 3/0 inches to a point; thence extending North 4 degrees, 4 minutes, 30 seconds East 85 feet and 5 7/8 inches to a point on the said Southwesterly side of Haines Street, being the first mentioned point and place of beginning.

BEING NO. 2032-1/2 Haines Street.

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

SITUATE in the 10th (Formerly part of the 50th) Ward of the City of Philadelphia, the following description being based upon 2 Surveys made by Joseph F. Delaney, Surveyor and Regulator of the 5th District dated 01/04/1949 and the other dated 03/23/1954.

BEGINNING at a point on the Southwesterly side of Haines Street (50 feet wide) 104 feet 7 inches Southeastwardly from a point formed by the intersection of Limekiln Turnpike (60 feet wide) with the said Southwesterly sideo f Haines Street (50 feet wide) if such side of Haines Street were extended; thence extending along said side of Haines Street Southeastwardly 51 feet 7 inches and in depth Southwestwardly 39 feet more or less. (Being formerly a 2 story stable, now occupied as a 1 story garage and automobile repair shop).

BEING known as No. 2034-1/2 Haines Street

PREMISES "F"
ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected, described according to a recent Survey thereof made by Walter Jones, Esquire, Surveyor and Regulator of the 9th District as follows, to wit:

BEGINNING at a point on the Easterly side of the Limekiln Turnpike, at the distance of 42 feet 8-5/8 inches Southwardly from the Southerly side of Haines Street, in the 10th Ward of the City of Philadelphia; thence extending Southward 88 degrees, 30 minutes East 69 feet 4-3/8 inches to a point; thence further South 82 degrees, 58 minutes and 22 seconds East 63 feet 9-1/4 inches to a point; thence South 5 degrees, 53 minutes and 6 seconds West 25 feet 5 inches to a point; thence extending North 80 degrees, 31 minutes and 42 seconds West 69 feet 4 inches to a point; thence extending further North 84 degrees, 40 minutes and 37 seconds West 10 feet 6-1/8 inches to a point; thence extending further North 88 degrees, 1 minute and 41 seconds West 49 feet 2-7/8 inches to the Easterly side of said Limekiln Turnpike and thence extending North 22 minutes and 30 seconds West along same 20 feet 6-3/8 inches to the place of beginning.

BEING known as 6845 Limekiln Pike.

PREMISES "G"
ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, described according to a Survey and Plan made by Joseph F. Delany, Surveyor and Regulator of the 5th Survey District, dated March 23, 1954:

SITUATE in the 10th Ward of the City of Philadelphia, and described as follows, to wit:

SITUATE at the intersection of the Easterly side of Limekiln Turnpike (60 feet wide) with the Southerly side of Haines Street (50 feet wide); thence extending along the aforesaid Southerly side of Haines Street South 84 degrees 25 minutes 30 seconds East 80 feet 8 inches to a point; thence extending South 4 degrees 4 minutes 30 seconds West 38 feet 11 and 7/8 inches to an angle; thence extending from said angle point South 89 degrees 3 minutes 18 seconds West 67 feet 3 and 3/8 inches crossing the Easterly line of Limekiln Turnpike (60 feet wide) to a point on said Limekiln Turnpike; thence extending North through the bed of Limekiln Turnpike (60 feet wide) North 3 degrees 23 minutes West 5 feet 1 and 3/8 inches to a point; thence extending still through the bed of Limekiln Turnpike (60 feet wide) North 25 degrees 39 minutes 2 seconds West 49 feet 1 and 7/8 inches to a point which point would be the Southerly line of Haines Street (50 feet wide) if extended; thence extending along the aforesaid line South 84 degrees 25 minutes 30 seconds East 23 feet 11 inches to the Easterly side of Limekiln Turnpike (60 feet wide) the first mentioned point and place of beginning.

BEING No. 6849 Limekiln Turnpike

ST. CODE/HOUSE NO: 50740 – 06849

CITY REGISTRY: 134 N 22 – 346

AND THE ABOVE PARCELS HAVE BEEN CONSOLIDATED AND ARE NOW DESCRIBED AS FOLLOWS

PREMISES "A"
ALL THAT CERTAIN lot or piece of ground with the buildings erected thereon,

SITUATE in the 10th Ward of the City of Philadelphia and described according to a Site and Lot Consolidation Plan (C.P. 242 Block 37) made by John P. Parkinson, P.L.S., Surveyor and Regulator of the Ninth Survey District, dated May 21, 2012.

BEGINNING at a point on the Southwesterly side of Haines Street (on City Plan 50' wide, legally open) at the distance of 185.896' Northwestwardly from Northwesterly side of 20th Street (On City Plan 60' wide, legally open); THENCE extending Southwestwardly partly passing through a certain wall S.04 degrees 04'30"W, the distance of 84.853' to a point on the Northeasterly side of a certain 3' wide alley that extends Southeastwardly to the said Northwesterly side of 20th Street and Northwestwardly to the Northeasterly side of Limekiln Pike (One City Plan 60' wide, legally open 50' wide); THENCE extending Northwestwardly along the said Northeasterly side of 3'wide alley N.84 degrees 40'05"W, the distance of 266.521' to a point on the said Northeasterly side of Limekiln Pike (60' wide); THENCE extending Northwestwardly along the said Northeasterly side of Limekiln Pike (60' wide) N.03 degrees 23'00"W. the distance of 87.075' to a point on the said Southwesterly side of Haines Street; THENCE extending Southeastwardly along the said Southwesterly side of Haines Street S.84 degrees 25'30"E the distance of 277.856' to the first mentioned point and place of beginning.

CONTAINING in Area 23,254 square feet or 0.53385 acres.

AND ALSO PREMISES "A"
ALL THAT CERTAIN 4 lots or pieces of ground with the buildings and improvements thereon erected.

SITUATE in the 10th (formerly the 42nd) Ward of the City of Philadelphia, beginning at a point in the Southwest side of Haines Street (50 feet wide) 53 feet 6 5/8 inches Northwest side of 20th Street (60 feet wide); thence extending South 5 degrees 34 minutes 30 seconds West 84 feet 2 7/8 inches to a point; thence extending North 84 degrees 40 minutes 50 seconds West 59 feet 4 1/8 inches to a point; thence extending North 5 degrees 34 minutes 30 seconds East 84 degrees 6 inches to a point in the Southwest side of Haines Street; thence extending along the same South 84 degrees 25 minutes 30 seconds East 59 feet 4 1/8 inches to the first mentioned point and place of beginning.

BEING No. 2006-2012 East Haines Street.

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

SITUATE on the South side of Haines Street at the distance of 112 feet 10 ¾ inches Westward from the West side of 20th Street in the 10th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Haines Street 16 feet and extending of that width in length or depth Southwardly 84 feet 6 inches on the East line and 84 feet 6 7/8 inches on the West line.

BEING known as No. 2014 East Haines Street.

PREMISES "C"
ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, described according to a Survey thereof made by Thomas Buckley, Esq., Surveyor and Regulator of the 15th District on the 6th day of June, A.D., 1925, as follows, to wit:

SITUATE on the South side of Haines Street at the distance of 128 feet 10 ¾ inches Westward from the West side of 20th Street in the 10th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Haines Street 16 feet and extending of that width in length or depth Southward on the East line thereof 84 feet 6-7/8 inches and on the West line thereof 84 feet 7-3/4 inches.

BEING known as No. 2016 East Haines Street.

AND THE ABOVE PARCELS HAVE BEEN CONSOLIDATED AND ARE NOW DESCRIBED AS FOLLOWS

PREMISES "B"
ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon,

SITUATE in the 10th Ward of the City of Philadelphia and described according to a Site and Lot Consolidation Plan (C.P. 242 Block 37) made by John P. Parkinson, P.L.S., Surveyor and Regulator of the Ninth Survey District, dated May 21, 2012:

BEGINNING at a point on the Southwesterly side of Haines Street (On City Plan 50' wide, legally open) at the distance of 53.552' Northwestwardly from Northwesterly side of 20th Street (On City Plan 60' wide, legally open); THENCE extending Southwestwardly partly passing through a certain wall S.05 degrees 34'30"W, the distance of 84.243' to a point on the Northeasterly side of a certain 3' wide alley that extends Southeastwardly to the said Northwestwardly to the Northeasterly side of Limekiln Pike (On City Plan 60' wide, legally open 50' wide); THENCE extending Northwestwardly alogn the said Northeasterly side of the 3' wide alley N.84 degrees

40'05"W, the distance of 91.345' to a point; THENCE extending Northeasterly partly passing through a certain party wall N.05 degrees 34'30"E, the distance of 84.651' to a point on the said Southwesterly side of Haines Street; THENCE extending Southeastwardly along the said Southwesterly side of Haines Street S.84 degrees 25'30"E the distance of 91.344' to the first mentioned point and place of beginning.

CONTAINING in Area 7,714 square feet or 0.17708 acres.

AS TO PREMISES "A", BEING the same premises which Michele Brown, by Fee Simple Deed dated December 17, 1990, and recorded December 28, 1990, in the Office of the Recorder of Deeds in and for the County of Philadelphia, Pennsylvania, in Book 1777, Page 1, granted and conveyed unto Mt. Airy Baptist Church, in fee.

AS TO PREMISES "B", BEING the same premises which Joan Hoff, by Fee Simple Deed dated April 1, 1986, and recorded April 8, 1986, in the Office of the Recorder of Deeds in and for the County of Philadelphia, Pennsylvania, in Book 428, Page 317, granted and conveyed unto Mt. Airy Baptist Church, in fee.

AS TO PREMISES "C", BEING the same premises which Kristal D. Kinard, by Fee Simple Deed dated October 1, 2004, and recorded October 14, 2004, in the Office of the Recorder of Deeds in and for the County of Philadelphia, Pennsylvania, in Instrument # 51035470, granted and conveyed unto Mt. Airy Baptist Church, a PA Non-Profit Corporation, in fee.

AS TO PREMISES "D", BEING the same premises which Elaine Terrell, by Fee Simple Deed dated January 3, 1990, and recorded January 10, 1990, in the Office of the Recorder of Deeds in and for the County of Philadelphia, Pennsylvania, in Book 1533, Page 323, granted and conveyed unto Mt. Airy Baptist Church, in fee.

AS TO PREMISES "E", BEING the same premises which Connie Seymore, by Fee Simple Deed dated May 5, 2004, and recorded May 18, 2004, in the Office of the Recorder of Deeds in and for the County of Philadelphia, Pennsylvania, in Instrument # 50928646, granted and conveyed unto Mt. Airy Baptist Church, a PA Non-Profit Corporation, in fee.

AS TO PREMISES "F", BEING the same premises which Sui Lin Dan-Jones, also known as Sui Jones, by Fee Simple Deed dated July 13, 2006, and recorded July 17, 2006, in the Office of the Recorder of Deeds in and for the County of Philadelphia, Pennsylvania, in Instrument # 51486400, granted and conveyed unto Mt. Airy Baptist Church, in fee.

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, 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 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, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will

Warrant and Forever Defend.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its President, and the same to be duly attested by its Secretary. Dated the day and year first above written.

ATTESTED:

Shirley V. Brown

{SEAL}

MT. AIRY BAPTIST CHURCH

By: William Brown

William Brown, Pastor

Commonwealth of Pennsylvania
County of Philadelphia } ss

AND NOW, this 31st day of July, 2013, before me, the undersigned Notary Public, appeared William Brown, who acknowledged himself to be the Pastor of **Mt. Airy Baptist Church**, a corporation, and he, as such Pastor being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Pastor.

