

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 858562	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$300.00	DATE 04/03/18
LOCATION OF WORK: 01220 HAMILTON ST PHILADELPHIA, PA 19123-3607 OPA ACCOUNT# 88 1 5533 00 LOT# 7				ZONING CLASSIFICATION CMX-3	
OWNER HAMILTON 1220 SQUARE LLC 509 CONSHOCKEN STATE RD NARBERTH PA. 19072		APPLICANT YAO HUANG 1823 SPRING GARDEN ST PHILADELPHIA, PA 19130		PLAN EXAMINER ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE	
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 ERECTION OF AN ATTACHED STRUCTURE ROOF DECK AT SEVENTH(7TH) FLOOR AND BALCONY AT 6TH FLOOR WITH ELEVATOR AND STAIR PENTHOUSES .SIZE AND LOCATION AS SHOWN IN THE APPLICATION					
USE REGISTRATION					
FOR A MULTI-FAMILY HOUSEHOLD LIVING (EIGHTEEN(18 DWELLING UNITS) FROM SECOND FLOOR THROUGH SEVENTH(7TH) FLOORS WITH SIX(6) ACCESSORY PARKING SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE AND WITH SIX(6) BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT FIRST FLOOR.(PLEASE SEE APP #453128 FOR COMMON DRIVEWAY EASEMENT ON THE REAR).					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:					
OFFICE COPY					
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 NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.					
IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.					
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.					

C.D. CR 3/26

**APPLICATION FOR
ZONING / USE REGISTRATION PERMIT**

(For office use only)

APPLICATION #

ZONING CLASSIFICATION

PREVIOUS APPLICATION NO.

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

LOCATION OF PROPERTY (LEGAL ADDRESS)

1220 HAMILTON ST

PROPERTY OWNER'S NAME

HAMILTON 1222 SQUARE LLC

PHONE # (267) 303-3688

FAX #

APPLICANT:

Michelle Kleschick

FIRM/COMPANY:

YCH ARCHITECT, LLC

AC#2361933

PHONE # (610) 896-3649

FAX # (215) 827-5370

PROPERTY OWNER'S ADDRESS

509 CONSHOHOCKEN STATE ROAD

NARBERTH, PA 19072

LICENSE #

E-MAIL: DESIGN@YCHA.NET

ADDRESS:

1823 SPRING GARDEN ST

PHILADELPHIA, PA 19130

LICENSE # 167106

E-MAIL: DESIGN@YCHA.NET

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

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
	VACANT LOT/ EASEMENT FOR ADJOINING LOT PARKING LOT ACCESS		

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
1ST	6 PARKING SPACES, RESIDENTIAL LOBBY & STORAGE FOR 6 BIKES
2ND - 7TH	18 DWELLING UNITS

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING	PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION
	FRONT SIDE REAR	FRONT SIDE REAR
IN FEET		75' 75' 75'
IN STORIES	0 0 0	7 7 7

BRIEF DESCRIPTION OF WORK/CHANGE

NEW 7-STORY BUILDING, WITH ELEVATOR & STAIR PENTHOUSES.

FOR USE AS (18)DWELLING UNITS, 6 ACCESSORY PARKING SPACES (1 ACCESSIBLE) & STORAGE FOR 6 BICYCLES ALONG AN ACCESSIBLE ROUTE.

COVERED PATIO @6TH FLOOR & ROOF DECKS @7TH FLOOR & ROOF LEVEL FOR RESIDENTIAL USE ONLY.