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

Crystal R. Robinson
Notary Public
My commission expires Nov 17 2014

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CRYSTAL R. ROBINSON, Notary Public
City of Philadelphia, Phila. County
My Commission Expires November 17, 2014

The precise residence and the complete post office address of the above-named Grantee is:
2022 Haines Street
Philadelphia, PA 19138

William Brown
On behalf of the Grantee.

Deed

Mt. Airy Baptist Church

TO

Mt. Airy Baptist Church

Street Address: **2022-34 Haines Street, Philadelphia, PA 19138**

Noble Land Transfer, Inc.
1415 Bethlehem Pike
Flourtown, PA 1903
Telephone: 215-338-0300 Fax: 215-338-0900

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	TELEPHONE NUMBER:
Noble Land Transfer, Inc.	AREA CODE (215) 338-0300

STREET ADDRESS	CITY	STATE	ZIP CODE
1415 Bethlehem Pike	Flourtown	PA	1903

B. TRANSFER DATA

DATE OF ACCEPTANCE OF DOCUMENT: July 31, 2013

GRANTOR(S)/LESSOR(S)	GRANTEE(S)/LESSEE(S)
Mt. Airy Baptist Church	Mt. Airy Baptist Church
STREET ADDRESS: 2022 Haines Street	STREET ADDRESS: 2022 Haines Street
CITY: Philadelphia STATE: PA ZIP CODE: 19138	CITY: Philadelphia STATE: PA ZIP CODE: 19138

C. PROPERTY LOCATION

STREET ADDRESS	CITY, TOWNSHIP, BOROUGH
2022-34 Haines Street	Philadelphia City

COUNTY	SCHOOL DISTRICT	TAX PARCEL NUMBER
Philadelphia	Philadelphia	775184501/775184504/102118010/775184509/102118310/102118336/884463080/102054300/102054410/102054200

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION	2. OTHER CONSIDERATION	3. TOTAL CONSIDERATION
1.00	+ -0-	= 1.00
4. COUNTY ASSESSED VALUE 6,000.00/6,400.00/12,800.00/6,688.00/9,600.00/9,344.00/8,928.00/2,528.00/19,200.00/2,528.00	5. COMMON LEVEL RATIO FACTOR X 3.27	6. FAIR MARKET VALUE = 307,432.32

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION	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.) Deed of consolidation from new survey.

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
Noble Land Transfer, Inc., By: Denise Latta	07-31-13

82-127 (Rev. 6/93)

(SEE REVERSE)

REV-183 EX (04-10)

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. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name	Telephone Number:
Noble Land Transfer, Inc.	(215) 338-0300

Mailing Address	City	State	ZIP Code
1415 Bethlehem Pike	Flourtown	PA	1903

B. TRANSFER DATA

C. Date of Acceptance of Document: July 31, 2013

Grantor(s)/Lessor(s)	Mailing Address	City	State	ZIP Code
Mt. Airy Baptist Church	2022 Haines Street	Philadelphia	PA	19138

Grantee(s)/Lessee(s)	Mailing Address	City	State	ZIP Code
Mt. Airy Baptist Church	2022 Haines Street	Philadelphia	PA	19138

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough
2022-34 Haines Street	Philadelphia City

County	School District	Tax Parcel Number
Philadelphia	Philadelphia	775184501/775184504 102118010/775184509/102118310 102118330/884463080/102054300/ 102054410/102054200

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+ -0-	= 1.00

4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
16,000.00/6,400.00 17,600.00/6,688.00/9,600.00/9,344.00 8,928.00/2,522.00/14,208.00/2,528.00	X 3.27	= 307,432.32

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
100%	100%	0%

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 consolidation from new survey.

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
Noble Land Transfer, Inc., By: [signature]	07-31-13

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

From: William.Kilroy <William.Kilroy@phila.gov>

To: tmhassoc <tmhassoc@aol.com>; Andy.Mehos <Andy.Mehos@phila.gov>; Max.Steinbrenner <Max.Steinbrenner@phila.gov>; Wenda.McCowan-Chaney <Wenda.McCowan-Chaney@phila.gov>; Ruby.Ingram <Ruby.Ingram@phila.gov>; Michael.Piper <Michael.Piper@phila.gov>; Michael.Fink <Michael.Fink@phila.gov>; Martha.a.green <Martha.a.green@usps.gov>; Sarah.Pierro <Sarah.Pierro@phila.gov>; Nancy.Johnston <Nancy.Johnston@phila.gov>; Deirdre.O'Toole <Deirdre.O'Toole@phila.gov>; Beverly.D.Rice <Beverly.D.Rice@usps.gov>; Theresa.Ginter <Theresa.Ginter@phila.gov>; MaryJo.Baggio <MaryJo.Baggio@phila.gov>

Cc: Donna.Dirscherl <Donna.Dirscherl@phila.gov>; Nancy.Johnston <Nancy.Johnston@phila.gov>

Subject: consolidate: 2006-34 Hains St & 6843-49 Limekiln Pike

Date: Wed, Jul 3, 2013 8:57 am

AGENT CANDIS (BROKER)
RECORDED DEEDS (2)
TITLE INS. (2)

TO WHOM IT MAY CONCERN;

Owner / Agent: Thomas M Holloman (215 462 3085)

Upon receipt of notice that a Deed of Consolidation has been recorded the Office Of Property Assessment will consolidate these Ten locations into Two new location, as approved and surveyed, as follows:

		lot	
88 6 0530 10	2006-16 Hains St	1	} NEW BRT NUMBERS
[redacted]	2022-34 Hains St	2	

If you apply for an abatement, please use the current address.

On recording the deed, please call Donna Dircherl @ 215 686 ~~2076~~ 4370

This location is **currently** assessed at:

77 5 1845 01	2006-12 Hains St	134N22 0285
77 5 1845 04	2014-16 Hains St	134N22 0316
[redacted]	2022-26 Hains St	134N22 0000
[redacted]	2028-30 Hains St	0015
[redacted]	2032 "	0000
[redacted]	2032 1/2 "	0306
[redacted]	2034 "	134N23 0000
[redacted]	6843 Limekiln Pike	134N22 0367
[redacted]	6845 Limekiln Pike	134N22 0022
[redacted]	6849 Limekiln Pike	134N22 0345

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

Yours Truly,

William Kilroy
CPE
215 686 4695

Description of Proposed Consolidation of #2022-34 Haines Street and #6845-49 Limekiln Pike

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, SITUATE in the 10th Ward of the City of Philadelphia and described according to a Site and Lot Consolidation Plan (C.P. 242 Block 37) made by John P. Parkinson, P.L.S., Surveyor and Regulator of the Ninth Survey District, dated May 21, 2012:

BEGINNING at a point on the southwesterly side of Haines Street (On City Plan 50' wide, legally open) at the distance of 185.896' northwestwardly from northwesterly side of 20th Street (On City Plan 60' wide, legally open); THENCE extending southwestwardly partly passing thru a certain wall S.04°04'30"W. the distance of 84.853' to a point on the northeasterly side of a certain 3' wide alley that extends southeastwardly to the said northwesterly side of 20th Street and northwestwardly to the northeasterly side of Limekiln Pike (On City Plan 60' wide, legally open 50' wide); THENCE extending northwestwardly along the said northeasterly side of the 3' wide alley N.84°40'05"W. the distance of 266.521' to a point on the said northeasterly side of Limekiln Pike (60' wide); THENCE extending northwestwardly along the said northeasterly side of Limekiln Pike (60' wide) N.03°23'00"W. the distance of 87.075' to a point on the said southwesterly side of Haines Street; THENCE extending southeastwardly along the said southwesterly side of Haines Street S.84°25'30"E. the distance of 277.856' to the first mentioned point and place of beginning.

CONTAINING in Area 23,254 square feet or 0.53385 acres.

John P. Parkinson P.L.S.
Surveyor & Regulator
Ninth Survey District

12-043b

Description of Proposed Consolidation of #2022-34 Haines Street and #6845-49 Limekiln Pike

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, **SITUATE** in the 10th Ward of the City of Philadelphia and described according to a Site and Lot Consolidation Plan (C.P. 242 Block 37) made by John P. Parkinson, P.L.S., Surveyor and Regulator of the Ninth Survey District, dated May 21, 2012:

BEGINNING at a point on the southwesterly side of Haines Street (On City Plan 50' wide, legally open) at the distance of 185.896' northwestwardly from northwesterly side of 20th Street (On City Plan 60' wide, legally open); **THENCE** extending southwestwardly partly passing thru a certain wall S.04°04'30"W. the distance of 84.853' to a point on the northeasterly side of a certain 3' wide alley that extends southeastwardly to the said northwesterly side of 20th Street and northwestwardly to the northeasterly side of Limekiln Pike (On City Plan 60' wide, legally open 50' wide); **THENCE** extending northwestwardly along the said northeasterly side of the 3' wide alley N.84°40'05"W. the distance of 266.521' to a point on the said northeasterly side of Limekiln Pike (60' wide); **THENCE** extending northwestwardly along the said northeasterly side of Limekiln Pike (60' wide) N.03°23'00"W. the distance of 87.075' to a point on the said southwesterly side of Haines Street; **THENCE** extending southeastwardly along the said southwesterly side of Haines Street S.84°25'30"E. the distance of 277.856' to the first mentioned point and place of beginning.

CONTAINING in Area 23,254 square feet or 0.53385 acres.

John P. Parkinson P.L.S.
Surveyor & Regulator
Ninth Survey District

12-043b

First American Title	Commitment for Title Insurance
	ISSUED BY **First American Title Insurance Company**
Schedule A	

Issuing Office:
Abstract America Settlement Services, LLC
185 W. White Horse Pike
Berlin, NJ 08009

Commitment No.: AA-1097

1. Effective Date: October 01, 2014 at 8:00 a.m.

2. Policy (or Policies) to be issued: AMOUNT

   a. __ ALTA Owner's Policy of Title Insurance (6-17-06):

      __ ALTA Homeowner's Policy (Rev. 2-3-10): $ TBA

      Proposed Insured: Conifer Realty, LLC.

   b. __ALTA Loan Policy of Title Insurance (6-17-06): $ TBA
      __ALTA Expanded Coverage Residential Loan Policy (Rev. 7-26-10):
      __ALTA Short Form Loan Policy of Title Insurance (Rev. 6-16-07):
      __ALTA Short Form Expanded Coverage Residential Loan Policy (Rev 7-26-10):

      Proposed Insured:

   c. __ $
      (Identify form used)

      Proposed Insured: TBA

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the estate or interest in the land is at the Effective Date vested in: MT. Airy Baptist Church

5. The land referred to in this Commitment is described as follows: 2022-34 Haines Street, in the City/Town of Philadelphia, County of Philadelphia, and State of Pennsylvania; and is described as set forth in Exhibit "A" attached hereto and made a part hereof.

Abstract America Settlement Services, LLC

By: _____
Authorized Countersignature
(This Schedule A valid only when Schedule BI & BII are attached)

Commitment No.: AA-1097

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

BEGINNING at a corner in the middle of said Haines Street in the 10th Ward of the City of Philadelphia at the distance of 271 feet, 5 inches or thereabouts from the Northeastwardly side of Limekiln Turnpike; thence along the middle of said Haines Street South 81 degrees, 30 minutes East 49 feet, 5 inches and extending in length or depth between parallel lines at right angles therewith Southwestwardly 6 degrees, 30 minutes West 112 feet more or less.

BEING 2022-26 East Haines Street.

BRT NO. 10-2118010

Premises "B"
ALL THAT CERTAIN lot or piece of ground with the Two frame messuages or tenements thereon erected.

SITUATE on the Southerly side Haines Street (Forty feet wide) in the 10th Ward of the City of Philadelphia, and described according to a Survey thereof made in the 27th day of September A.D., 1910, by Joseph C. Wagner, Esq., Surveyor and Regulator of the Ninth District of the City of Philadelphia, as follows:

BEGINNING at a point at the Southerly side of Haines Street (Forty feet wide) at the distance of One hundred and Eighty-seven feet Six and Seven-eight inches from the Northeasterly side of Limekiln Turnpike (Fifty feet wide); thence extending South Eight-four degrees Twenty-five minutes Thirty seconds East along the Southerly side of said Haines Street the distance of Fort-eight feet to a point; thence South Four degrees Four minutes Thirty Seconds West distance of Ninety feet and Three-quarters of an inch to point; thence North Eighty-four degrees Forty minutes Fifty seconds West a distance of Forty-eight feet to a point; thence extending North Four degrees Four minutes Thirty seconds East the distance of Ninety feet Three and One-quarter inches to the first mentioned point and place of beginning.

BEING known 2028-30 East Haines Street.

BRT NO. 77-5184509

Premises "C"
ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected.

SITUATE in the 10 Ward of the City of Philadelphia and described according to a Survey and Plan of Property made for Marion Ellinwood by Frank Cohen, Surveyor and Regulator of the 5th District, dated 01/28/1980 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Haines Street (50 feet wide) which point is measured South 84 degrees 25 minutes 30 seconds East the distance of 156 feet 11-5/8 inches from the confirmed Southeasterly House Line of Limekiln Turnpike (60 feet wide); thence extending along the Southwesterly side of Haines Street South 84 degrees 25 minutes 30 seconds East the distance of 24 feet 10-5/8 inches to a point; thence extending South 04 degrees 04 minutes 30 seconds West the distance of 85 feet 3-1/4 inches to a point on the Northeasterly side of a 3 feet wide alley which said alley leads Northwestwardly to the Southeasterly side of said Limekiln Turnpike and Southeastwardly to the Northwesterly

side of 20th Street (60 feet wide); thence extending along the Northeasterly side of said alley North 84 degrees 40 minutes 50 seconds West the distance of 24 feet 10-5/8 inches to a point and thence extending North 04 degrees 04 minutes 30 seconds East along a line partly passing through the center of a party wall between these premises and the premises adjoining on the Northwest the distance of 85 feet 4-5/8 inches to a point on the said Southwesterly side of Haines Street, being the first mentioned point and place of beginning.

BEING 2032 E. Haines Street

BRT NO. 10-2118310

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

SITUATED in the 10th Ward of the City of Philadelphia described according to a Survey and Plan of Property made for Marion Morrison Ellinwood by Frank Cohen, Surveyor and Regulator of the 5th District, dated January 28, 1980, to wit:

BEGINNING at a point on the Southwesterly side of Haines Street, 50 feet wide which point is measured South 84 degrees, 25 minutes, 30 seconds East the distance of 131 feet 10 1/4 inches from the confirmed Southeasterly house line of Limekiln Turnpike 60 feet wide; thence extending along the Southwesterly side of said Haines Street South 84 degrees, 25 minutes, 30 seconds East 25 feet 1 3/8 inches to a point; thence extending along a line partly passing through the center of a party wall South 4 degrees, 4 minutes, 30 seconds West 85 feet 4 5/8 inches to a point on the Northeasterly side of a certain 3 feet wide alley said alley heading Northwestwardly to the Southeasterly side of said Limekiln Turnpike and Southeastwardly to the Northwesterly side of 20th Street 60 feet wide; thence extending along the Northeasterly side of said alley North 84 degrees, 40 minutes, 50 seconds West 25 feet 1 3/0 inches to a point; thence extending North 4 degrees, 4 minutes, 30 seconds East 85 feet and 5 7/8 inches to a point on the said
Southwesterly side of Haines Street, being the first mentioned point and place of beginning.

BEING 2032 1/2 E. Haines Street.

BRT NO. 10-2118330

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

SITUATE in the 10th (Formerly part of the 50th) Ward of the City of Philadelphia, the following description being based upon 2 Surveys made by Joseph F. Delaney, Surveyor and Regulator of the 5th District dated 01/04/1949 and the other dated 03/23/1954.

BEGINNING at a point on the Southwesterly side of Haines Street (50 feet wide) 104 feet 7 inches Southeastwardly from a point formed by the intersection of Limekiln Turnpike (60 feet wide) with the said Southwesterly side of Haines Street (50 feet wide) if such side of Haines Street were extended; thence extending along said side of Haines Street Southeastwardly 51 feet 7 inches and in depth Southwestwardly 39 feet more or less.

BEING 2034 1/2 E. Haines Street.

BRT NO. 88-4463080

PREMISES "F"
ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected, described according to a recent Survey thereof made by Walter Jones, Esquire, Surveyor and Regulator of the 9th District as follows, to wit:

BEGINNING at a point on the Easterly side of the Limekiln Turnpike, at the distance of 42 feet 8-5/8 inches Southwardly from the Southerly side of Haines Street, in the 10th Ward of the City of Philadelphia; thence extending Southward 88 degrees, 30 minutes East 69 feet 4-3/8 inches to a point; thence further South 82 degrees, 58 minutes and 22 seconds East 63 feet 9-1/4 inches to a point; thence South 5 degrees, 53 minutes and 6 seconds West 25 feet 5 inches to a point; thence extending North 80 degrees, 31 minutes and 42 seconds West 69 feet 4 inches to a point; thence extending further North 84 degrees, 40 minutes and 37 seconds West 10 feet 6-1/8 inches to a point; thence extending further North 88 degrees, 1 minute and 41 seconds West 49 feet 2-7/8 inches to the Easterly side of said Limekiln Turnpike and thence extending North 22 minutes and 30 seconds West along same 20 feet 6-3/8 inches to the place of beginning.

BEING 6845 Limekiln Pike

BRT NO. 10-2054300

PREMISES "G"
ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, described according to a Survey and Plan made by Joseph F. Delany, Surveyor and Regulator of the 5th Survey District, dated March 23, 1954:

SITUATE in the 10th Ward of the City of Philadelphia, and described as follows, to wit:

SITUATE at the intersection of the Easterly side of Limekiln Turnpike (60 feet wide) with the Southerly side of Haines Street (50 feet wide); thence extending along the aforesaid Southerly side of Haines Street South 84 degrees 25 minutes 30 seconds East 80 feet 8 inches to a point; thence extending South 4 degrees 4 minutes 30 seconds West 38 feet 11 and 7/8 inches to an angle; thence extending from said angle point South 89 degrees 3 minutes 18 seconds West 67 feet 3 and 3/8 inches crossing the Easterly line of Limekiln Turnpike (60 feet wide) to a point on said Limekiln Turnpike; thence extending North through the bed of Limekiln Turnpike (60 feet wide) North 3 degrees 23 minutes West 5 feet 1 and 3/8 inches to a point; thence extending still through the bed of Limekiln Turnpike (60 feet wide) North 25 degrees 39 minutes 2 seconds West 49 feet 1 and 7/8 inches to a point which point would be the Southerly line of Haines Street (50 feet wide) if extended; thence extending along the aforesaid line South 84 degrees 25 minutes 30 seconds East 23 feet 11 inches to the Easterly side of Limekiln Turnpike (60 feet wide) the first mentioned point and place of beginning.

BEING 6849 Limekiln Turnpike

BRT NO. 10-2054410

BEING the part of the same premises which Mt. Airy Baptist Church, by Deed dated 07/31/2012 and recorded 08/13/2013 in the Office of the Recorder of Deeds in and for the County of Philadelphia in Document No. 52681381, granted and conveyed unto Mt. Airy Baptist Church.

AND THE ABOVE PARCELS HAVE BEEN CONSOLIDATED AND ARE NOW DESCRIBED AS FOLLOWS

PREMISES "A"
ALL THAT CERTAIN lot or piece of ground with the buildings erected thereon.

SITUATE in the 10th Ward of the City of Philadelphia and described according to a Site and Lot Consolidation Plan (C.P. 242 Block 37) made by John P. Parkinson, P.L.S., Surveyor and Regulator of the Ninth Survey District, dated May 21, 2012.

BEGINNING at a point on the Southwesterly side of Haines Street (on City Plan 50' wide, legally open) at the distance of 185.896' Northwestwardly from Northwesterly side of 20th Street (On City Plan 60' wide, legally open); THENCE extending Southwestwardly partly passing through a certain wall S.04 degrees 04'30"W, the distance of 84.853' to a point on the Northeasterly side of a certain 3' wide alley that extends Southeastwardly to the said Northwesterly side of 20th Street and Northwestwardly to the Northeasterly side of Limekiln Pike (One City Plan 60' wide, legally open 50' wide); THENCE extending Northwestwardly along the said Northeasterly side of 3' wide alley N.84 degrees 40'05"W, the distance of 266.521' to a point on the said Northeasterly side of Limekiln Pike (60' wide); THENCE extending Northwestwardly along the said Northeasterly side of Limekiln Pike (60' wide) N.03 degrees 23'00"W, the distance of 87.075' to a point on the said Southwesterly side of Haines Street; THENCE extending Southeastwardly along the said Southwesterly side of Haines Street S.84 degrees 25'30"E the distance of 277.856' to the first mentioned point and place of beginning.

For information purposes only:

Formerly known as 2022-34 Haines Street and 6845-49 Limekiln Pike (Premises A-G).

Now known as 2022-34 Haines Street, BRT NO. 88-6930208

PREMISES "H"
ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. BEGINNING at a point in the Easterly side of Limekiln Turnpike at the distance of 63 feet 3 inches Southwardly from the Southerly side of Haines Street in the 10th Ward of the City of Philadelphia; thence extending South 88 degrees, 1 minute, 41 seconds East 49 feet

2-7/8 inches to a point; thence South 84 degrees, 40 minutes, 37 seconds East 10 feet 6-1/8 inches to a point; thence South 80 degrees, 31 minutes, 42 seconds East 69 feet 4 inches to a point; thence South 5 degrees, 53 minutes, 6 seconds West 23 feet 1 inch to a point; thence North 81 degrees, 30 minutes West 127 feet 7 inches to a point in the Easterly side of the said Limekiln Turnpike; and thence along the same North 22 degrees, 30 minutes West 18 feet 10-5/8 inches to the first mentioned point and place of beginning.

BRT NO. 10-2054200

BEING PART OF the same premises which Sui Lin Dan-Jones, also known as Sui Jones, by Deed dated 07/13/2006 and recorded 07/17/2006 in the Office of the Recorder of Deeds in and for the County of Philadelphia in Document No. 51486400, granted and conveyed unto Mt. Airy Baptist Church.