CONTINUED ON ADDITIONAL SHEET (ATTACHED)

☒ ACCELERATED REVIEW

CHECK/RECEIPT/M.O NO. 2603

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

VIOLATION #:

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

APPLICANT'S SIGNATURE: Michelle Kleschick

DATE: 03/08/18

4518

90

PRE-REQUISITE APPROVALS FOR:				
ADDRESS:			APPLICATION #:	
☒ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 TH FLOOR - 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 TH FLOOR - 1515 ARCH STREET			
	HISTORICAL COMMISSION			
	FAIRMOUNT PARK COMMISSION			
	STREETS DEPARTMENT ROOM 940 - M.S.B.			
	WATER DEPARTMENT 2 ND FLOOR - 1101 MARKET STREET			
EXAMINER'S APPROVAL (OFFICE USE ONLY)				
PERMIT TO READ:				
NOTICE OF REFUSAL DATE:				
NOTICE OF REFERRAL DATE:				
ZBA CALENDAR NO.	GRANTED BY ZBA ☐ NO ☐ YES DATE	PROVISOS ☐ NO ☐ YES		FEE ITEM
				AMOUNT
VIOLATION FOR WORK/CHANGE WITHOUT A PERMIT? ☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE) VIOLATION #				FILING FEE
				RE-INSPECTION FEE
				ZONING FEE
				USE FEE
				TOTAL FEES
This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to zoning in the City of Philadelphia, that the same has been approved and entered into the records of this Department.				
EXAMINER: _____ DATE APPROVED: _____				
PERMIT #		DATE ISSUED:		CHECK #

Doc Id: 53833425

03/11/2016 10:43 AM

Page 1 of 11



This Document Recorded Doc Id: 53833425 Doc Code: D
03/11/2016 10:43 AM Receipt #: 16-24816
Rec Fee: \$222.00 State RTT: \$9.00 Local RTT: \$5.00
Records Department, City of Philadelphia PU

DEED OF CONFIRMATION/SUBDIVISION

Prepared by and Return to:

First City Abstract Agency, Inc.
1010 Race Street, Suite 4
Philadelphia, PA 19107
215-567-0062

This Indenture, made the 10th day of March, 2016

Between

HAMILTON 1220 SQUARE, LLC

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

HAMILTON 1220 SQUARE, LLC

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

Witnesseth, that the said Grantor for and in consideration of the sum of One And 00/100 Dollars (\$1.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

ALL THOSE CERTAIN lots or tracts of land situate in the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being known and designated as Lots 1, 2, 3, 4, 5, 6, and 7 as shown on a Proposed Subdivision Plan of 1220-1222 Hamilton Street, by TNP Associates, LLC, Engineering and Land Surveying, Philadelphia, Pennsylvania, dated June 4, 2012, last revised January 20, 2016 and reviewed and approved by the surveyor and regulator of the 9th survey district of the City of Philadelphia on February 1, 2016 and being more particularly bounded and described as follows, to wit:

LOT 1

BEGINNING at a point on the Northerly side of Noble Street (50' wide), said point being distant 214.172 feet from the Westerly side of North Twelve Street (50' wide), and running, thence;

- 1) From the point of beginning, North 78 degrees 59 minutes 00 seconds West, a distance of 20.725 feet along northerly side of Noble Street to a point, thence;

- 2) North 11 degrees 21 minutes 00 seconds East, a distance of 87.866 feet leaving Northerly side of said Noble Street, along land now or late of 429 N. Thirteen Street Condominium, and along the Westerly end of the proposed easement to a point, thence;
- 3) South 78 degrees 59 minutes 00 seconds East, a distance of 20.215 feet along the same and beyond along Lot 7 as designated on said plan to a point, thence;
- 4) South 11 degrees 01 minutes 00 seconds West, a distance of 87.865 feet along Lot 2 and crossing the proposed easement as designated on said plan to the first mentioned point and place of BEGINNING.

CONTAINING 1,799 square feet of land more or less.

OPA ACCOUNT # 056080800

BEING KNOWN AS 1221 Noble Street, Philadelphia, PA 19123

BEING a portion of the same premises which 1220 Hamilton, LP (A Pa LTD Part) by deed dated 12/19/2011 and recorded 12/27/2011 in the County of Philadelphia in Instrument#52427852 conveyed unto Hamilton 1220 Square, LLC (A Pa,LLC) in fee.