First American Title	Commitment for Title Insurance
	ISSUED BY **First American Title Insurance Company**
Schedule BI	

Commitment No.: AA-1097

REQUIREMENTS

The following are the requirements to be complied with:

1. The Instrument(s) creating the estate or interest to be insured must be approved, executed, delivered and filed for record.

   a. Deed from MT. Airy Baptist Church to Conifer Realty, LLC..

   b. MORTGAGE to secure an original principal indebtedness of $60,000.00 (Open-End), and any other amounts or obligations secured thereby, recorded on 10-14-04 in Document No. 51035471.
   Dated: 10-01-04
   Mortgagor: Mount Airy Baptist Church
   Mortgagee: Wachovia Bank, National Association, a national banking association

   (Covers Premises C Only)

   c. MORTGAGE to secure an original principal indebtedness of $63,000.00, and any other amounts or obligations secured thereby, recorded on 06-15-95 in Mortgage Book VCS1622 Page 179.
   Dated: 05-15-95
   Mortgagor: James Dennis and Erminia Dennis, husband and wife
   Mortgagee: Delaware Savings Bank, FSB

   (Covers Premises G Only)

   (No Satisfaction found of Records)

   d. If any of the mortgages certified hereon secure a line of credit, the line of credit account must be closed and no further draw or disbursement made. The borrower will be required to execute a letter to the lender requiring the account be closed that will accompany a payoff of the mortgage.

2. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.

3. Pay all premiums, fees and charges for the policy.

4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land, and we may make additional requirements or exceptions relating to the interest or loan.

5. Original photo identification for all parties to the transaction must be provided.

6. Proof to be furnished that as to each grantor/mortgagor who is an individual, if presently married, that he/she is neither separated from his/her spouse nor a party to any pending divorce proceeding in any jurisdiction, otherwise, the non-record spouse must join in the deed or mortgage contemplated hereunder.

7. Proof that there are no overdue support obligations of record with the Domestic Relations Section of the parties to this transaction, up through the date of recording of the instruments to be insured.

8. If any improvements have been made in the past six months, all unfiled claims of mechanics and materialmen will be excepted as follows: Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

9. Town, County and School Taxes and Water and Sewer Rents for the prior three years. (Receipts to be produced and filed with the Company.) If certification of payment or amount due is obtained from the taxing and municipal authorities in lieu of such receipts, proof must be provided that the taxing and municipal authorities have not turned collection of any unpaid amounts over to a collection agency or law firm. Absent such proof, r if the taxing or municipal authorities have turned collection over to a collection agency or law firm, then additional certification of payment or amount due to be obtained from such collection agency or law firm.

10. The Company may make other requirements or exceptions upon its review of the documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

11. Judgments: NONE

12. MUNICIPAL LIEN filed by the City of Philadelphia, Streets Department for delinquent refuse collection fees in the amount of $306.00 (Premises A).

13. MUNICIPAL LIEN filed by the City of Philadelphia, Streets Department for delinquent refuse collection fees in the amount of $306.00 (Premises C).

14. MUNICIPAL LIEN filed by the City of Philadelphia, Streets Department for delinquent refuse collection fees in the amount of $306.00 (Premises D).

15. MUNICIPAL LIEN filed by the City of Philadelphia, Streets Department for delinquent refuse collection fees in the amount of $306.00 (Premises G).

16. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).

17. Tax Account Number: 77-5184509 (Premises B) Assessment: $6,688.00 (Land Only) (Exempt)

18. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).

19. Tax Account Number: 10-2118310 (Premises C) Assessment: $9,600.00 (Exempt)

20. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).

21. Tax Account Number: 10-2118330 (Premises D) Assessment: $9,344.00 (Exempt)

22. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).

23. Tax Account Number: 88-4463080 (Premises E) Assessment: $8,928.00

24. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).

25. Tax Account Number: 10-2054300 (Premises F) Assessment: $2,528.00 (Land Only)

26. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).

27. Tax Account Number: 10-2054410 (Premises G) Assessment: $19,200.00 (Exempt)

28. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).

29. Tax Account Number: 10-2054200 (Premises H) Assessment: $2,528.00 (Land Only)

30. Real Estate Taxes for the new consolidated lot BRT No. 88-6930208 (Premises A-G) are delinquent; $4,090.76 for 2013 and $10,988.27 for 2014.

31. We are unable to determine from the available records what type of entity MT. Airy Baptist Church is. Please investigate said matter and advise. This report will then be subject to such further requirements as may be deemed necessary.

32. As to MT. Airy Baptist Church, the following must be furnished:
    a. Certificate of Organization and all amendments thereto filed with the Department of State of the State of Pennsylvania.

    b. Operating Agreement and all amendments thereto.

    c. Proof that all the consents and requirements of the Operating Agreement have been met with respect to the authority of the members or managers to execute and deliver the title documents on behalf of MT. Airy Baptist Church for this transaction.

    d. Proof that all corporate taxes owed to the Commonwealth of Pennsylvania have been paid to date.

e. Certificate of Good Standing (only if the limited liability company is a foreign entity, i.e., created in a state other than Pennsylvania).

33. City of Philadelphia Annual Rubbish/Recycling Fee:

34. Proof that the annual refuse collection fee has been paid, or

35. Produce acceptance letter from Streets Department for Owner's Commercial Solid Waste & Recycling Plan.

36. Municipal charges, including water and sewer (for each BRT parcel number) and gas for the current year and prior five years if not paid. If municipal certification in lieu of receipts is to be obtained, certification is to be obtained from each department and a report obtained from Philadelphia Department of Revenue, Agency Receivables as to miscellaneous municipal charges.

37. Most recent Philadelphia Gas Works billing statement to be produced and filed with the Company prior to settlement.

38. Notice of settlement to this Company must be given at least 48 hours prior to settlement.

First American Title	Commitment for Title Insurance
	ISSUED BY **First American Title Insurance Company**
Schedule BII	

Commitment No.: AA-1097

EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.

2. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.

5. Possible additional tax assessments, not yet due and payable.

6. Accuracy of area content not insured.

7. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.

8. Subject to easements of party walls and the rights of adjoining owners therein.

9. Possible outstanding City of Philadelphia Municipal Charges.

10. Easement for a common alley as set forth in Document No. 52681381 (Premises A, B, C, D, & E). Subject to the proportionate part of the expense for keeping said alley in good order, condition and repair at all times hereafter forever.

11. Gas bills due to the City of Philadelphia, if any.

12. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.

Note: All of the recording information contained herein refers to the Public Records of Philadelphia County, Pennsylvania, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: 2075 Centre Point Blvd, , Tallahassee, FI, 32308-3752.

Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-929-7186. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.

First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.
In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.
There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.
FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.
Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.
Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.
Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.
Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.
Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Fee Simple/Trustees' Deed 134N22-9

D 1777 001 440-
1724.80

This Indenture Made this 17th day of December 19 90

Between

MICHELE BROWNE

(hereinafter called the Grantor),

and MT. AIRY BAPTIST CHURCH

(hereinafter called the Grantee),

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

FORTY FOUR THOUSAND DOLLARS ($44,000.00)

lawful money of the United States of America, unto her 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 , their successors and assigns,

39980002022

BLOCK 134 N 22 LOT 9

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

BEGINNING at a corner in the middle of said Haines Street in the 10th Ward of the City of Philadelphia at the distance of 271 feet, 5 inches or thereabouts from the Northeastwardly side of Limekiln Turnpike; thence along the middle of said Haines Street South 81 degrees, 30 minutes East 49 feet, 5 inches and extending in length or depth between parallel lines at right angles therewith Southwestwardly 6 degrees, 30 minutes West 112 feet more or less.

BEING NO. 2022-26 East Haines Street.

BEING the same premises which Mary St. Brown, widow by Deed dated 7/11/1984 and recorded 8/16/1984 in Philadelphia County, in Deed Book ALO 191 page 199 conveyed unto Michele Browne, singlewoman her heirs and assigns, in fee.

WARD #: 10

ST. CODE/HOUSE NO.: 39920 02022

CITY REGISTRY: 134 N 22 - 9

134 N 22-15

D 0428 317

For Sample Deed No. 76-24

This Indenture Made the 15th day of April in the year of our Lord one thousand nine hundred and EIGHTY SIX (19 86)

Between

JOAN HOFF

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

MT. AIRY BAPTIST CHURCH

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

Witnesseth That the said Grantor for and in consideration of the sum of TEN THOUSAND ($10,000.00) DOLLARS lawful money of the United States of America, unto HER 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 . ITS HEIRS and assigns,

BLOCK 946 LOT 335

ALL THAT CERTAIN lot or piece of ground with the two frame messuages or tenements thereon erected.

SITUATE on the Southerly side of Haines Street (Forty feet wide) in the 10th Ward of the City of Philadelphia, and described according to a survey thereof made on the 27th day of September A.D., 1910, by Joseph C. Wagner, Esq., Surveyor and Regulator of the Ninth District of the City of Philadelphia, as follows:

BEGINNING at a point at the Southerly side of Haines Street (Forty feet wide) at the distance of One hundred and eighty-seven feet six and seven-eighths inches from the Northeasterly side of Limekiln Turnpike (fifty feet wide); thence extending South eighty-four degrees twenty-five minutes thirty seconds East along the Southerly side of said Haines Street the distance of forty-eight feet to a point; thence South four degrees four minutes thirty seconds West the distance of ninety feet and three-quarters of an inch to a point; thence North eighty-four degrees forty minutes fifty seconds West a distance of forty-eight feet to a point; thence extending North four degrees four minutes thirty seconds East the distance of ninety feet three and one-quarter inches to the first mentioned point or place of beginning.

BEING Nos. 2028-30 East Haines Street.

Commonwealth of Pennsylvania)
County of Philadelphia ss:)

On this, the 1st *day of* October 2004 *, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared* ***Kristal D. Kinard*** *known to me (satisfactorily proven) to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.*

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LILLIAN M. KING, Notary Public
Cheltenham Twp., Montgomery County
My Commission Expires June 18, 2005

Lillian M. King
Notary Public

DEED.

Kristal D. Kinard

TO

Mount Airy Baptist Church, a Pennsylvania Non-Profit Corporation

PREMISES: 2032 Haines Street
Philadelphia City
Philadelphia, Pennsylvania 19138

TR

T#RCS-7640

The address of the above-named Grantee

is 2032 Haines Street
Phila PA

On behalf of the Grantee

File No. RCS-7640 Parcel ID No.

This Indenture, made the 1st day of October, 2004,

Between

KRISTAL D. KINARD

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

MT. AIRY BAPTIST CHURCH, a PA Non-Profit Corporation

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

Witnesseth, that the said Grantor for and in consideration of the sum of **FIFTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($58,500.00)** lawful money of the United States of America, unto her 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, its successors and or assigns,

SEE LEGAL DESCRIPTION ATTACHED

51035470
Page: 1 of 5
10/14/2004 02:09PM

This Document Recorded
10/14/2004 02:09PM
Doc Code: D
State RTT: 585.00
Local RTT: 1,755.00
Commissioner of Records, City of Philadelphia
Doc Id: 51035470
Receipt #: 362018
Rec Fee: 74.50

EXHIBIT A

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

SITUATE in the 10th Ward of the City of Philadelphia and described according to a Survey and Plan of Property made for Marion Ellinwood by Frank Cohen, Surveyor and Regulator of the 5th District, dated 01/28/1980 as follows, to wit:

BEGINNING at a point on the Southwesterly side f Haines Street (50 feet wide) which point is measured South 84 degrees 25 minutes 30 seconds East the distance of 156 feet 11-5/8 inches from the confirmed Southeasterly House Line of Limekiln Turnpike (60 feet wide); thence extending along the Southwesterly side of Haines Street South 84 degrees 25 minutes 30 seconds East the distance of 24 feet 10-5/8 inches to a point; thence extending South 04 degrees 04 minutes 30 seconds West the distance of 85 feet 3-1/4 inches to a point on the Northeasterly side of a 3 feet wide alley which said alley leads Northwestwardly to the Southeasterly side of said Limekiln Turnpike and Southeastwardly to the Northwesterly side of 20th Street (60 feet wide); thence extending along the Northeasterly side of said alley North 84 degrees 40 minutes 50 seconds West the distance of 24 feet 10-5/8 inches to a point and thence extending North 04 degrees 04 minutes 30 seconds East along a line partly passing through the center of a party wall between theses premises and the premises adjoining on the Northwest the distance of 85 feet 4-5/8 inches to a point on the said Southwesterly side of Haines Street, being the first mentioned point and place of beginning.

BEING known as No. 2032 Haines Street.

BEING the same premises which Marion D. Morrison Ellinwood by Rodman M. Rosenberger, her Attorney In Fact by Deed dated October 7, 1980 and recorded October 9, 1980 in the County of Philadelphia in Deed Book EFP 48 Page 18 conveyed unto Kristal D. Kinard, in fee.

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 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 the said Grantor(s), as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground described 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(s) its successors and assigns, to and for the only proper use and behoof of the said Grantee(s), its successors and assigns forever,

And the said Grantor(s), for himself/herself, her Heirs, Executors, and Administrators does by these presents, covenant, grant, promise and agree, to and with the said Grantee(s), its successors and assigns, that the said Grantor(s) and her Heirs, 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(s), its successors and assigns, against the said Grantor(s) and her Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will WARRANT and forever DEFEND.

In Witness Whereof, the said party/parties of the first part to these presents has hereunto set her hand(s) and seal(s). Dated the day and year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF US:

Kristal D. Kinard *Seal*

_____ *Seal*

_____ *Seal*

_____ *Seal*

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 value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

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

NAME	TELEPHONE NUMBER
Mt. Airy Baptist Church	

STREET ADDRESS/CITY/STATE/ZIP CODE
2032 Haines Street Philadelphia, PA

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S)	GRANTEE(S)/LESSEE(S)
Kristal D. Kinard	Mt. Airy Baptist Church
STREET ADDRESS	STREET ADDRESS
1218 W. Jefferson Street	2032 Haines Street
CITY STATE/ZIP CODE	CITY/STATE/ZIP CODE
Philadelphia, PA 19122-3314	Philadelphia, PA

DATE OF ACCEPTANCE OF DOCUMENT

C. PROPERTY LOCATION

STREET ADDRESS	CITY, TOWNSHIP, BOROUGH
2032 Haines Street	Philadelphia

COUNTY	SCHOOL DISTRICT	TAX PARCEL NUMBER
Philadelphia	Philadelphia	

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION	2. OTHER CONSIDERATION	3. TOTAL CONSIDERATION
$58,500.00	+ $0.00	= $58,500.00
4. COUNTY ASSESSED VALUE	**5. COMMON LEVEL RATIO FACTOR**	**6. FAIR MARKET VALUE**
$8,032.00	x 3.73	= $29,959.36

E. EXEMPTION DATA

7. AMOUNT OF EXEMPTION	8. PERCENTAGE OF INTEREST CONVEYED	
00	100%	

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.) _____

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
	10-1-04

134N22-3360

For Ordinary Consideration Deed

D 1533 323

=49900
=2,030.93

This Indenture

Made this 3rd day of January 1990

Between ELAINE TERRELL

(hereinafter called the Grantor),

and MT. AIRY BAPTIST CHURCH

(hereinafter called the Grantee).

Witnesseth That the said Grantor for and in consideration of the sum of FORTY-NINE THOUSAND NINE HUNDRED DOLLARS ($49,900.00) lawful money of the United States of America, unto her 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 , its successors and assigns,

BLOCK 134 N 22 LOT 325

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

SITUATED in the 10th Ward of the City of Phila. described according to a Survey and plan of Property made for Marion Morrison Ellinwood by Frank Cohen Surveyor and Regulator of the 5th District, dated January 28, 1980 to wit:

BEGINNING at a point on the Southwesterly side of Haines St. 50 feet wide which point is measured South 84 degrees, 25 minutes, 30 seconds East the distance of 131 feet 10 1/4 inches from the confirmed Southeasterly house line of Limekiln Turnpike 60 feet wide; thence extending along the Southwesterly side of said Haines St. South 84 degrees, 25 minutes, 30 seconds East 25 feet 1 3/8 inches to a point; thence extending along a line partly passing through the center of a party wall South 4 degrees, 4 minutes, 30 seconds West 85 feet 4 5/8 inches to a point on the Northeasterly side of a certain 3 feet wide alley said alley heading Northwestwardly to the Southeasterly side of said Limekiln Turnpike and Southeastwardly to the Northwesterly side of 20th St. 60 feet wide; thence extending along the Northeasterly side of said alley North 84 degrees, 40 minutes, 50 seconds West 25 feet 1 3/0 inches to a point; thence extending North 4 degrees, 4 minutes, 30 seconds East 85 feet and 5 7/8 inches to a point on the said Southwesterly side of Haines St., being the first mentioned point and place of beginning.

BEING NO. 2032-1/2 HAINES ST.

BEING the same premises which Marion D. Morrison Ellinwood by Deed dated 2/22/1980 and recorded in Phila. County, in Deed Book EWR 17 page 447 conveyed unto Elaine Terrell, in fee, her heirs and assigns.

399 N 22 032 1/2

EXHIBIT A

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

SITUATE in the 10th Ward of the City of Philadelphia and described according to a Survey and Plan of Property made for Marion Ellinwood by Frank Cohen, Surveyor and Regulator of the 5th District, dated 01/28/1980 as follows, to wit:

BEGINNING at a point on the Southwesterly side f Haines Street (50 feet wide) which point is measured South 84 degrees 25 minutes 30 seconds East the distance of 156 feet 11-5/8 inches from the confirmed Southeasterly House Line of Limekiln Turnpike (60 feet wide); thence extending along the Southwesterly side of Haines Street South 84 degrees 25 minutes 30 seconds East the distance of 24 feet 10-5/8 inches to a point; thence extending South 04 degrees 04 minutes 30 seconds West the distance of 85 feet 3-1/4 inches to a point on the Northeasterly side of a 3 feet wide alley which said alley leads Northwestwardly to the Southeasterly side of said Limekiln Turnpike and Southeastwardly to the Northwesterly side of 20th Street (60 feet wide); thence extending along the Northeasterly side of said alley North 84 degrees 40 minutes 50 seconds West the distance of 24 feet 10-5/8 inches to a point and thence extending North 04 degrees 04 minutes 30 seconds East along a line partly passing through the center of a party wall between theses premises and the premises adjoining on the Northwest the distance of 85 feet 4-5/8 inches to a point on the said Southwesterly side of Haines Street, being the first mentioned point and place of beginning.

BEING known as No. 2032 Haines Street.

BEING the same premises which Marion D. Morrison Ellinwood by Rodman M. Rosenberger, her Attorney In Fact by Deed dated October 7, 1980 and recorded October 9, 1980 in the County of Philadelphia in Deed Book EFP 48 Page 18 conveyed unto Kristal D. Kinard, in fee.

Commonwealth of Pennsylvania)
ss:
County of Philadelphia)

On this, the 5th *day of* May 2004 *, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared* **Connie Seymore** *known to me (satisfactorily proven) to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.*

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LILLIAN M. KING, Notary Public
Cheltenham Twp., Montgomery County
My Commission Expires June 18, 2005

Lillian M. King
Notary Public

DEED.

Connie Seymore

TO

Mt. Airy Baptist Church, a Pennsylvania Non-Profit Corporation

PREMISES: 2034-1/2 Haines Street
Philadelphia City
Philadelphia, Pennsylvania 19138

The address of the above-named Grantee

is 2034 ½ Haines Street
Phila PA

On behalf of the Grantee

T#RCS-7307

50928646
Page 4 of 6
05/18/2004 08:51A

Fee Simple Deed

This Indenture *Made the* 5th *day of* May *in the year of our Lord two thousand and four (2004)*

Between

Connie Seymore

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

Mt. Airy Baptist Church, a Pennsylvania Non-Profit Corporation

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

Witnesseth That the said Grantor(s) for and in consideration of the sum of

lawful money of the United States of America, unto her well and truly paid by the said Grantee(s), at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee(s) its successors and assigns,

SEE ATTACHED EXHIBIT A

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 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 the said Grantor(s), as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground described 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(s) its successors and assigns, to and for the only proper use and behoof of the said Grantee(s), its successors and assigns forever,

And the said Grantor(s), for himself/herself, her Heirs, Executors, and Administrators does by these presents, covenant, grant, promise and agree, to and with the said Grantee(s), its successors and assigns, that the said Grantor(s) and her Heirs, 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(s), its successors and assigns, against the said Grantor(s) and her Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will WARRANT and forever DEFEND.

***In Witness Whereof,** the said party/parties of the first part to these presents has hereunto set her hand(s) and seal(s). Dated the day and year first above written.*

Signed, Sealed and Delivered
IN THE PRESENCE OF US:

Connie Seymore _____ *Seal*
Connie Seymore

_____ *Seal*

_____ *Seal*

_____ *Seal*

EXHIBIT A

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

SITUATE in the 10th (formerly part of the 50th) Ward of the City of Philadelphia, the following description being based upon 2 Surveys made by Joseph F. Delaney, Surveyor and Regulator of the 5th District one dated 01/04/1949 and the other dated 03/23/1954.

BEGINNING at a point on the Southwesterly side of Haines Street (50 feet wide) 104 feet 7 inches Southeastwardly from a point formed by the intersection of Limekiln Turnpike (60 feet wide) with the said Southwesterly side of Haines Street (50 feet wide) if such side of Haines Street were extended; thence extending along said side Haines Street Southeastwardly 51 feet 7 inches and in depth Southwestwardly 39 feet more or less. (being formerly a 2 story stable, now occupied as a 1 story garage and automobile repair shop).

BEING known as No. 2034-1/2 Haines Street.

BEING the same premises which Del-Med, Inc., a Pennsylvania Corporation by Deed dated December 11, 1985 and recorded December 13, 1985 in the County of Philadelphia in Deed Book FHS 329 Page 183 conveyed unto Connie Seymore, his heirs and assigns, in fee.

City of Philadelphia Department of Records

RECORDING INFORMATION SUMMARY (RIS)

The information provided by you will be relied upon by the Department of Records for examination and indexing purposes. If there is any conflict between the RIS and the attached document, the information on the RIS shall prevail for examination and indexing purposes.