LOT 2

BEGINNING at a point on the Northerly side of Noble Street (50' wide), said point being distant 193.446 feet from the Westerly side of North Twelve Street (50' wide), and running, thence;

- 1) From the point of beginning, North 78 degrees 59 minutes 00 seconds West, a distance of 20.726 feet along Northerly side of said Noble Street to a point, thence;
- 2) North 11 degrees 01 minutes 00 seconds East, a distance of 87.855 feet leaving Northerly side of said Noble Street, along Lot 1 and crossing the proposed easement as designated on said plan to a point, thence;
- 3) South 78 degrees 59 minutes 00 seconds East, a distance of 20.726 feet along Lot 7 as designated on said plan to a point, thence;
- 4) South 11 degrees 01 minutes 00 seconds West, a distance of 87.865 feet along Lot 3 and crossing the proposed easement as designated on said plan to the first mentioned point and place of BEGINNING.

CONTAINING 1,821 square feet of land more or less.

OPA ACCOUNT # 056080700

BEING KNOWN AS 1219 Noble Street, Philadelphia, PA 19123

BEING a portion of the same premises which 1220 Hamilton, LP (A Pa LTD Part) by deed dated 12/19/2011 and recorded 12/27/2011 in the County of Philadelphia in Instrument#52427852 conveyed unto Hamilton 1220 Square, LLC (A Pa LLC) in fee.

LOT 3

BEGINNING at a point on the Northerly side of Noble Street (50' wide), said point being distance 172.720 feet from the Westerly side of North Twelve Street (50' wide), and running, thence;

- 1) From the point of beginning, North 78 degrees 59 minutes 00 seconds West, a distance of 20.726 feet along Northerly side of said Noble Street to a point, thence;
- 2) North 11 degrees 01 minutes 00 seconds East, a distance of 87.865 feet leaving Northerly side of said Noble Street, along Lot 2 and crossing the 19.979' wide proposed easement as designated on said plan to a point, thence;
- 3) South 78 degrees 59 minutes 00 seconds East, a distance of 20.726 feet along Lot 7 and the Northerly side of the said 19.979' wide proposed easement as designated on said plan to a point, thence;
- 4) South 11 degrees 01 minutes 00 seconds West, a distance of 87.865 feet along Lot 4, crossing the said 19.797' wide proposed easement, beyond along the Easterly side of a 18'L x 3.5' W x 8' H proposed access easement and beyond along the Easterly side of a 49.885' L x 4' W x 8' H proposed access easement as designated on said plan to the first mentioned point and place of **BEGINNING**.

CONTAINING 1,821 square feet of land more or less.

OPA ACCOUNT # 056080600

BEING KNOWN AS 1217 Noble Street, Philadelphia, PA 19123

BEING a portion of the same premises which 1220 Hamilton, LP (A Pa LTD Part) by deed dated 12/19/2011 and recorded 12/27/2011 in the County of Philadelphia in Instrument#52427852 conveyed unto Hamilton 1220 Square, LLC (A Pa LLC) in fee.

LOT 4

BEGINNING at a point on the Northerly side of Noble Street (50' wide), said point being distant 151.994 feet from the Westerly side of North Twelve Street (50' wide), and running, thence;

- 1) From the point of beginning, North 78 degrees 59 minutes 00 seconds West, a distance of 20.726 feet along Northerly side of said Noble Street to a point, thence;
- 2) North 11 degrees 01 minutes 00 seconds East, a distance of 87.865 feet leaving Northerly side of said Noble Street, along Lot 3 and crossing the proposed easement as designated on said plan to point, thence;
- 3) South 78 degrees 59 minutes 00 seconds East, a distance of 20.726 feet along Lot 7 as designated on said plan to a point, thence;

4) South 11 degrees 01 minutes 00 seconds West, a distance of 87.865 feet along Lot 5 and crossing the proposed easement as designated on said plan to the first mentioned point and place of BEGINNING.