1) RETURN DOCUMENT TO:
Name: RCS Searchers, Inc.
Address: Land Title Bldg., Suite 1950
100 South Broad Street
Philadelphia, PA 19110
Telephone: Telephone: 215-564-0041 Fax: 215-564-0940

2) Type of Document:

[X]	Deed	[ ]	Mortgage	[ ]	Lease/Memorandum of Lease
[ ]	Sheriff's Deed	[ ]	Release of Mortgage	[ ]	Assignment of Lease & Rent
[ ]	Deed of Condemnation	[ ]	Assignment of Mortgage	[ ]	Easement
[ ]	Other Deed	[ ]	Satisfaction of Mortgage	[ ]	Other: _____ (specify)

3) Date of Document: 5 (month) / 5 (day) / 04 (year)

4) Grantor/Mortgagor/Assignor/Lessor/ Other: *(Last Name, First Name, Middle Initial)*
a) Seymore, Connie
b)

5) [ ] Additional names on **Continuation Page** of RIS.

6) Grantee/Mortgagee/Assignee/Lessee/ Other: *(Last Name, First Name, Middle Initial)*
a) Church, Mt. Airy Baptist
b)

7) [ ] Additional names on **Continuation Page** of RIS.

8) Property Address:
a) House No. & Street Name: 2034 Haines Street
Condo Name (if applicable): _____ Unit # _____ Philadelphia, PA Zip Code: 19138
BRT Account # (optional): _____ Parcel Identification Number (PIN) (optional): _____

9) [ ] Additional addresses on **Continuation Page** of RIS.

10) Grantee's Mailing Address (Deeds only):
(If Grantee is at a different address than the Property Address listed in Section 8, complete this section.)
a) Grantee or Designee Name: _____
House No. & Street Name: _____
City: _____ State: _____ Zip Code: _____

11) Recording Information to be Referenced. Mortgage to be released/satisfied/assigned/modified:
a) Name of Original Mortgagee: _____
Recording Date of Original Mortgage: ____ (month) / ____ (day) / ____ (Year)
Recorder's Index Information of Original Mortgage: _____ (Initials, Book and Page or Doc. ID#)

12) [ ] Additional references on **Continuation Page** of RIS.

13) If applicable, please check: [ ] Consolidation [ ] Subdivision

14) **Signature Information**
Connie Seymore
a) 'OR –or- 'EE Name
b) 'OR –or- 'EE Telephone Number
Connie Seymore
c) 'OR –or- 'EE Signature

For Records Department use only

50928646
Page: 1 of 6
05/18/2004 08:51AM

This Document Recorded 05/18/2004 08:51AM
Doc Code: D
State RTT: 1,000.00
Local RTT: 3,000.00
Commissioner of Records, City of Philadelphia
Doc Id: 50928646
Receipt #: 328667
Rec Fee: 74.50

15) **Page 1 of 1**

82-337 (Rev. 01/01/01)

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 value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

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

NAME	TELEPHONE NUMBER
Mt. Airy Baptist Church	(H) 215-549-2241 (W) 215-549-2200

STREET ADDRESS/CITY/STATE/ZIP CODE: 6701 Cedar Park Avenue, Philadelphia, PA 19138

B. TRANSFER DATA

DATE OF ACCEPTANCE OF DOCUMENT	
GRANTOR(S)/LESSOR(S)	GRANTEE(S)/LESSEE(S)
Connie Seymore	Mt. Airy Baptist Church
STREET ADDRESS	STREET ADDRESS
2034 Haines Street	6701 Cedar Park Avenue
CITY STATE/ZIP CODE	CITY/STATE/ZIP CODE
Philadelphia, PA 19138	Philadelphia, PA 19138

C. PROPERTY LOCATION

STREET ADDRESS	CITY, TOWNSHIP, BOROUGH
2034 Haines Street	Philadelphia

COUNTY	SCHOOL DISTRICT	TAX PARCEL NUMBER
Philadelphia	Philadelphia	

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION	2. OTHER CONSIDERATION	3. TOTAL CONSIDERATION
$100,000.00	+ $0.00	= $100,000.00
4. COUNTY ASSESSED VALUE	5. COMMON LEVEL RATIO FACTOR	6. FAIR MARKET VALUE
$6,400.00	x 3.39	= $21,696.00

E. EXEMPTION DATA

7. AMOUNT OF EXEMPTION	8. PERCENTAGE OF INTEREST CONVEYED	
.00	100%	

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.) _____

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Page: 6 of 6
05/18/2004 08:51A

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
	5/5/04

134N 22 — 346

Fee Simple Deed

D 0042 551 0149836MB

This Indenture ***Made the*** 28th day of

March In the year of our Lord, one thousand nine hundred and ninety-six (1996) 1,000+ 3,000+

Between JAMES DENNIS AND ERMINIA DENNIS, HIS WIFE

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

MOUNT AIRY BAPTIST CHURCH

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

Witnesseth That the said Grantors for and in consideration of the sum of ONE HUNDRED THOUSAND AND 00/100**********($100,000.00 lawful money of the United States of America, unto it well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, hath granted, bargained and sold, released and confirmed, and by these presents doth grant, bargain and sell, release and confirm unto the said Grantee its heirs and assigns, as ownership by severalty.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, described according to a Survey and Plan made by Joseph F. Delany, Surveyor and Regulator of the 5th Survey District, dated March 23, 1954:

SITUATE in the 10th Ward of the City of Philadelphia, and described as follows, to wit:

SITUATE at the intersection of the easterly side of Limekiln Turnpike (60 feet wide) with the southerly side of Haines Street (50 feet wide); thence extending along the aforesaid southerly side of Haines Street south 84 degrees 25 minutes 30 seconds east 80 feet 8 inches to a point; thence extending south 4 degrees 4 minutes 30 seconds west 38 feet 11 and 7/8 inches to an angle; thence extending from said angle point south 89 degrees 3 minutes 18 seconds west 67 feet 3 and 3/8 inches crossing the easterly line of Limekiln Turnpike (60 feet wide) to a point on said Limekiln Turnpike; thence extending north through the bed of Limekiln Turnpike (60 feet wide) north 3 degrees 23 minutes west 5 feet 1 and 3/8 inches to a point; thence extending still through the bed of Limekiln Turnpike (60 feet wide) north 25 degrees 39 minutes 2 seconds west 49 feet 1 and 7/8 inches to a point which point would be the southerly line of Hanies Street (50 feet wide) if extended; thence extending along the aforesaid line south 84 degrees 25 minutes 30 seconds east 23 feet 11 inches to the easterly side of Limekiln Turnpike (60 feet wide) the first mentioned point and place of beginning.

BEING NO. 6849 Limekiln Turnpike.

BEING the same premises which Curtis Carter and Jannie Lue Carter, his wife by Deed dated 11/3/1988 and recorded 11/21/1988 in the County of Philadelphia in Deed Book FHS 1225 page 547 conveyed unto James Dennis and Erminia Dennis, his wife, in fee.

ST. CODE/HOUSE NO.: 50740 - 06849

CITY REGISTRY: 134 N 22 - 346

eRecorded in Philadelphia, PA	Doc Id: 51486400
07/17/2006 03:38P	Receipt #: 516667
Page: 1 of 6	Rec Fee: $156.50
Commissioner of Records	Doc Code: D
State RTT: $1,700.00	Local RTT: $5,100.00

Savings Abstract Co.
501 Washington Lane
Suite 201
Jenkintown PA 19046

(1)

File No. D389848MB

Parcel ID No. 10-2-0542-00, 10-2-0543-00

This Indenture, made the 13th day of July, 2006

Between

SUI LIN DAN-JONES , ALSO KNOWN AS SUI JONES

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

MT. AIRY BAPTIST CHURCH

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

Witnesseth, that the said Grantor for and in consideration of the sum of **One Hundred Seventy Thousand And 00/100** Dollars **($170,000.00)** lawful money of the United States of America, unto her 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

Street Address: **6843-45 Limekiln Pike, Philadelphia, PA 19138**
PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.BEGINNING at a point in the Easterly side of Limekiln Turnpike at the distance of 63 feet 3 inches Southwardly from the Southerly side of Haines Street in the 10th Ward of the City of Philadelphia; thence extending South 88 degrees, 1 minute, 41 seconds East 49 feet 2-7/8 inches to a point; thence South 84 degrees, 40 minutes, 37 seconds East 10 feet 6-1/8 inches to a point; thence South 80 degrees, 31 minutes, 42 seconds East 69 feet 4 inches to a point; thence South 5 degrees, 53 minutes, 6 seconds West 23 feet 1 inch to a point; thence North 81 degrees, 30 minutes West 127 feet 7 inches to a point in the Easterly side of the said Limekiln Turnpike; and thence along the same North 22 degrees, 30 minutes West 18 feet 10-5/8 inches to the first mentioned point and place of beginning.

BEING known as 6843 Limekiln Pike.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, described according to a recent Survey thereof made by Walter Jones, Esquire, Surveyor and Regulator of the 9th District as follows, to wit:BEGINNING at a point on the Easterly side of the Limekiln Turnpike, at the distance of 42 feet 8-5/8 inches Southwardly from the Southerly side of Haines Street, in the 10th Ward of the City of Philadelphia; thence extending Southward 88 degrees, 30 minutes East 69 feet 4-

3/8 inches to a point; thence further South 82 degrees, 58 minutes and 22 seconds East 63 feet 9-1/4 inches to a point; thence South 5 degrees, 53 minutes and 6 seconds West 25 feet 5 inches to a point; thence extending North 80 degrees, 31 minutes and 42 seconds West 69 feet 4 inches to a point; thence extending further North 84 degrees, 40 minutes and 37 seconds West 10 feet 6-1/8 inches to a point; thence extending further North 88 degrees, 1 minute and 41 seconds West 49 feet 2-7/8 inches to the Easterly side of said Limekiln Turnpike and thence extending North 22 minutes and 30 seconds West along same 20 feet 6-3/8 inches to the place of beginning.

BEING known as 6845 Limekiln Pike.

Being as to Premises A the same premises which Lawndale Equities, Inc., a PA Corporation by Deed dated 3/18/2003 and recorded 3/28/2003 in Philadelphia County as Document No. 50639354 conveyed unto Sui Lin Dan-Jones, her heirs and assigns, in fee.Being as to Premises B the same premises which Lawndale Equities, Inc., a PA Corporation by Deed dated 11/19/2002 and recorded 12/3/2002 in Philadelphia County as Document No. 50571627 conveyed unto Sui Jones, her heirs and assigns, in fee.