CONTAINING 1,821 square feet of land more or less.

OPA ACCOUNT # 056080500

BEING KNOWN AS 1215 Noble Street, Philadelphia, PA 19123

BEING a portion of the same premises which 1220 Hamilton, LP (A Pa LTD Part) by deed dated 12/19/2011 and recorded 12/27/2011 in the County of Philadelphia in Instrument#52427852 conveyed unto Hamilton 1220 Square, LLC (A Pa LLC) in fee.

LOT 5

BEGINNING at a point on the Northerly side of Noble Street (50' wide), said point being distant 131.268 feet from the Westerly side of North Twelve Street (50' wide), and running, thence;

- 1) From the point beginning, North 78 degrees 59 minutes 00 seconds West, a distance of 20.726 feet along Northerly side of said Noble Street to a point, thence;
- 2) North 11 degrees 01 minutes 00 seconds East, a distance of 87.865 feet leaving Northerly side of said Noble Street, along Lot 4 and crossing the proposed easement as designated on said plan to a point, thence;
- 3) South 78 degrees 59 minutes 00 seconds East, a distance of 20.726 feet along Lot 7 as designated on said plan to a point, thence;
- 4) South 11 degrees 01 minutes 00 seconds West, a distance of 87.865 feet along Lot 6 and crossing the proposed easement as designated on said plan to the first mentioned point and place of BEGINNING.

CONTAINING 1,821 square feet of land more or less.

OPA ACCOUNT # 056080400

BEING KNOWN AS 1213 Noble Street, Philadelphia, PA 19123

BEING a portion of the same premises which 1220 Hamilton, LP (A Pa LTD Part) by deed dated 12/19/2011 and recorded 12/27/2011 in the County of Philadelphia in Instrument#52427852 conveyed unto Hamilton 1220 Square, LLC (A Pa LLC) in fee.

LOT 6

BEGINNING at a point on the Northerly side of Noble Street (50' wide), said point being distant 110.542 feet from the Westerly side of North Twelve Street (50' wide), and running, thence;

- 1) From the point of beginning, North 78 degrees 59 minutes 00 seconds West, a distance of 20.726 feet along Northerly side of said Noble Street to a point, thence;
- 2) North 11 degrees 01 minutes 00 seconds East, a distance of 87.865 feet leaving Northerly side of said Noble Street, along Lot 5 and crossing the proposed easement as designated on said plan to a point, thence;
- 3) South 78 degrees 59 minutes 00 seconds East, a distance of 21.236 feet along Lot 7 as designated on said plan to a point, thence;
- 4) South 11 degrees 21 minutes 00 seconds West, a distance of 87.864 feet along land now or late King Yuen Siu & Hsiu C. Chen and along the Easterly end of the proposed easement to the first mentioned point and place of BEGINNING.

CONTAINING 1,844 square feet of land more or less.

OPA ACCOUNT # 056080300

BEING KNOWN AS 1211 Noble Street, Philadelphia, PA 19123

BEING a portion of the same premises which 1220 Hamilton, LP (A Pa LTD Part) by deed dated 12/19/2011 and recorded 12/27/2011 in the County of Philadelphia in Instrument#52427852 conveyed unto Hamilton 1220 Square, LLC (A Pa LLC) in fee.

LOT 7

BEGINNING at a point on the Southerly side of Hamilton Street (31' wide), said point being distant 162.000 feet from the Westerly side of North Twelve Street (50' wide), and running, thence;

- 1) From the point of beginning, South 11 degrees 21 minutes 00 seconds West, a distance of 46.000 feet along land now or late King Yuen Siu & Hsiu C. Chen to a point, thence;
- 2) South 78 degrees 59 minutes 00 seconds East, a distance of 22.292 feet along the same to a point, thence;
- 3) South 11 degrees 21 minutes 00 seconds West, a distance of 4.792 feet along the same to a point, thence;
- 4) South 78 degrees 59 minutes 00 seconds East, a distance of 29.167 feet along the same to a point, thence;
- 5) South 11 degrees 21 minutes 00 seconds West, a distance of 11.344 feet along the same to a point, thence;
- 6) North 78 degrees 59 minutes 00 seconds West, a distance of 106.855 feet along Lots 6, 5, 4, 3, 2 and partially along Lot 1 as designated on said plan to a point, thence;

7) North 11 degrees 21 minutes 00 seconds East, a distance of 62.134 feet along land now or late of 429 N. Thirteen Street Condominium to a point on Southerly side of said Hamilton Street, thence;

8) South 78 degrees 59 minutes 00 seconds East, a distance of 55.397 feet along Southerly side of said Hamilton Street to the first mentioned point and place of BEGINNING.

CONTAINING 4,133 square feet of land more or less.

OPA ACCOUNT # 056087610

BEING KNOWN AS 1220 Hamilton Street, Philadelphia, PA 19123

BEING a portion of the same premises which 1220 Hamilton, LP (A Pa LTD Part) by deed dated 12/19/2011 and recorded 12/27/2011 in the County of Philadelphia in Instrument#52427852 conveyed unto Hamilton 1220 Square, LLC (A Pa LLC) in fee.

UNDER AND SUBJECT TO AN ACCESS EASEMENT AS FOLLOWS:

ALL THAT CERTAIN lot or tract of land situate in the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being known and designated as 18' L x 3.5' W x 8' H and 49.886' L x 4'W x 8' H Access Easement as shown on a proposed subdivision plan of 1220-1222 Hamilton Street, by TNP Associates, LLC, Engineering and Land Surveying, Philadelphia, Pennsylvania, dated June 4, 2012, last revised January 20, 2016 and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Noble Street (50' wide), said point being distant 172.720 feet from the Westerly side of North Twelve Street (50' wide), and running, thence;

1) From the point of beginning, North 78 degrees 59 minutes 00 seconds West, a distance of 4.000 feet along Northerly side of said Noble Street to a point, thence;

2) North 11 degrees 01 minutes 00 seconds East, a distance of 49.886 feet leaving Northerly side of said Noble Street, through Lot 3 as designated on said plan to a point, thence;

3) South 78 degrees 59 minutes 00 seconds East, a distance of 0.500 feet (0'-6") continuing through said Lot 3 to a point, thence;

4) North 11 degrees 01 minutes 00 seconds East, a distance of 18.000 feet continuing through said Lot 3 to a point on the Southerly side of a 19.979' wide proposed easement, thence;

5) South 78 degrees 59 minutes 00 seconds East, a distance of 3.500 feet along the Southerly side of said 19.979' wide proposed easement to a point, thence;

6) South 11 degrees 01 minutes 00 seconds West, a distance of 67.886 feet along Lot 4 to the first mentioned point and place of BEGINNING. (AFFECTS A PORTION OF LOT 3 ONLY)

CONTAINING 262 square feet of land more or less.

UNDER AND SUBJECT TO A 20' WIDE X 8' HIGH ACCESS AND UTILITY EASEMENT AS FOLLOWS:

ALL THAT CERTAIN easement situate in the City of Philadelphia, County of Philadelphia, Commonwealth of Pennsylvania, being known and designated as Access and Utility Easement as shown on a proposed subdivision plan of 1220-1222 Hamilton Street, by TNP associates, LLC, Engineering and Land Surveying, Philadelphia, Pennsylvania, dated June 4, 2012, last revised January 20, 2016 and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Hamilton Street (50' wide), said point being distant 185.397 feet from the Westerly side of North Twelve Street (50' wide), and running, thence;