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 her, 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 herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that she, the said Grantor, and her heirs, 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 her, the said Grantor, and her heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Sui Lin Dan-Jones {SEAL}
Sui Lin Dan-Jones

A/K/A Sui Jones (SEAL)
AKA Sui Jones

Commonwealth of Pennsylvania } ss
County of Montgomery

On this the 13th day of July, 2006, before me, the undersigned Notary Public, personally appeared **Sui Lin Dan-Jones, AKA Sui Jones**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Glenn C. Kasper

Notary Public
My commission expires _____

The address of the above-named Grantee is:
#9 C843-45 Limekiln Pike
Philadelphia, PA. 19138

Glenn C. Kasper
On behalf of the Grantee

NOTARIAL SEAL
GLENN C. KASPER, Notary Public
Cheltenham Twp., Montgomery County
My Commission Expires Jan. 15, 2007

File No. **D389848MB**

Record and return to:
Savings Abstract Company
501 Washington Lane Suite 201
Jenkintown, PA 19046

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	TELEPHONE NUMBER:
Mt. Airy Baptist Church	AREA CODE ( )

STREET ADDRESS	CITY	STATE	ZIP CODE
6843-45 Limekiln Pike	Philadelphia	PA	19138

B. TRANSFER DATA

DATE OF ACCEPTANCE OF DOCUMENT: July 13, 2006

GRANTOR(S)/LESSOR(S)	GRANTEE(S)/LESSEE(S)
1031X.Com As Qualified Intermediary for Sui Lin Dan-Jones for 6843 Limekiln Pike	Mt. Airy Baptist Church
STREET ADDRESS	6843-45 Limekiln Pike
CITY STATE ZIP CODE	Philadelphia PA 19138

C. PROPERTY LOCATION

STREET ADDRESS	CITY, TOWNSHIP, BOROUGH
6843-45 Limekiln Pike	

COUNTY	SCHOOL DISTRICT	TAX PARCEL NUMBER
Philadelphia		10-2-0542-00, 10-2-0543-00

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION	2. OTHER CONSIDERATION	3. TOTAL CONSIDERATION
170,000.00	+	= 170,000.00
4. COUNTY ASSESSED VALUE	**5. COMMON LEVEL RATIO FACTOR**	**6. FAIR MARKET VALUE**
10,944.00	X 3.50	= 38,304.00

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION	1B. PERCENTAGE OF INTEREST CONVEYED
0	100

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.) _____

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
Mt. Airy Baptist Church	July 13, 2006

RG-127 (Rev. 8/93)

(SEE REVERSE)

PHILADELPHIA TRANSFER TAX – PAGE 2 OF 2

Grantor: Sui Lin Dan-Jones
Grantee: Mt. Airy Baptist Church
Address: 6843-45 Limekiln Pike
Philadelphia PA 19138
Assessment: 10,994.00
Fair Mkt. Value: 38,304.00
BRT #: 10-2-0543-00

City Plan 242

C.P, 242 Block 37

473780
460148
APPLICATION NO.
APPROVED SK DATE 5/28/13

69TH AVENUE
On City Plan 60' wide
Legally open

HAINES STREET
On City Plan 50' wide, legally open

RESERVED AS A PART OF WAY FOR STREET PURPOSES AND OTHER PURPOSES

CEDAR PARK AVENUE
Shown, from City Plan and Records

LIMEKILN PIKE
On City Plan 80' wide, legally open
Legally Open Line
Centerline
Curb Line

20TH STREET
(on City Plan 60' wide, legally open)

RITTENHOUSE STREET
On City Plan 40' wide, legally open

N 64°47'00" W 435.575'

#2000
#2002
#2006
#2008
#2010
#2012
#2014
#2016
#2018
#2020
#2022-30
#2032
#2034
#2036
#2038
#2040
#2042
#2044
#2046
#2048
#2050
#2052
#2054
#2056
#2058
#6845
#6847
#6849

Gross Area
Not Included
Three Family
Vacant
Garage
Shed
Cellar Door
Slope
Gravel Area
Soil
Concrete Area
Concrete Sidewalk
Curb
Inlet
Manhole
Utility Pole
Gas Valve
Signpost
Bell Telephone Manhole
Water Manhole
Sewer Manhole
Vent
Water Valve
Chain Link Fence
Wire Fence
Tree with Diameter

4' Chain Link Fence
6' High Chain Link Fence
4' Wire Link Fence S63°03'18"E 52.252'

12" Water Main with 3'-6" Cover
8" Water Main with 3'-10" Cover
6" Water Main with 3'-6" Cover
8" Sewer Main with 14' Brick Sewer Arch
6" Sewer Main with 3'-2" Cover
3' x 2' Vitrified Shale Brick Sewer

S 64°25'30" E 277.625'
S 64°25'30" E 463.750'
N 64°47'00" W 446.400'

Notes

Analysis is called to the Zoning Requirements in the Philadelphia Code as amended.

Plan made as per instructions of Reverend Willa Brown.

All distances are Philadelphia (Land) Standard.

Underground utilities shown are taken from office records and Highway Supervisors' Plans and are not confirmed by field survey. For further information on underground structures, consult the Board of Highway Supervisors, 215-685-6301, and/or the individual utility company or Pennsylvania One-Call System (1-800-242-1776) at least 3 days prior to excavation.

All earthmoving and new construction plans must be reviewed by the planning commission on a per lot basis.

Erosion and Sediment Control Countermeasures (including silt fences (around property, disturbed area and around drains/inlets), inlet protection, fire sprinklers and stockpile covers) shall be installed prior to any earthmoving or demolition. The Countermeasures must be maintained until all construction has been completed and re-seeding has been established.

Zoning summary provided herein is incomplete. See the applicable Philadelphia Code for complete zoning information.

730.07 denotes physical elevation.
(100.00) denotes City Plan elevation.

Drawing number 242072004.

SYMBOL LEGEND

Utility Pole	
Gas Valve	
Signpost	
Bell Telephone Manhole	
Water Manhole	
Sewer Manhole	
Vent	
Water Valve	
Chain Link Fence	
Wire Fence	
Tree with Diameter	

A Zoning Permit is required for any proposed changes to lot lines including consolidation of existing lots.
Drawing number 242012043

PROPOSED CONSOLIDATION AREA TABULATION

Lot #	Total Lot Area
#2022-34 Haines St. & #6845-49 Limekiln Pike	25,256' sq. ft. ± 0.57981 acres
#2006-16 Haines Street	7,714 sq. ft. ± 0.17709 acres

EXISTING AREA TABULATION

Lot #	Total Lot Area
#2006-08-10-12 Haines Street	5,077 sq. ft. ± 0.11656 acres
#2022-26 Haines Street	4,077 sq. ft. ± 0.09359 acres
#2028 Haines Street	2,585 sq. ft. ± 0.05935 acres
#2030 Haines Street	2,002 sq. ft. ± 0.04596 acres
#2032 Haines Street	2,123 sq. ft. ± 0.04874 acres
#2052 1/2 Haines Street	2,145 sq. ft. ± 0.04925 acres
#2054 Haines Street	1,946 sq. ft. ± 0.04468 acres
#6849 Limekiln Pike	3,369 sq. ft. ± 0.07735 acres
#6845 Limekiln Pike	5,376 sq. ft. ± 0.12802 acres

APPLICABLE ZONING

CITY OF PHILADELPHIA ZONING CODE	CURRENT EDITION
ZONING DISTRICT	RSA5
MINIMUM FRONTAGE	16'
MINIMUM LOT AREA	1,440 SQ. FT.
MAXIMUM OCCUPIED AREA	90% ON CORNER LOTS, OTHERWISE 70%
FRONT YARD SETBACK REQUIREMENT	0'
SIDE YARD SETBACK REQUIREMENT	5' WHEN USED OR REQUIRED
REAR YARD SETBACK REQUIREMENT	9'
MAXIMUM BUILDING HEIGHT	35', BUT NOT MORE THAN 3 STORIES

BENCHMARKS

Bm# (Description)	Point	Point#	(City Datum)
Bm#1	22-NE	242 Block 37	242 (Assumed)

Subdivision/Lot Adjustment in accordance with the terms and provisions of Section 14-304(6) of the Philadelphia Code.
Approved:
SD #11338
☐ Disapproved 14-304(6)(2)
☐ Street Frontage
☐ Lot Size
APR 3 2013
PHILADELPHIA CITY PLANNING COMMISSION

John Parkinson
JOHN P. PARKINSON, P.L.S.
SURVEYOR AND REGULATOR
License No. SU-057020-R
NINTH SURVEY DISTRICT
MAY 31, 2012

Site and Lot Consolidation Plan
#2000 Haines Street
Made for
Workers Working The Works CDC
10th West
Philadelphia, Pennsylvania 19138

Scale 1" = 20'
Date 05-31-12
Ninth Survey District
Drawn by JAKE.
Checked by J.P.P.

C.P. 242 Block 37

NOTICE OF DECISION

City of Philadelphia
ZONING BOARD OF ADJUSTMENT
1401 J. F. K. Blvd. - 11th Floor
Philadelphia, PA 19102-2097

APPLICATION #: 487034 DATE OF DECISION: 10/02/13 CAL #: 21269

ATTORNEY: WILLIAM KERR JR., ESQUIRE
HIGH SWARTZ LLP
40 EAST AIRY STREET, P.O.BOX 671
NORRISTOWN PA 19404

APPLICANT: WILLIAM KERR JR., ESQUIRE
HIGH SWARTZ LLP
40 EAST AIRY STREET, P.O.BOX 671
NORRISTOWN PA 19404

OWNER: MT AIRY BAPTIST CHURCH
2012 69TH ST
PHILADELPHIA PA 19138

PREMISES: 2022 HAINES ST

THIS IS NOT A PERMIT

The Zoning Board of Adjustment, having held a public hearing in the above numbered appeal, after proper public notice thereof, has decided that the request for (a) USE VARIANCE(S) is:

GRANTED WITH PROVISOS

ALL VARIANCES / CERTIFICATES / SPECIAL USE PERMITS GRANTED HEREIN ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. **A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J. F. K. BLVD., WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.**
2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
3. A NEW APPLICATION AND NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:

Proviso-plans stamped by ZBA on October 2, 2013

By Order of the ZONING BOARD OF ADJUSTMENT
CAROL B. TINARI, Sec.

NOTE: All appeals from this decision are to be taken to the Court of Common Pleas of Philadelphia County within 30 days from the date of this decision.

HIGH SWARTZ
Attorneys At Law LLP

40 EAST AIRY STREET, P.O. BOX 671, NORRISTOWN, PENNSYLVANIA 19404
(610) 275-0700, Fax (610) 275-5290, main@highswartz.com, www.highswartz.com

ESTABLISHED 1914

Gilbert P. High, Jr.
Thomas D. Rees
Mary Cushing Doherty
Joel D. Rosen
Eric B. Smith
Richard C. Sokorai
James B. Shrimp
Melissa M. Boyd
William F. Kerr, Jr.
F. Arnold Heller
Stephanie E. Murphy
Mark R. Fischer, Jr.
Joo Y. Park
Keri A. Schantz
Kevin Cornish
Sireen I. Tucker

SPECIAL COUNSEL
David J. Brooman

OF COUNSEL
Marlyn F. Smith
John P. Gregg
Kenneth R. Myers

William F. Kerr, Jr.
DIRECT EMAIL
wkerr@highswartz.com

June 30, 2014

Bruce Morgan
BCM Afforadable Housing
63 Chestnut Road, Suite 7
Paoli, PA 19301

Re: **Mt. Airy Baptist Church – 2032 E. Haines Street**

Dear Bruce:

As you requested, enclosed please find a copy of Zoning Permit No. 487034 issued on 6/27 for the Mount Airy Baptist Church project. This must be posted at the property for 30 days, typically recommend clients copy it on a red paper similar to the color of the zoning posters. Permit is good for 3 years as indicated on the permit.

Also enclosed are 3 copies of the approved zoning plans. You will need to submit these with the building permit application when we get to that phase.

Let me know if you have any questions.

Very truly yours,

William F. Kerr, Jr.