- 1) From the point beginning, South 11 degrees 01 minutes 00 seconds West, a distance of 62.133 feet through Lot 7 as designated on said plan to a point, thence;
- 2) North 78 degrees 59 minutes 00 seconds West, a distance of 20.000 feet along Lots 3 & 2 as designated on said plan to a point, thence;
- 3) North 11 degrees 01 minutes 00 seconds East, a distance of 62.133 feet through Lot 7 as designated on said plan to a point on the Southerly side of said Hamilton Street, thence;
- 4) South 78 degrees 59 minutes 00 seconds East, a distance of 20.00 feet along Southerly side of said Hamilton Street to the first mentioned point and place of **BEGINNING. (AFFECTS A PORTION OF LOT 7 ONLY)**

CONTAINING 1,243 square feet of land more or less.

UNDER AND SUBJECT TO A DRIVEWAY EASEMENT AS FOLLOWS:

ALL THAT CERTAIN easement situate in the City of Philadelphia, County of Philadelphia, Commonwealth of Pennsylvania, being known and designated as proposed easement as shown on a proposed subdivision plan of 1220-1222 Hamilton Street, by TNP Associates, LLC, Engineering and Land Surveying, Philadelphia, Pennsylvania, dated June 4, 2012, and being more particularly bounded and described as follows, to wit:

BEGINNING at an interior point on the Easterly line of Lot 6 as designated on said plan, said point being the following two (2) course and distances from the intersection of the Westerly side of North Twelve Street (50' wide) and the Northerly side of Noble Street (50' wide):

- A) North 78 degrees 59 minutes 00 seconds West, a distance of 110.542 feet along Northerly side of Noble Street to a point, thence;

B) North 11 degrees 21 minutes 00 seconds East, a distance of 67.884 feet leaving Northerly side of said Noble Street, along the Westerly line of said Lot 6 to a point, thence;

1) From the point of beginning, North 78 degrees 59 minutes 00 seconds West, a distance of 124.355 feet through Lots 6,5,4,3,2 & 1 as designated on said plan to a point thence;

2) North 11 degrees 21 minutes 00 seconds East, a distance of 19.979 feet along land now or late of 429 N. Thirteen Street Condominium and the Westerly line of said Lot 1 to a point, thence;

3) South 78 degrees 59 minutes 00 seconds East, a distance of 124.355 feet along land now or late of 429 N. Thirteen Street Condominium and beyond along Lot 7 as designated on said plan to a point, thence;

4) South 11 degrees 21 minutes 00 seconds West, a distance of 19.979 feet along the easterly line of said Lot 6 to the first mentioned point and place of BEGINNING.
(AFFECTS A PORTION OF LOTS 1 THROUGH 6 ONLY)

CONTAINING 2,484 square feet of land more or less.

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, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

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

ATTEST:

HAMILTON 1220 SQUARE, LLC

By: _____

Li Zhao, Sole Member

Commonwealth of Pennsylvania } ss
County of Philadelphia

AND NOW, this 15th day of March, 2016, before me, the undersigned Notary Public, appeared Li Zhao, who acknowledged herself to be Sole Member of Hamilton 1220 Square, LLC, a Limited Liability Company, and she, as Sole Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as Sole Member.

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

Charles Good III

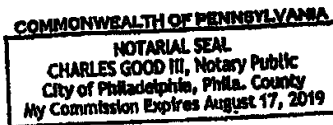
Notary Public

My commission expires 8-17-19

The precise residence and the complete post office address of the above-named Grantee is:

509 Conshohocken State Rd.
Northeast, PA 19072

On behalf of the Grantee



Deed

Hamilton 1220 Square, LLC

TO

Hamilton 1220 Square, LLC

First City Abstract Agency, Inc.
1010 Race Street, Suite 4
Philadelphia, PA 19107
Telephone: 215-567-0062 Fax: 215-567-
0079

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION		BOOK NO.	PAGE NO.
Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).		DATE RECORDED	
A. CORRESPONDENT — All inquiries may be directed to the following person:		CITY TAX PAID	
NAME Hamilton 1220 Square, LLC		TELEPHONE NUMBER	
STREET ADDRESS 509 CONSHOHOCKEN STATE RD		AREA CODE ()	
CITY NARBERTH		STATE PA	
ZIP CODE 19072		ZIP CODE 19072	
B. TRANSFER DATA		DATE OF ACCEPTANCE OF DOCUMENT	
GRANTOR(S) (SELLER(S)) Hamilton 1220 Square, LLC		GRANTEE(S) (BUYER(S)) Hamilton 1220 Square, LLC	
STREET ADDRESS 509 CONSHOHOCKEN STATE RD		STREET ADDRESS 509 CONSHOHOCKEN STATE RD	
CITY NARBERTH		CITY NARBERTH	
STATE PA		STATE PA	
ZIP CODE 19072		ZIP CODE 19072	
C. PROPERTY LOCATION		CITY, TOWNSHIP, BOROUGH	
STREET ADDRESS 1220 Hamilton Street, ETAL		Philadelphia	
COUNTY Philadelphia		SCHOOL DISTRICT Philadelphia	
TAX PARCEL NUMBER			
D. VALUATION DATA			
1. ACTUAL CASH CONSIDERATION 1.00		2. OTHER CONSIDERATION + 0	
3. TOTAL CONSIDERATION = 1.00		4. COUNTY ASSESSED VALUE 378,200.00	
5. COMMON LEVEL RATIO FACTOR X 1.01		6. FAIR MARKET VALUE = 381,982.00	
E. EXEMPTION DATA			
1A. AMOUNT OF EXEMPTION 100		1B. PERCENTAGE OF INTEREST CONVEYED 100	
2. Check Appropriate Exemption for Exemption Claimed			
☐ Will or Intestate Succession (NAME OF DECEDENT) (ESTATE FILE NUMBER) ☐ Transfer to Industrial Development Agency. ☐ Transfer to agency or straw party. (Attach copy of agency/straw party agreement). ☐ Transfer between agent 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 mortgagee to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____. Mortgagee (grantor) sold property to Mortgagee (grantee) (Attach copy of prior deed). ☐ Corrective deed (Attach copy of the prior deed). ☒ Other (Please describe exemption claimed, if other than listed above.) deed of confirmation/subdivision			
Under penalties of perjury, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true and correct.			
SIGNATURE OF CORRESPONDENT		DATE 3-10-16	

TNP Associates, L.L.C.

P.O. Box 6189
Philadelphia, Pennsylvania 19115

June 13, 2012

DESCRIPTION OF PROPERTY LOT 7 1220-1222 HAMILTON STREET CITY OF PHILADELPHIA, PENNSYLVANIA

ALL THAT CERTAIN lot or tract of land situate in the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being known and designated as Lot 7 as shown on a Proposed Subdivision Plan of 1220-1222 Hamilton Street, by TNP Associates, LLC, Engineering and Land Surveying, Philadelphia, Pennsylvania, dated June 4, 2012, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Hamilton Street (31' wide), said point being distant 162.000 feet from the westerly side of North Twelve Street (50' wide), and running, thence:

- 1) From the point of beginning, South 11 degrees 21 minutes 00 seconds West, a distance of 46.000 feet along land now or late King Yuen Siu & Hsiu C. Chen to a point, thence;
- 2) South 78 degrees 59 minutes 00 seconds East, a distance of 22.292 feet along the same to a point, thence;
- 3) South 11 degrees 21 minutes 00 seconds West, a distance of 4.792 feet along the same to a point, thence;
- 4) South 78 degrees 59 minutes 00 seconds East, a distance of 29.167 feet along the same to a point, thence;
- 5) South 11 degrees 21 minutes 00 seconds West, a distance of 11.344 feet along the same to a point, thence;
- 6) North 78 degrees 59 minutes 00 seconds West, a distance of 106.855 feet along Lots 6, 5, 4, 3, 2 and partially along Lot 1 as designated on said plan to a point, thence;
- 7) North 11 degrees 21 minutes 00 seconds East, a distance of 62.134 feet along land now or late of 429 N. Thirteen Street Condominium to a point on southerly side of said Hamilton Street, thence;
- 8) South 78 degrees 59 minutes 00 seconds East, a distance of 55.397 feet along southerly side of said Hamilton Street to the first mentioned point and place of **BEGINNING**.

CONTAINING 4,133 square feet of land more or less.
Subject to documents and easements (recorded and unrecorded).



Robert O. Pelke, P.L.S.

TNP Associates, L.L.C.

P.O. Box 6189
Philadelphia, Pennsylvania 19115

June 13, 2012

DESCRIPTION OF PROPERTY 20' WIDE ACCESS AND UTILITY EASEMENT 1220-1222 HAMILTON STREET CITY OF PHILADELPHIA, PENNSYLVANIA

ALL THAT CERTAIN easement situate in the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being known and designated as Access and Utility Easement as shown on a Proposed Subdivision Plan of 1220-1222 Hamilton Street, by TNP Associates, LLC, Engineering and Land Surveying, Philadelphia, Pennsylvania, dated June 4, 2012, and being more particularly bounded and described as follows, to wit:

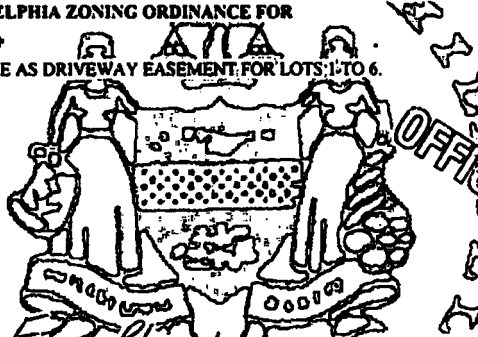
BEGINNING at a point on the southerly side of Hamilton Street (50' wide), said point being distant 185.397 feet from the westerly side of North Twelve Street (50' wide), and running, thence:

- 1) From the point of beginning, South 11 degrees 01 minutes 00 seconds West, a distance of 62.133 feet through Lot 7 as designated on said plan to a point, thence;
- 2) North 78 degrees 59 minutes 00 seconds West, a distance of 20.000 feet along Lots 3 & 2 as designated on said plan to a point, thence;
- 3) North 11 degrees 01 minutes 00 seconds East, a distance of 62.133 feet through Lot 7 as designated on said plan to a point on the southerly side of said Hamilton Street, thence;
- 4) South 78 degrees 59 minutes 00 seconds East, a distance of 20.00 feet along southerly side of said Hamilton Street to the first mentioned point and place of BEGINNING.

CONTAINING 1.243 square feet of land more or less.



Robert O. Pelke, P.L.S.

USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 453138	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE \$125.00		DATE 02/12/13	
LOCATION OF WORK: 01220 HAMILTON ST PHILADELPHIA, PA 19123-3607 NEW OPA # 056087610				ZONING CLASSIFICATION G-2	
OWNER HAMILTON 1220 SQUARE LLC 509 CONSHOHOCKEN STATE RD NARBERTH PA, 19072		APPLICANT RUSTIN OHLER 631 N. 12TH ST; 1ST FLR PHILADELPHIA, PA 19123		PLAN EXAMINER GLORIA PATTERSON	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR Use Registration LOT # 7 TO REMAIN VACANT AND FOR USE AS DRIVEWAY EASEMENT FOR LOTS 1 TO 6.  OFFICE COPY SEE: #4531283 FOR PLAN					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:					
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) 685-7485 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 DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED. <u>WITHIN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS</u>					