WFK/cln
Enclosures

ZONING/USE PERMIT

SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED

CITY OF PHILADELPHIA
DEPARTMENT OF
LICENSES & INSPECTIONS
1401 JOHN F KENNEDY BLVD
PHILADELPHIA, PA 19102-1667

PERMIT NUMBER
487034

FEE
$375.00

DATE
06/27/14

LOCATION OF WORK: **02022 HAINES ST PHILADELPHIA, PA 19138-2633**
022-34 HAINES STREET (OPA ACCOUNT # 88 6 0530 20)

ZONING CLASSIFICATION
RSA-5

OWNER
MT AIRY BAPTIST CHURCH
02032 HAINES ST
PHILADELPHIA,PA 19138-2633

APPLICANT
HIGH SWARTZ LLP FOR SRS REAL ESTATE
40 E AIRY ST
NORRISTOWN, PA 19404

PLAN EXAMINER
SARAH KAISER

ZONING BOARD OF ADJUSTMENT DECISION
CALENDAR # **21269**
DATE **10/02/13**

THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED

UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR

ZONING APPROVAL

FOR THE COMPLETE DEMOLITION OF ALL EXISTING STRUCTURES FOR THE ERECTION OF A DETACHED STRUCTURE WITH A VEGETATED ROOF. SIZE AND LOCATION AS SHOWN ON APPLICATION/PLANS.

USE REGISTRATION

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (WITH SIXTY-TWO (62) DWELLING UNITS). NO SIGNS ON THIS APPLICATION.

SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:

PROVISO - PLAN STAMPED BY ZBA ON OCTOBER 2, 2013.

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.

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.

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

LIMITATIONS:

IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT.

IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID AFTER SIX (6) MONTHS UNLESS AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY IS SUBMITTED AND SUBSEQUENTLY APPROVED.

THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.

ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.

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

Checklist A: PWD Conceptual Review

PWD Tracking Number 2013-GOLD-2285-01

Project Name
Golden Age Living Accommodations

Project Address
2030 E Haines Street
Philadelphia, PA 19138

Development Type RD - Redevelopment

Watershed(s) Lower Schuylkill River - Lower Schuylkill River

Sewer Types(s) Combined

Outfall(s) R-15

Site Area 23254 sq ft

Earth disturbance area 23574 sq ft

Concept Plan ☑ ERSA Map ☑ Site Photos ☑

Owner Owner

Owner (Owner) Contact:
Pastor Willis Brown
2012 69th Ave.
Philadelphia, PA 19138
Phone: 215-549-2000 Ext
Fax:
Email: workersworking@comcast.net

Primary Engineer

Primary (Engineer) Contact:
Michael Kissinger
One South Church St.
2nd Floor
West Chester, PA 19382
Phone: 610-422-2457 Ext
Fax: 610-429-8918

[illegible]

The project is eligible for green project review under proposed plan conditions. Stormwater technical review will be expedited upon submittal. Please note, the submittee MUST identify their project as eligible for a Green Review in the letter of transmittal sent with the technical submittal. PWD may not be able to provide review comments within 3 to 5 business days without this notification.

[illegible]

ROW Required No ROW Encroachment No

ROW Comments

Ensure all rights of way are indicated on plans.

[illegible]

Water Comments: Water Plat: 81

Connections Acceptable_ JF 8/22/2013

[illegible]

Sewer Comments: Sewer Plat: 78

Connections Acceptable_ JF 8/22/2013

Note: Project will require approval of a Sewage Facilities Planning Module Application (Act 537 Approval).

Stormwater Requirements

Water Quality:	Applies	PHS:	Exempt	PHSRate:	cfs/acre
Channel Protection:	Exempt	Wissahickon Regs:	Exempt	Note: the PHS rate applies for to the 1 - 10 yr storm.	
Flood Control:	Applies				
Flood Mgt District:	A				

Stormwater Comments:

Green Project Review: The project must show that 95% or more of the proposed impervious area is disconnected in the post construction conditions. This must be clearly represented within the technical submittal otherwise PWD will not be able to offer an expedited review time. Please see Section 4.2.1 of the Philadelphia Stormwater Management Guidance Manual for more information

If you are not able to achieve Green Project Review, but are able to achieve a 20% reduction of post-development impervious cover through disconnection of impervious cover then the following stormwater management criteria would apply:
• Non-structural Project Control – Find practicable alternatives to the surface discharge of stormwater. This is achieved by protecting and utilizing existing site features and reducing directly connected impervious cover to be managed. It is recommended that section 6 of the PWD stormwater management manual be consulted for ideas on how to achieve a 20% reduction in impervious area.
•Water Quality - The first 1" of runoff from the DCIA will need to meet the water quality treatment/infiltration component from the PWD stormwater regulations section 600.5 or DEP requirements whichever is more stringent.
This volume must be infiltrated except in cases where the Design Professional documents that infiltration is infeasible on the site. Please refer to Appendix B of the Philadelphia Stormwater Management Guidance Manual for approved infiltration testing methods. If it is determined that infiltration of all or part of the Water Quality Volume is not feasible after following the steps in Appendices, A, B, and C, the Design Professional must provide written documentation of the reasons. In this case, the portion of WQv that is not infiltrated must be treated for water quality and released. The treatment is different for separate sewer areas than for combined sewer areas. Please refer to Section 4 of the Philadelphia Stormwater Management Guidance Manual for further information.

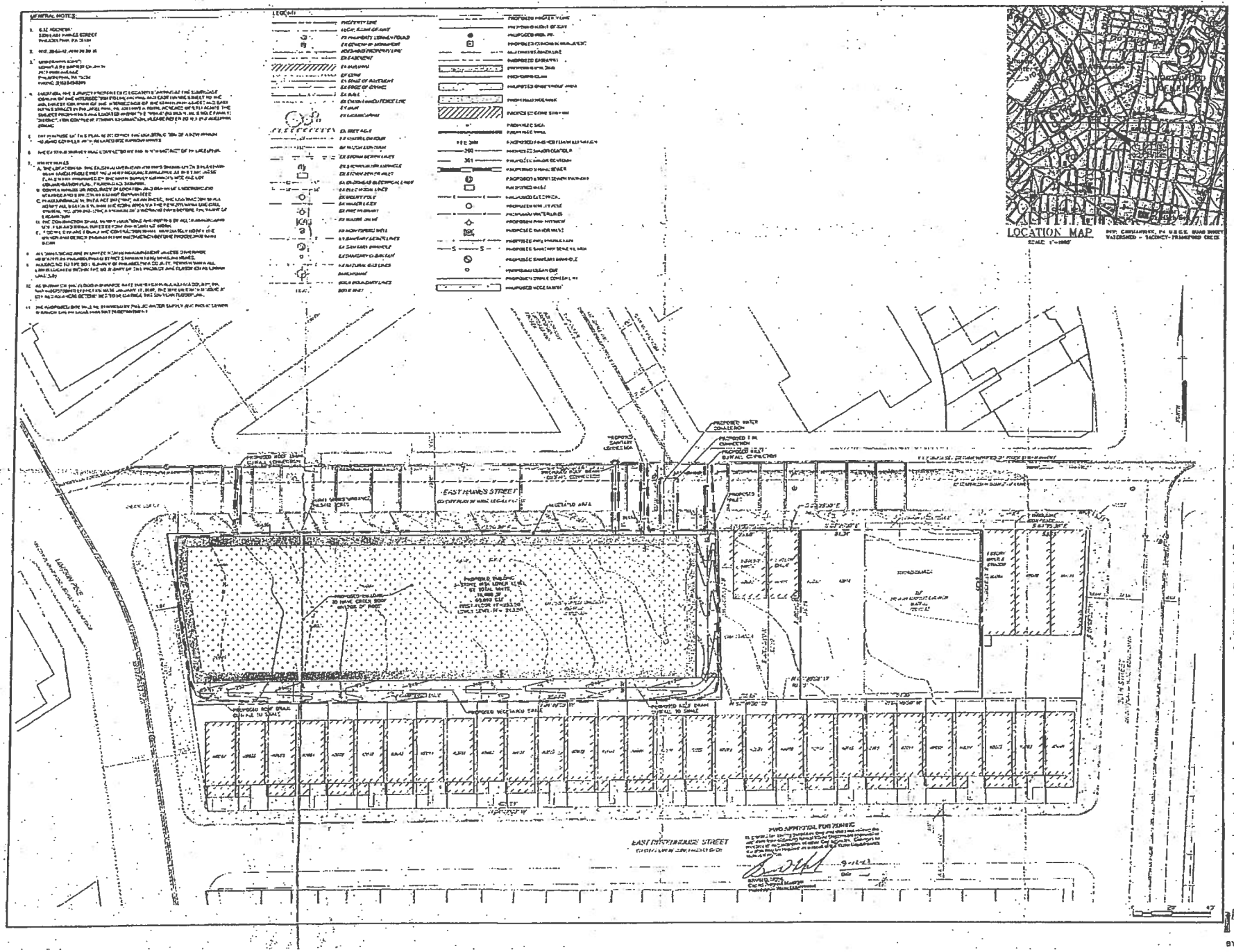
If the site does not reduce impervious cover by 20% from previous conditions then the following would be required for stormwater management:
•Non-structural Project Control and Water Quality Requirement (see above).
• Channel Protection- Exempt because less than one acre.
•Flood Control – If the site does not reduce impervious cover by 20% from previous conditions, stormwater runoff from the 2 through 100 year storm events must be managed such that the peak rate of discharge from the site after development does not exceed the predevelopment peak rates from storms dictated by the Flood Management District within which the project lies.

Erosion & Sedimentation Pollution Control Requirements:
• As stated in section 600.4 of the PWD stormwater regulation
(a) All earth disturbance must comply with the Erosion & Sediment Pollution Control (E&S) requirements of the Pennsylvania Department of Environmental Protection (PaDEP) as specified in 25 Pa. Code § 102.4(b).
(b) No earth disturbance greater than or equal to fifteen thousand (15,000) square feet and less than 1 acre shall commence until the Water Department approves an E&S Plan conforming to the regulations of the PaDEP.
• If less than one (1) acre of earth distubance is proposed, the E&S Plan will be reviewed byt PWD E&S Unit. Please contact Joe Trafka at (215)685-6363 (Joe.Trafka@phila.gov) for further information. A pre-construction meeting may be held to address E&S controls and sequencing during construction.
• If greater than one (1) acre of earth disturbance is proposed, the E&S Plan will be reviewed by PaDEP. A coordinated review between the PA DEP Southeast Regional Office and PWD will be performed.

Conceptual Plan Approved for Zoning Permit Only Brian Mohl

Date: 9/12/2013

CONCEPTUAL REVIEW IS FOR ZONING ONLY. NO BUILDING PERMIT MAY BE ISSUED UNTIL FULL TECHNICAL APPROVAL IS RELEASED BY PWD IN WRITING ON THE BUILDING PERMIT APPLICATION.



Pennoni Associates Inc.

One South Church Street, 2nd Floor
West Chester, PA 19382 - 610.429.8000

Engineers • Surveyors • Planners • Landscape Architects

Pennoni

DATE	NO.	REVISIONS	BY
5/29/13	R.01	REVISED PER PWD	CRP

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

GOLDEN AGE LIVING ACCOMMODATIONS
2030 EAST HAINES STREET
PHILADELPHIA, PA 19138

SITE PLAN

MOUNT AIRY BAPTIST CHURCH
1012 60TH AVENUE
PHILADELPHIA, PA 19138

RECEIVED
AUG 26 2013
BY:

PROJECT NO. CCFR 1301
SHEET 2 of 2

SCALE 1" = 20'
DATE 2013-07-30
DRAWN BY SHA
APPROVED MFK
DRAWING NO. ERSA-2

RECEIVED
AUG 26 2013
BY: