



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

FEBRUARY 27, 2023, ZONING HEARING BOARD MEETING PACKET

46 Fayette Street
1 West First Avenue
1 West Third Avenue
20 Ash Street – 225 Washington Street

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Page 60
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Borough Manager

ZONING NOTICE FEBRUARY 27, 2023, ZONING HEARING BOARD MEETING

ZONING HEARING Z-2023-02

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on February 27, 2023, at 7:00 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: Mutual of America Life Insurance Company
320 Park Avenue, New York, NY 10022-6639

PREMISES INVOLVED: 46 Fayette Street
Conshohocken, PA 19428
Specially Planned District 4

OWNER OF RECORD: Concord Keystone SORA West Owner, LLC
1001 Conshohocken State Road, Suite 2-201
West Conshohocken, PA 19428

The petitioner is seeking a variance from Sections 27-2105.A.(1), 27-2108.A & B, and 27-2205.3. The petitioner is requesting relief to permit a total of six (6) signs for the proposed tenant space when only one (1) sign is permitted per street frontage. In addition, the petitioner is seeking relief from prohibited animated signs to permit three (3) of the proposed signs to be animated digital window signs.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

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Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

Date: February 21, 2023
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 46 West Fayette Street - Zoning Determination

History of the Site:

46 West Fayette Street (a.k.a. Concord Keystone Sora West Owner, LLC) is a multi-story commercial building comprised of commercial space on the ground floor and the West & Main Hotel on the upper stories. The site is a corner property located on a 17,211 square feet lot located in the SP-4 - Specially Planned District Four zoning district. The property is fronted by Fayette Street to the east; West Elm Street to the south; an open plaza of the SORA development to the north; and the Washington Fire Co. No. 36 and the multi-level Keystone - Sora parking garage located at the corner of Hector Street and West Elm Street to the west.

Current Request:

The Applicant, Mutual of America Life Insurance Company (MOA), is seeking a variance from §27-2105.A.(1), §27-2108.A. and B., and §27-2205.3 of the Borough of Conshohocken Zoning Code to permit the installation of a total of six (6) signs for the proposed tenant space when only one (1) sign is permitted per street frontage. In addition, the petitioner is seeking relief from prohibited animated signs to permit three (3) of the proposed signs to be animated digital window signs.

Zoning Determination:

The Applicant is proposing a total of six (6) new signs; of which three (3) signs will face Fayette Street and three (3) signs will face West Elm Street.

The three (3) signs facing Fayette Street will consist of the following:

- Sign C - Interior pin mounted illuminated business identification sign (13.25 SF in size) located on the interior soffit and visible from the second window.
- Sign E - Animated window display sign (32 SF in size) visible from the first window.
- Sign F - Animated window display sign (17 SF in size) visible from the third window.

The three (3) signs facing West Elm Street will consist of the following:

- Sign A - Exterior pin mounted illuminated business identification sign (6.75 SF in size) located above the entrance doorway.

- Sign B – Permanent business identification window sign (4 SF) located to the left of the entrance door area.
- Sign D – Animated window display sign (22 SF) located to the right of the entrance door area.

Per §27-2205.3, each accessory first floor is allowed one sign which meets the requirements set forth in §27-2108, which is one business identification sign or sign type per street frontage as listed in §27-2108.A. and B. The Applicant is proposing more than one (1) business identification sign for the tenant space facing West Elm Street as well as four (4) additional window signs for the tenant space, which would require a variance from §27-2205.3 and §27-2108.A and B. to permit more than one (1) sign for the tenant space facing both West Elm Street and Fayette Street.

In accordance with §27-2102, a window sign is defined as any device used for visual communication for the purpose of bringing the subject thereof to the attention of the public, or to display, identify, and publicize the name and product or services, and which is affixed to or is visible through a window and intended to be viewed from the outside.

Since the interior displays (Signs D, E, and F) are visible through the window and are intended to bring attention of the public to the subject business, these are considered window signs. In addition, since these signs will involve action, motion, flashing, or color changes requiring electrical energy, these signs are also considered animated signs. Therefore, the Applicant will also be required to obtain a variance from §27-2105.A.(1) to permit these animated signs since these sign types are prohibited signs in the Borough.



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: Z-2023-02
Date Submitted: 1/26/23
Date Received: 1/26/23

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other _____

2. Section of the Zoning Ordinance from which relief is requested:

See Addendum.

3. Address of the property, which is the subject of the application:

Northwest corner of Fayette & West Elm Streets.

4. Applicant's Name: Mutual of America Life Insurance Company ("MOA")

Address: 320 Park Avenue

Phone Number (daytime): Attorney Ross Weiss 484-362-8751

E-mail Address: rweiss@cozen.com

5. Applicant is (check one): Legal Owner Equitable Owner ; Tenant

6. Property Owner: Concord Keystone Sora West Owner, LLC

Address: 1001 Conshohocken State Rd, Suite 2-201, West Conshohocken, PA 19428

Phone Number: 610-980-7000

E-mail Address: _____

7. Lot Dimensions: See Addendum Zoning District: See Addendum

8. Has there been previous zoning relief requested in connection with this Property?

Yes No If yes, please describe.

See Addendum.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

See Addendum.

10. Please describe the proposed use of the property.

See Addendum.

11. Please describe proposal and improvements to the property in detail.

See Addendum.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

See Addendum.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: _____

See Addendum.

b. How the Zoning Ordinance unreasonably restricts development of the property:

See Addendum.

c. How the proposal is consistent with the character of the surrounding neighborhood. _____

See Addendum.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

See Addendum.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

Not applicable.

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

Not applicable.

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

Not applicable.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

Not applicable.

c. Please describe in detail the reasons why the requested relief should be granted.

Not applicable.

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Ross Weiss, Esquire

b. Address: Cozen O'Connor, 1001 Conshohocken St. Rd., Ste. 2-400, W. Conshohocken

c. Phone Number: 484-362-8751

d. E-mail Address: rweiss@cozen.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

Mutual of America Life Insurance Company

Applicant



Legal Owner

1/23/23

Date

STATE OF NEW YORK

COUNTY OF New York

As subscribed and sworn to before me this 23rd day of January, 2023.


Notary Public

(Seal)

AMY LATKIN
NOTARY PUBLIC-STATE OF NEW YORK
No. 02LA6438597
Qualified in New York County
My Commission Expires 08-15-2026



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____

ADDENDUM

APPLICATION OF MUTUAL OF AMERICA (“MOA”) FOR SIGNAGE AT THE BUILDING OWNED BY CONCORD KEYSTONE SORA WEST OWNER, LLC, LOCATED AT THE CORNER OF FAYETTE AND WEST ELM STREETS

BACKGROUND

The Applicant, MOA, is a financial services company that has been in business since 1945. It will occupy 3,754 square feet of the ground floor corner of the building owned by Concord Keystone Sora West, Owner, LLC, located at the corner of Fayette and West Elm Streets in the Borough of Conshohocken. The building has 92,338 square feet of commercial space over seven (7) floors. It is also the location of the Hotel West and Main/Tapestry by Hilton whose address is 46 Fayette Street.

Fayette Street slopes down toward the Fayette Street Bridge. The building is constructed into the slope. MOA’s occupancy of the corner of the ground floor of the building, will be in close proximity to the Fayette Street Bridge. The building is located between the Washington Fire Company and the significant intersection of Fayette and West Elm Streets. There is no adjacent street parking on either Fayette or West Elm Streets. The parking structure for the building is a couple of blocks away on West Elm Street. There are a number of office buildings and businesses surrounding the Fayette and West Elm Streets intersection.

The building is located in the SP-4 Zoning District. The office use is permitted in this district.

Attached is MOA’s signage package that is summarized below. The capitalized lettered signs referred to below correspond to the lettered signs on the attached exhibits.

SIGNAGE SUMMARY WITH ZONING OFFICER ALLISON LEE’S (“ZO”) REVIEW UPON WHICH MOA BASES ITS REQUEST FOR THE BELOW ZONING RELIEF

MOA’s attorney and sign expert met with Zoning Officer at Borough Hall on January 3, 2023 to review its proposed signage package. On January 10, 2023, they received an email from Zoning Officer with her review of the proposed signage package.

- **EXTERIOR SIGNS** - Signs “A” and “B” are on the exterior of the building. 1 wall sign (“A”) atop the door at 7 sq. ft and 1 window graphic (“B”) at 4 sq. ft., both signs facing Elm St. –

ZO advised that:

Sign “A” is a pin mounted back lit sign of 6.75 sq. ft. This sign is located on the first floor of the building and is proposed to be mounted above the tenant vestibule entrance facing West Elm Street. This sign would be considered an illuminated identification parallel wall sign. An identification wall sign is permitted within

the SP-4 zoning district per Section 27-2109.5, 27-2205.3 and 21-2108.B.(2) & (5). Per Section 27-2205.3 - Each accessory first floor us is allowed one sign which meets the requirements set forth in Section 27-2108. Sign "A" will be counted as your 1 tenant sign facing Elm Street. ZO also advised that this sign would be subject to the illumination standards per Section 27-2105.H.

ZO advised that:

Sign "B" – Window Film Signage, 4 SF - This sign to be mounted on the window between the vestibule entrance and building corner facing West Elm Street. This would be considered a permanent window sign and is considered an additional sign. **A variance from Section 27-2108 will be required for Sign B due to more than 1 sign being proposed for the tenant use facing Elm Street.**

- **INTERIOR SIGNS** – "C", (1 interior soffit sign at 14 sq. ft. facing Fayette Street), and digital displays - "D", (1 interior digital display at 22 sq. ft. facing West Elm Street), "E" (1 interior double-sided floor mounted digital display at 32 sq. ft. facing Fayette Street), and "F" (1 interior digital display at 17 sq. ft. facing Fayette Street). They are on both West Elm and Fayette Streets elevations. They amount to collective exposure of 85 sq. ft. of display. In most cases they're a minimum of 18" back from the glass windows. The windows are tinted. The digital video displays contain information specific to MOA.

ZO advised that:

Per Section 21-2102 - "Sign" is defined as a structure, building wall, window area or other outdoor surface, or any device used for visual communication which is used for the purpose of bringing the subject thereof to the attention of the public, or to display, identify and publicize the name and product or services of any person, exclusive of supporting members that bear no message.

Also, a "window sign" is defined as any sign affixed to or visible through a window and intended to be viewed from the outside.

Although Signs C, D, E & F are interior signs, the intent of these signs is to be visible through the window and bring attention of the public to the subject business. Therefore, by definition, these are considered signs, and **a variance from Section 27-2108 is also required for Sign D, E & F due to the exceedance in more than 1 sign permitted for the tenant use. You may wish to consider Sign C as your 1 permitted accessory business window sign facing Fayette St (or whichever 1 sign you wish, but the remaining signs will be subject to the variance).**

- **INTERIOR SIGNS D, E & F -**

ZO advised that:

Per Section 27-2102, an "animated" sign is defined as a sign with action or motion, flashing, or color changes requiring electrical energy, but not including window displayed computer monitors or **wind**-actuated elements such as flags, banners, or novelty items.

Since these signs will have an active screen and will require electrical energy meets this definition of the Code, and therefore, will require a **variance from Section 27-2105.A.(1) to permit these animated signs since these signs are prohibited signs in the Borough.**

I did not see a zoning issue with the sign sizes for the freestanding window signs and parallel wall sign as the proposed sign sizes are each less than the 35 SF permitted sign size and total would make up less than 25% of the wall area. For the freestanding window signs, ensure they are setback at least 10 ft from the curb line which I think you do meet, but make sure the maximum height, including the supports, is 12 ft or less.

EXHIBITS

- 1) Deed
- 2) Redacted lease
- 3) Concord Keystone Sora West Owner, LLC Authorization Letter
- 4) Aerial Plan
- 5) Signage Plans
 - A) Plan
 - B) Elevation – Storefront Signage on Elm and Fayette Streets
 - C) View – Storefront – West Elm Street
 - D) View – Store Front Fayette
- 6) Existing Signs on the Building

BASIS FOR RELIEF

1) The location of the building in which MOA will occupy 3,754 sq ft creates an undue hardship not caused by MOA including, but not limited to, the slope of Fayette Street, the size of the building, the significant intersection of Fayette and West Elm Streets at the entrance of the Fayette Bridge, the lack of adjacent parking, the significant number and sizes of office buildings and businesses with signage in the area surrounding Fayette and West Elm Streets and that the building is also occupied by the Hotel West and Main/Tapestry by Hilton.

2) The relief requested is the minimal relief necessary to adequately direct the public to the MOA location.

3) The relief requested is de minimis under the circumstances.

4) The relief requested will not endanger the health, safety and welfare of Conshohocken Borough community. It will actually benefit the health, safety and welfare of the community.

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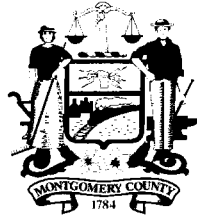
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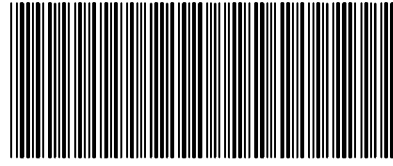
Mutual of America @ Fayette & West Elm Sts., Conshohocken, PA



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6215 PG 00342 to 00352.2
INSTRUMENT # : 2021022332
RECORDED DATE: 03/01/2021 02:13:57 PM



5898793-00278

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 13

Document Type: Deed	Transaction #: 6252543 - 7 Doc(s)
Document Date: 12/08/2020	Document Page Count: 10
Reference Info:	Operator Id: dkrasley

RETURN TO: (Simplifile) First American Title Insurance Company - NCS Philadelphia Two Liberty Place, Suite 2600 50 S. 16th Street Philadelphia, PA 19102 (215) 606-3627	PAID BY: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS PHILADELPHIA
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* PROPERTY DATA:	
Parcel ID #:	05-00-02852-00-5
Address:	46 FAYETTE ST CONDO 2 PA
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$10.00	DEED BK 6215 PG 00342 to 00352.2	
TAXABLE AMOUNT: \$5,154,545.00	Recorded Date: 03/01/2021 02:13:57 PM	
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.	
Recording Fee:Deed		\$86.75
Affidavit Fee		\$1.50
Additional Pages Fee		\$12.00
Additional Names Fee		\$1.50
Affordable Housing Pages		\$12.00
Affordable Housing Names		\$1.50
State RTT		\$51,545.45
Conshohocken Borough RTT	\$25,772.72	
Colonial School District RTT	\$25,772.73	
Total:	\$103,206.15	



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION



When Received Return To:
First American Title Insurance Company
National Commercial Services
2 Liberty Place, 50 S. 16th St., Suite 2600
Philadelphia, PA 19102
File No. NCS - 945193

Prepared by:

Klehr Harrison Harvey Branzburg LLP
1835 Market Street, Suite 1400
Philadelphia, PA 19103
Telephone: 215.569.4199
Facsimile: 215.568.6603
Attn: Stephan L. Cutler

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-02852-00-5 CONSHOHOCKEN BOROUGH
46 FAYETTE ST CONDO 2
SORA WEST ASSOCIATES LLC
B 009 L 2 U 026 4345 03/01/2021

\$15.00
JW

Record and Return to:

Klehr Harrison Harvey Branzburg LLP
1835 Market Street, Suite 1400
Philadelphia, PA 19103
Telephone: 215.569.4199
Facsimile: 215.568.6603
Attn: Stephan L. Cutler

Tax Parcel No: **05-00-02852-005**

SPECIAL WARRANTY DEED

Keystone River Crossing First, L.P., a Pennsylvania limited partnership, and Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership and SORA West Associates, LLC, a Delaware limited liability company,
Co-Grantors

to

Concord Keystone SORA West Owner LLC, a Delaware limited liability company,
Grantee

Premises: Unit Two
SORA West Condominium
Borough of Conshohocken,
Montgomery County,
Pennsylvania



SPECIAL WARRANTY DEED

THIS INDENTURE is made as of December 8, 2020 (the "**Execution Date**") and intended to be effective as of December 23, 2020 (the "**Effective Date**"), by **SORA WEST ASSOCIATES, LLC**, a Delaware limited liability company ("**SWA**"), **KEYSTONE RIVER CROSSING FIRST, L.P.**, a Pennsylvania limited partnership ("**KRCF**"), and **KEYSTONE RIVER CROSSING ELM, L.P.**, a Pennsylvania limited partnership ("**KRCE**"; SWA, KRCF and KRCE are collectively called the "**Grantor**"), of the one part, in favor of **CONCORD KEYSTONE SORA WEST OWNER LLC**, a Delaware limited liability company (hereinafter called the "**Grantee**"), of the other part.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America, unto it well and truly paid by the 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 Grantee, its successors and assigns,

ALL THAT CERTAIN UNIT TWO in the condominium property known, named and identified in the Declaration of Condominium of SORA West Condominium and the Plats and Plans attached thereto (the "**Original Declaration**"), situate in Conshohocken Borough, Montgomery County, Commonwealth of Pennsylvania and established pursuant to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S. §3101 et seq. (the "**Condo Act**"), said Original Declaration made as of December, 27 2018, but effective as of December 28, 2018 and recorded on January 22, 2019 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania ("**Recorder's Office**") as Instrument Number 2019004699 in Deed Book 6122, Pages 2358, as amended by that certain First Amendment to Declaration of Condominium of SORA West Condominium made as of December 8, 2020 and intended to be effective as of December 23, 2020 (the "**First Amendment**"; and together with the Original Declaration, the "**Declaration**") by and among Grantor and SORA West OU Owner LLC, a Delaware limited liability company (the "**Unit**").

TOGETHER WITH all right, title and interest to a ten percent (10%) undivided interest of, in and to the Common Elements, as more particularly set forth in the Declaration and any amendments thereto.

ALSO TOGETHER WITH all right, title and interest to an undivided interest of, in and to the Limited Common Elements, as more particularly set forth in the Declaration and any amendments thereto.

BEING PART OF the same premises which SWA, by Deed of Confirmation dated 12/28/2018 and recorded 01/22/2019 in the Recorder's Office at Deed Book 6122 Page 2221, granted and conveyed unto SWA, in fee.

BEING AS TO PART the same premises which KRCF, by Deed of Confirmation dated 12/28/2018 and recorded 01/22/2019 in the Recorder's Office at Deed Book 6122 Page 2229, granted and conveyed unto KRCF in fee.



BEING AS TO PART the same premises which KRCF, by Deed of Confirmation dated 12/28/2018 and recorded 01/22/2019 in the Recorder's Office at Deed Book 6122 Page 2236, granted and conveyed unto KRCF in fee.

BEING AS TO PART the same premises which KRCE, by Deed of Confirmation dated 12/28/2018 and recorded 01/22/2019 in the Recorder's Office at Deed Book 6122 Page 2243, granted and conveyed unto KRCE in fee.

TOGETHER WITH all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues, and profits thereof and therefrom; and all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, in law, equity, or otherwise, of, in, and to the same and every part thereof (collectively, the "**Appurtenances**").

UNDER AND SUBJECT TO those matters set forth on Exhibit A attached hereto.

TO HAVE AND TO HOLD the Unit and the Appurtenances in fee simple, unto the Grantee, its successors and assigns, to and for the use and benefit of the Grantee, its successors and assigns, forever.

AND the Grantor, for itself and its successors and its assigns, does hereby covenant, promise and agree, to and with the Grantee, its successors and assigns, by these presents, that the Grantor, and its successors, shall and will WARRANT and forever DEFEND the Unit and Appurtenances, subject as aforesaid, against the Grantor and its successors and assigns, and against each and every person who lawfully claims or seeks to claim the same or any part thereof, by, from or under Grantor, its successors and assigns, or any of them.

[Signature Pages Follow]

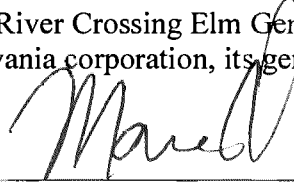


IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on the Execution Date.

Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership

By: Keystone River Crossing Elm General, L.P., a Pennsylvania limited partnership, its general partner

By: Keystone River Crossing Elm General, Inc., a Pennsylvania corporation, its general partner

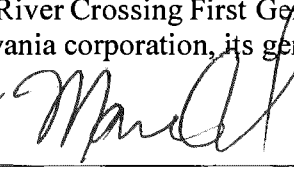
By: 

Name: Marc Rash
Title: Authorized Signatory

Keystone River Crossing First, L.P., a Pennsylvania limited partnership

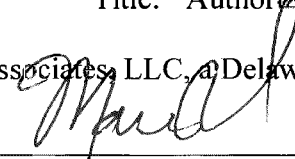
By: Keystone River Crossing First General, L.P., a Pennsylvania limited partnership, its general partner

By: Keystone River Crossing First General, Inc., a Pennsylvania corporation, its general partner

By: 

Name: Marc Rash
Title: Authorized Signatory

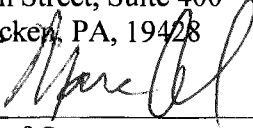
SORA West Associates, LLC, a Delaware limited liability company

By: 

Name: Marc Rash
Title: Authorized Signatory

CERTIFICATE OF GRANTEE'S ADDRESS:

The address of the within named Grantee is:
125 E. Elm Street, Suite 400
Conshohocken, PA, 19428

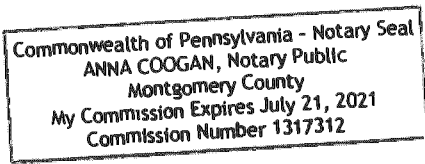


On behalf of Grantee



COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Montgomery :

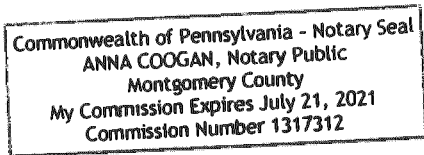
This record was acknowledged before me on December 8th, 2020 by Marc Rash, as Authorized Signatory for Keystone River Crossing Elm General, Inc., a Pennsylvania corporation, which is the general partner in Keystone River Crossing Elm General, L.P., a Pennsylvania limited partnership, which is the general partner in Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership, who represents that he is authorized to act on behalf of such corporation (as general partner of the limited partnership (as general partner of the limited partnership)).



Anna Coogan
Signature of notarial officer
Stamp:
Title of Office: Keystone Property Group
My Commission Expires: 7/21/2021

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Montgomery :

This record was acknowledged before me on December 8th, 2020 by Marc Rash, as Authorized Signatory for Keystone River Crossing First General, Inc., a Pennsylvania corporation, which is the general partner in Keystone River Crossing First General, L.P., a Pennsylvania limited partnership, which is the general partner in Keystone River Crossing First, L.P., a Pennsylvania limited partnership, who represents that he is authorized to act on behalf of such corporation (as general partner of the limited partnership (as general partner of the limited partnership)).



Anna Coogan
Signature of notarial officer
Stamp:
Title of Office: Keystone Property Group
My Commission Expires: 7/21/2021

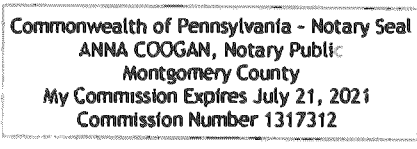


COMMONWEALTH OF PENNSYLVANIA :
 : SS.
 COUNTY OF Montgomery :

This record was acknowledged before me on December 8th, 2020 by marc rash, as Authorized Signatory for SORA West Associates, LLC, a Delaware limited liability company, who represents that he is authorized to act on behalf of such corporation (as general partner of the limited partnership (as general partner of the limited partnership)).

Anna Coogan
 Signature of notarial officer

Stamp:
 Title of Office: Keystone Property Group
 My Commission Expires: 7/21/2021



CERTIFICATE OF GRANTEE'S ADDRESS:

The address of the within named Grantee is:

125 E. Elm Street, Suite 400

Conshohocken, PA, 19428



On behalf of Grantee



EXHIBIT A

Permitted Exceptions

1. Subject to all matters shown on the Plans as recorded in the Recorder's Office in Plan Book A-45 Page 138 and Plan Book 51 Page 463.
2. Rights granted to The Bell Telephone Company of Pennsylvania as set forth in Deed Book 4773 Page 282 (affects common elements only).
3. Rights granted to The Bell Telephone Company of Pennsylvania as set forth in Deed Book 4731 Page 1579 (affects common elements only).
4. Rights granted to Philadelphia Electric Company as set forth in Deed Book 4767 Page 275 (affects common elements only).
5. Restrictions as set forth in Deed Book 2982 Page 174 (affects common elements only)
6. Rights granted to The Bell Telephone Company of Pennsylvania as set forth in Deed Book 4743 Page 962.
7. Vacation/Lot Line Change Plan recorded 01/22/2019 in the Recorder's Office in Plan Book 49 page 432.
8. Completion Covenant, dated 12/28/2018, and recorded 1/22/19 in the Recorder's Office in Deed Book 6122, page 2155, as amended by that certain Amendment to Completion Covenant, Completion Guaranty and Agreement of Sale dated 1/22/2020 recorded at Deed Book 6199, Page 2468, that certain Second Amendment to Completion Covenant, Completion Guaranty and Agreement of Sale dated 12/23/2020 and thereafter recorded, that certain Third Amendment to Completion Covenant, Completion Guaranty and Agreement of Sale dated 12/23/2020 and thereafter recorded, and as it may be further amended thereafter from time to time.
9. Covenants, Conditions and Restrictions set forth in Deed from The Redevelopment Authority of the County of Montgomery to SORA West Associates, LLC., a Delaware limited liability company recorded 01/22/2019 in the Recorder's Office in Deed Book 6122 page 2165.
10. Declaration of Restrictive Covenant and Right of First Refusal Agreement by and between Washington Hose and Steam Fire Engine Company #1 of Conshohocken and SORA West Associates, LLC recorded 01/22/2019 in the Recorder's Office in Deed Book 6122 Page 2191. (affects common elements only)
11. Parking and Access Easement Agreement by and among Keystone River Crossing First, LP, Keystone River Crossing Elm, LP, Sora West Associates, LLC and the Washington Hose & Steam Fire Engine Co. #1 of Conshohocken recorded 01/22/2019 in the Recorder's



- Office in Deed Book 6122 page 2206, as amended by Amendment to Parking and Access Easement Agreement by and among Keystone River Crossing First, LP, Keystone River Crossing Elm, LP, Sora West Associates, LLC and the Washington Hose & Steam Fire Engine Co. #1 of Conshohocken dated November 19, 2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
12. Site and Record Plan recorded 01/22/2019 in Plan Book 49 page 434. Site and Record Plan Notes recorded 01/22/2019 in Plan Book 49 page 435. Easement Plan recorded 01/22/2019 in the Recorder's Office in Plan Book 49 page 436.
 13. Post Construction Stormwater Management Plan recorded 01/22/2019 in the Recorder's Office in Plan Book 49 page 437.
 14. Second Amended Land Development Plans intended to be recorded in the Recorder's Office prior to the recording of this Deed.
 15. Parking Agreement by and among The Borough of Conshohocken, Keystone River Crossing First, LP, Keystone River Crossing Elm, LP and SORA West Associates, LLC recorded 01/22/2019 in the Recorder's Office in Deed Book 122 page 2250, as amended by Amendment to Parking Agreement dated 08/26/2019 and recorded 08/27/2019 in the Recorder's Office in Deed Book 6150 Page 2223, and a Second Amendment to Parking Agreement dated 12/~~08~~/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
 16. Public Plaza and Access Easement Agreement by and among Keystone River Crossing First, LP, Keystone River Crossing Elm, LP, SORA West Associates, LLC and the Borough of Conshohocken recorded 01/22/2019 in the Recorder's Office in Deed Book 6122 page 2267, as amended by Amendment to Public Plaza and Access Agreement dated 08/26/2019 and recorded 08/27/2019 in the Recorder's Office in Deed Book 6150 Page 2268, and a Second Amendment to Public Plaza Agreement dated 12/~~08~~/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
 17. Land Development Agreement by and among Keystone River Crossing First, L.P., Keystone River Crossing Elm, L.P., SORA West Associates, LLC, Keystone Property Group, L.P., The Borough of Conshohocken and The Redevelopment Authority of Montgomery County recorded 01/22/2019 in the Recorder's Office in Deed Book 6122 page 2290, as amended by Amendment to Land Development Agreement dated 08/26/2019 and recorded 08/27/2019 in the Recorder's Office in Deed Book 6150 Page 2186 and Second Amendment to Land Development Agreement dated 12/~~08~~/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
 18. Stormwater Facilities Maintenance and Monitoring Agreement by and among Keystone River Crossing First, L.P., Keystone River Crossing Elm, L.P., SORA West Associates, LLC, Keystone Property Group, L.P. and the Borough of Conshohocken recorded 01/22/2019 in the Recorder's Office in Deed Book 6122 page 2335, as amended by Amendment to Stormwater Facilities Maintenance and Monitoring Agreement dated



08/26/2019 and recorded 08/27/2019 in the Recorder's Office in Deed Book 6150 Page 2232 and Second Amendment to Stormwater Facilities Maintenance and Monitoring Agreement dated 12/08/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.

19. The Declaration of Condominium of SORA West Condominium in the Montgomery County Recorder of Deeds Office dated 12/27/2018, effective 12/28/2018 and recorded 1/22/2019 in the Recorder's Office in Deed Book 6122, Page 2358 as Instrument No. #2019004699, as amended by the First Amendment to Declaration of Condominium of SORA West Condominium with Plats and Plans dated 12/8/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
20. Deed of Easement by and between SORA West Associates, LLC and Borough of Conshohocken Authority as set forth in Deed Book 6179 Page 496.
21. Agreement for the Implementation of Transportation Demand Management Plan dated 12/08/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
22. Co-Applicant Agreement For A Highway Occupancy Permit For Stormwater Facilities dated 12/08/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
23. Statement of Levy and Lien of Assessment Agreement Commercial Property Assessed Clean Energy by and among Montgomery County, Pennsylvania, the Montgomery County Redevelopment Authority, Concord Keystone SORA West Owner LLC and Greenworks Lending LLC intended to be recorded in the Recorder's Office prior to the recording of this Deed.





1830019105

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

REALTY TRANSFER TAX STATEMENT OF VALUE COMPLETE EACH SECTION

RECORDER'S USE ONLY State Tax Paid: \$51,545.45 Book: 6215 Page: Instrument Number: 00342 Date Recorded: 03/01/2021 02:13:57 PM Addendum (0) of (1)

SECTION I TRANSFER DATA

Date of Acceptance of Document 12/23/2020 Grantor(s)/Lessor(s) SEE ATTACHED Telephone Number (610) 980-7000 Grantee(s)/Lessee(s) SEE ATTACHED Telephone Number (610) 980-7000 Mailing Address 125 Elm Street, Suite 400 City Conshohocken State Pa ZIP Code 19428

SECTION II REAL ESTATE LOCATION

Street Address 46 Fayette St. City, Township, Borough Conshohocken County Montgomery School District Colonial Tax Parcel Number 05-00-02852-00-5

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO 1. Actual Cash Consideration 5,154,545.00 2. Other Consideration + 3. Total Consideration = 5,154,545.00 4. County Assessed Value 761,180.00 5. Common Level Ratio Factor x 2.13 6. Computed Value = 1,621,313.40

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 0.00 1b. Percentage of Grantor's Interest in Real Estate 100 % 1c. Percentage of Grantor's Interest Conveyed 100 %

- 2. Fill in the Appropriate Oval Below for Exemption Claimed. Will or intestate succession. Transfer to a trust. Transfer from a trust. Transfer between principal and agent/straw party. Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. Transfer from mortgagor to a holder of a mortgage in default. Corrective or confirmatory deed. Statutory corporate consolidation, merger or division. Other

See attached for names of Grantor and Grantee, and a detailed explanation of exemption claimed.

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name SORA West Associates, LLC Telephone Number (610) 980-7000 Mailing Address 125 Elm Street, Suite 400 City Conshohocken State Pa ZIP Code 19428

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 12/23/2020

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



1830019105



NCS-945193

Attachment to

State of Pa Realty Transfer Tax Statement of Value

SPECIAL WARRANTY DEED

Keystone River Crossing First, L.P., a Pennsylvania limited partnership, and Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership and SORA West Associates, LLC, a Delaware limited liability company,
Grantors

to

Concord Keystone SORA West Owner LLC, a Delaware limited liability company,
Grantee





Existing signage on property at Fayette & W. Elm Streets

From: Jennifer Rosenberg <jrosenberg@keystone.us>
Sent: Tuesday, January 24, 2023 10:35 AM
To: Weiss, Ross <RWeiss@cozen.com>
Cc: Fox, Jon <JFox@TPGArchitecture.com>; Davis, Matt <Matt.Davis@jll.com>
Subject: Hotel West & Main-Mutual of America

****EXTERNAL SENDER****

Ross,

The landlord for Hotel West & Main, Concord Keystone Sora West Owner LLC, has reviewed the signage for Mutual of America dated 12.02.22. We approve of this signage design. We authorize Mutual of America to file the application for zoning relief with the Borough of Conshohocken.

Regards,
Jennifer

JENNIFER ROSENBERG
Development Director

KEYSTONE
1001 Conshohocken State Rd, Ste 2-201
West Conshohocken, PA 19428
o: 610.980.7000 | m: 610.724.5658
keystone.us



LEASE AGREEMENT

CONCORD KEYSTONE SORA WEST OWNER, LLC
Landlord

AND

MUTUAL OF AMERICA LIFE INSURANCE COMPANY
Tenant

AT

Northwest corner of W. Elm Street and Fayette Street
Borough of Conshohocken
Montgomery County
Pennsylvania

THIS LEASE AGREEMENT ("Lease") is made by and between CONCORD KEYSTONE SORA WEST OWNER, LLC, a Delaware limited liability company ("Landlord") and MUTUAL OF AMERICA LIFE INSURANCE COMPANY, a New York corporation ("Tenant"), and is dated as of the last date on which this Lease has been fully executed by Landlord and Tenant. In consideration of the mutual covenants and conditions contained herein and intending to be legally bound, the parties hereby agree as follows:

1. Basic Lease Terms and Definitions.

(a) **Premises:** Approximately 3,754 rentable square feet of space, as shown on Exhibit "A". The Premises are located on the ground floor of the Building.

(b) **Building:** The building located and having the street address at the Northwest corner of W. Elm Street and Fayette Street, Conshohocken, PA 19428, deemed to contain approximately 92,338 rentable square feet.

(c) **Term:** One hundred twenty-two (122) full calendar months from the Commencement Date (plus any partial month from the Commencement Date until the first day of the next full calendar month during the Term, if the Commencement Date is not the first day of the month).

(d) **Delivery Date; Commencement Date:** The "Delivery Date" shall mean the date upon which the Premises are delivered to Tenant with that certain Base Building Work (as defined in the Work Letter attached hereto as Exhibit "E" (the "Work Letter")) having been Substantially Completed (as defined in the Work Letter), estimated to be January 15, 2023, subject to adjustment as provided in Exhibit "E", or the date Tenant, with Landlord's consent, takes possession of the Premises or enters on the Premises for purposes of commencing Tenant's Work pursuant to the Work Letter, if earlier. The "Commencement Date" shall mean the earliest to occur of the following: (i) upon substantial completion of the Tenant's Work pursuant to the Work Letter, or (ii) the date that is one hundred eighty (180) days following the Delivery Date, or (iii) the date that Tenant first occupies the Premises in whole or in part for purposes of conducting business operations therein. Landlord shall not charge Tenant with a "failure to open" penalty, but the Term and Tenant's obligation to pay Rent will commence on the earliest Commencement Date determined as set forth above. At Landlord's request Tenant shall execute a written confirmation of the Delivery Date, Commencement Date and other matters concerning the Lease on Landlord's form.

(e) **Expiration Date:** The last day of the Term.

(f) **Base Rent:** Payable in monthly installments as follows:

Period of Term	Annual Base Rent	Monthly Installments	Per Sq. Ft. Rate
From	To		
From Commencement Date			
through Month 12			
From Month 13			
through Month 24			
From Month 25			
through Month 36			
From Month 37			
through Month 48			
From Month 49			
through Month 60			
From Month 61			
through Month 72			
From Month 73			
through Month 84			
From Month 85			
through Month 96			
From Month 97			
through Month 108			
From Month 109			
through Month 120			
From Month 121			
through Month 122			

Landlord and Tenant have executed this Lease on the respective date(s) set forth below.

Date signed:

01/17/2023 | 1:51 PM EST
2023

Witness:

DocuSigned by:
Maria Pistilli
Name (printed): Maria PISTILLI

Date signed:

01/11/2023 | 10:17 AM EST
2023

Witness:

DocuSigned by:
Hal Bacharach
Name (printed): Hal Bacharach

Landlord:

CONCORD KEYSTONE SORA WEST OWNER, LLC,
a Delaware limited liability company

DocuSigned by:
Rich Gottlieb
By: _____
Name: Rich Gottlieb
Title: President

Tenant:

MUTUAL OF AMERICA LIFE INSURANCE COMPANY,
a New York corporation

DocuSigned by:
Thomas Cicciano
By: _____
Name: Thomas Cicciano
Title: Sr. VP Real Estate & Payroll

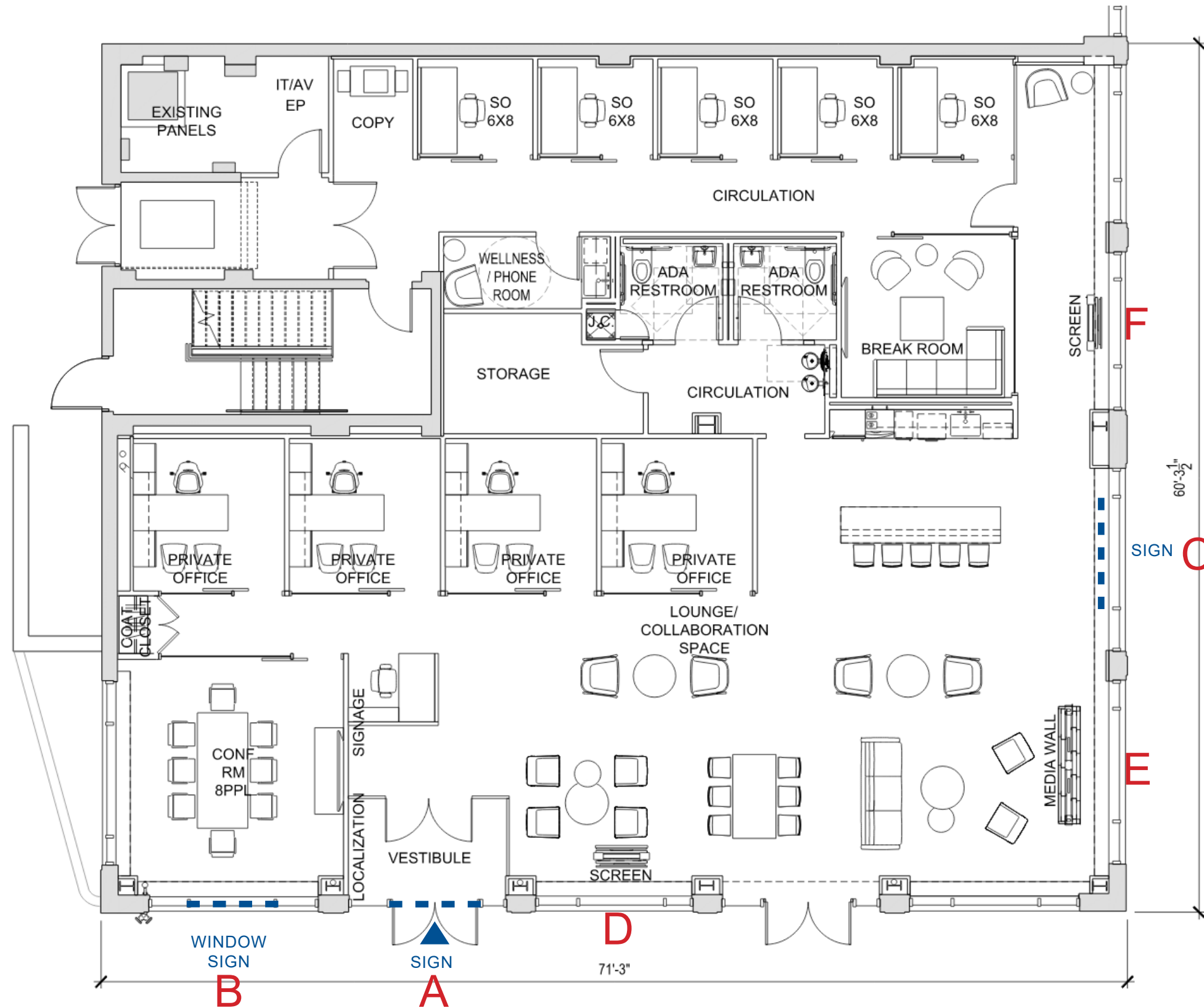


Retirement Services • Investments

MUTUAL OF AMERICA
SORA WEST
46 FAYETTE STREET
CONSHOHOCKEN
PA 19428

SIGNAGE DESIGN
12.20.2022
1522678.00

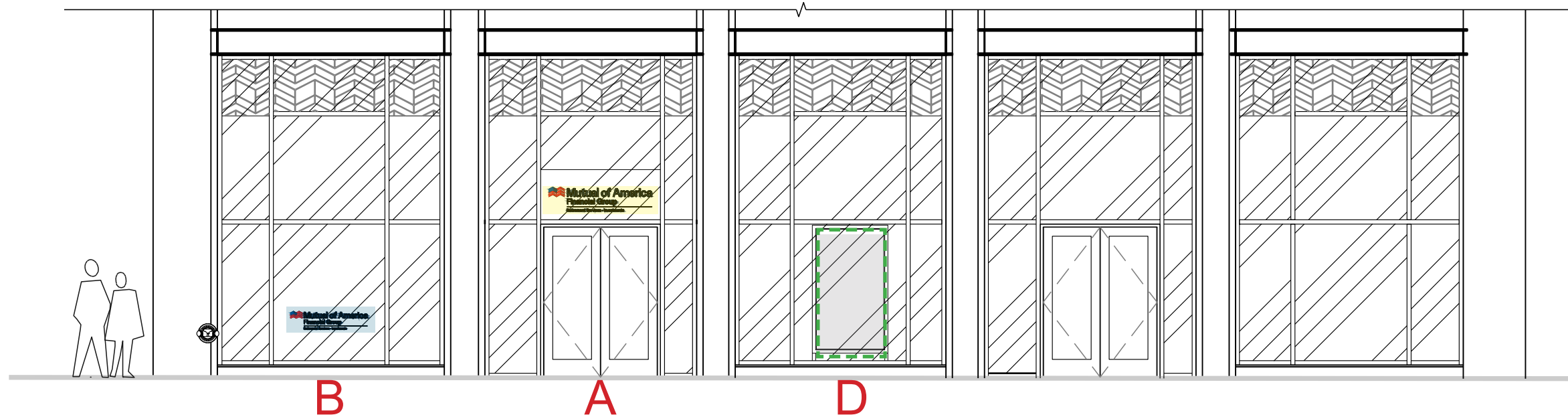
PLAN



GUEST FACING			
SPACE TYPE	SIZE	QTY.	AREA
Private Office	10'-6" x 10'-6"	4	330 SF
8P Conference	15'-9" x 16'-6"	1	255 SF
Coffee Bar	12'-10" x 13'-3"	1	167 SF
Lounge/Collaboration	41'-10" x 21'-6"	1	898 SF

SUPPORT			
SPACE TYPE	SIZE	QTY.	AREA
Break Room	11'-2" x 12'-1"	1	139 SF
Support Area / SO	6' X 8'	5	287 SF
Wellness / Phone Room	5' X 9'-10"	1	68 SF
Copy/Print		1	35 SF
ADA Restroom		2	115 SF
Coat Closet		1	15 SF
IT/AV Closet/ EP		1	24 SF
Storage		1	113 SF
Circulation		1	332 SF
Reception		1	30 SF
Vestibule		1	80 SF
Janitor Closet		1	6 SF

ELEVATION - STOREFRONT SIGNAGE



- A** ■ EXTERIOR PIN MOUNTED BACK LIT SIGNAGE
- 5'-4" X 1'-3" = 6.75 SQFT
- B** ■ WINDOW FILM SIGNAGE
- 4'-0" X 1'-0" = 4 SQFT
- D** ■ 86" INTERIOR MONITOR WITH STAINLESS STEEL FRAME - 24" FROM WINDOW LINE
- 74.6" X 42" ACTIVE SCREEN AREA
- 22 SQFT

ELM STREET ELEVATION



- C** ■ INTERIOR PIN MOUNTED BACK LIT SIGNAGE ON SOFFIT
- 7'-6" X 1'-9" = 13.25 SQFT
- E** ■ 98" INTERIOR MONITOR WITH BLUE GLASS AND STAINLESS STEEL FRAME - 24" FROM WINDOW LINE
- 85" X 48" ACTIVE SCREEN AREA
- 32 SQFT
- F** ■ 75" INTERIOR MONITOR WITH STAINLESS STEEL FRAME - 18" FROM WINDOW LINE
- 65" X 36.5" ACTIVE SCREEN AREA
- 17 SQFT

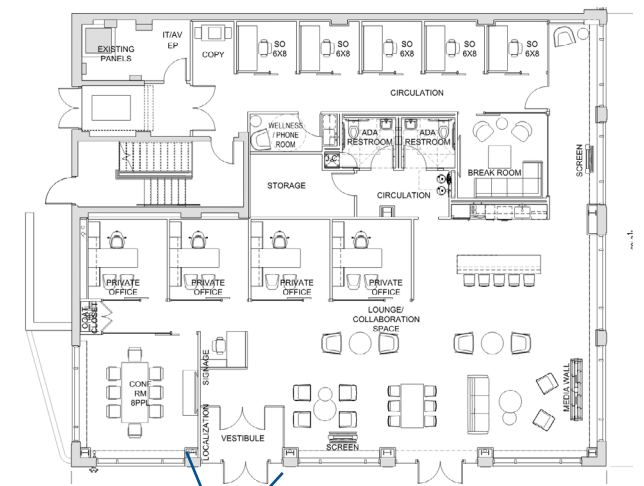
FAYETTE STREET ELEVATION

VIEW - STOREFRONT - WEST ELM STREET

B WINDOW FILM SIGNAGE
- 4'-0" X 1'-0" = 4 SQFT

A EXTERIOR PIN MOUNTED
BACK LIT SIGNAGE
- 5'-4" X 1'-3" = 6.75 SQFT

D 86" INTERIOR MONITOR WITH
STAINLESS STEEL FRAME - 24"
FROM WINDOW LINE
- 74.6" X 42" ACTIVE SCREEN AREA
- 22 SQFT



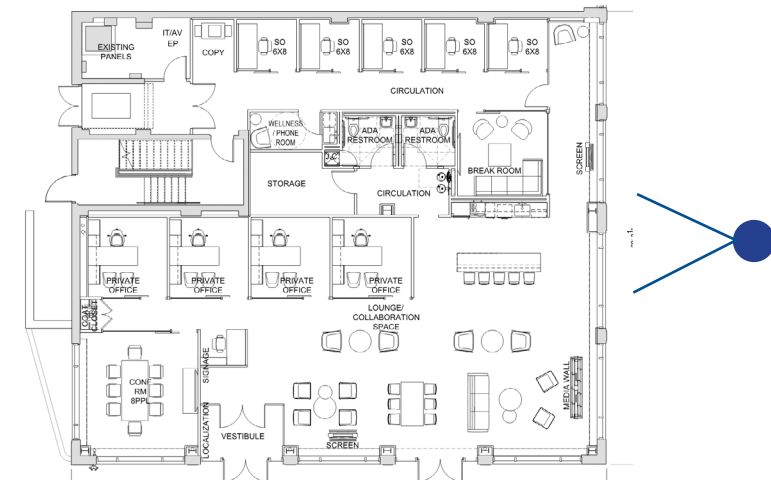
KEY PLAN

VIEW - STOREFRONT - FAYETTE STREET

E 98" INTERIOR MONITOR WITH BLUE GLASS AND STAINLESS STEEL FRAME - 24" FROM WINDOW LINE
 - 85" X 48" ACTIVE SCREEN AREA
 - 32 SQFT

C INTERIOR PIN MOUNTED BACK LIT SIGNAGE ON SOFFIT
 - 7'-6" X 1'-9" = 13.25 SQFT

F 75" INTERIOR MONITOR WITH STAINLESS STEEL FRAME - 18" FROM WINDOW LINE
 - 65" X 36.5" ACTIVE SCREEN AREA
 - 17 SQFT



KEY PLAN



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE FEBRUARY 27, 2023, ZONING HEARING BOARD MEETING

ZONING HEARING Z-2022-21

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on February 27, 2023, at 7:00 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: SORA West OU Owner, LLC
125 East Elm Street, #400, Conshohocken, PA 19428

PREMISES INVOLVED: 1 West First Avenue
Conshohocken, PA 19428
Specially Planned District 4

OWNER OF RECORD: SORA West OU Owner, LLC
125 East Elm Street, #400, Conshohocken, PA 19428

The petitioner is seeking a variance from Section 27-2109.2 the Conshohocken Zoning Ordinance related to incidental signs not to exceed four (4) SF in size. The petitioner is proposing a 12.625 SF illuminated incidental directory sign above the parking garage entrance facing West Elm Street.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

Date: February 21, 2023
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 1 West First Avenue – Zoning Determination

History of the Site:

1 West First Avenue (a.k.a. Sora West OU Owner, LLC) is a high-rise commercial office building situated on a 44,327 square foot corner property located in the SP-4 – Specially Planned District Four zoning district. The property was previously developed in conjunction with the adjoining 96,268 square foot land development project on 115 Hector Street (a.k.a. Keystone River Crossing First, LP) which includes an office building with commercial uses on the first floor; an open plaza; and a multi-level parking garage located at the corner of Hector Street and West Elm Street. The property is fronted by Fayette Street to the east; West First Avenue to the north; Hector Street to the west; and West Elm Street to the south.

Current Request:

The Applicant, Sora West OU Owner, LLC, is seeking a variance from §27-2109.2 of the Borough of Conshohocken Zoning Code to permit the installation of one (1) 12.625 square foot illuminated incidental directory sign mounted to the building wall of the parking garage entrance facing West Elm Street adjacent the corner of Forrest Street. The proposed sign will be mounted and projecting from beneath the existing illuminated incidental parking sign.

Zoning Determination:

Per §27-2102.F & I, a directory sign is defined as a sign on which the names and location of the occupants or the uses of a building are given and an incidental sign by definition is a directional sign of a public service nature, which contains no advertising.

Per §27-2109.2, incidental signs are permitted within the SP-4 – Specially Planned District Four zoning district; however, each incidental sign shall not exceed four (4) square feet in size. The Applicant is proposing an illuminated incidental sign size of 12.625 SF, which exceeds the maximum permitted four (4) square feet sign size in the SP-4 zoning district. Therefore, a variance from §27-2109.2 would be required to permit the installation of the larger 12.625 square feet sign size.



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

2022-12-27 10:20
RECEIVED

Zoning Application

Application: Z-2022-21
Date Submitted: 12/27/22
Date Received: 12/27/22

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other _____

2. Section of the Zoning Ordinance from which relief is requested:

§27-2109.2

3. Address of the property, which is the subject of the application:

1 West First Avenue, Conshohocken, PA 19428

4. Applicant's Name: SORA West OU Owner, LLC

Address: c/o Michael Brookshier, 125 E Elm St, # 400, Conshohocken, PA19428 / Jennifer Rosenberg

Phone Number (daytime): 610-980-7000

E-mail Address: mbrookshier@keystonepropertygroup.com / jrosenberg@keystone.us

5. Applicant is (check one): Legal Owner Equitable Owner ; Tenant

6. Property Owner: SORA West OU Owner, LLC

Address: c/o Michael Brookshier, 125 E Elm St, # 400, Conshohocken, PA19428

Phone Number: 610-980-7000

E-mail Address: mbrookshier@keystonepropertygroup.com

7. Lot Dimensions: See enclosed plans Zoning District: SP-4

8. Has there been previous zoning relief requested in connection with this Property?
Yes No If yes, please describe.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

SORA West project. See enclosed Addendum and plans for details.

10. Please describe the proposed use of the property.

Same as existing.

11. Please describe proposal and improvements to the property in detail.

Incidental Signage Installation. See attached Addendum and enclosed plans for details.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

Given the unique physical characteristics of the property, additional signage is necessary in order to adequately identify the tenants and their locations within the project. Additional detail and evidence to be presented at hearing.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: To be presented at hearing.

b. How the Zoning Ordinance unreasonably restricts development of the property:
To be presented at hearing.

c. How the proposal is consistent with the character of the surrounding neighborhood.
To be presented at hearing.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

Given the unique physical characteristics of the property, additional signage is necessary in order to adequately identify the tenants and their locations within the project. Additional detail and evidence to be presented at hearing.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

N/A

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

N/A

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

N/A

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

N/A

c. Please describe in detail the reasons why the requested relief should be granted.

N/A

16. If the applicant is being represented by an attorney, please provide the following information.

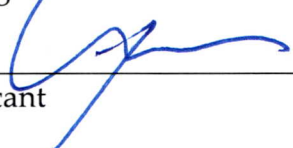
a. Attorney's Name: Robert W. Gundlach, Jr. Esq.

b. Address: c/o Fox Rothschild, LLP 2800 Kelly Rd., Suite 200, Warrington, PA 18976

c. Phone Number: 215-918-3636

d. E-mail Address: rgundlach@foxrothschild.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.



Applicant

Legal Owner


12/22/22

Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ~~MONTGOMERY~~ Bucks

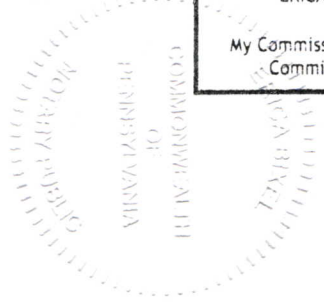
As subscribed and sworn to before me this 22nd day of December, 2022.



Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal
ERICA BIXEL - Notary Public
Bucks County
My Commission Expires March 29, 2025
Commission Number 1309785



ADDENDUM TO ZONING HEARING BOARD APPLICATION OF
CONCORD KEYSTONE SORA WEST OU OWNER, LLC (“SORA WEST”),
FOR THE OFFICE WITHIN SORA WEST PROJECT, 1 West 1st AVENUE, (the “Property”)
CONSHOHOCKEN BOROUGH, MONTGOMERY COUNTY

Sora West is the owner of the Property, which is located on 1 West 1st Avenue and contains an office building and parking garage. The Property is part of the SORA West Project which also includes a hotel, restaurant, and public plaza.

Sora West is proposing to install one incidental sign (the “Sign”) on the exterior of the parking garage near the parking garage entrance, as shown on the enclosed plans prepared by Wurz Sign Systems, dated August 19, 2022. The purpose of the Sign is to identify the locations of the office building, hotel, and restaurant/bar to the public (both motorists and pedestrians) from the street level on West 1st Avenue for the convenience and safety of the public. The Sign contains no advertising.

Sora West applied for a permit to install the Sign, however, the permit was denied due to its size (see enclosed copy of denial letter from Allison A. Lee, PE, dated November 10, 2022). As such, the applicant requests a variance from Section 27-2109.2 of the Conshohocken Township Zoning Ordinance, to allow an incidental sign greater than 4 square feet in size (12.65 SF proposed).

As will be presented at the hearing for this Application, the Requested Relief, if granted, will not alter the essential character of the neighborhood, nor have an adverse impact on public health, safety and welfare, and is the minimum relief that will afford reasonable use of the Property. Further, the Requested relief, if granted, will not substantially or permanently impair the appropriate use or development of adjacent properties.



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

November 10, 2022

Wurz Sign Systems
2600 Haddonfield Road
Pennsauken, NJ 08110

Re: **1 W. 1st Avenue**
Building Permit Application 22-00877

Conshohocken Borough is in receipt of the Building Permit application, submitted by Stephanie Tuccio of Perm Ex, on behalf of the contractor, Wurz Sign Systems, and the owner, Sora West OU Owner, LLC. The permit application is for the installation of an illuminated projecting directory sign mounted to the building wall beneath the existing incidental parking sign at the garage entrance facing West Elm Street at the referenced property. The proposed sign size as indicated on the application is a two-sided (1) 12.625 square-foot (SF) illuminated sign.

A directory sign is defined as a sign on which the names and location of the occupants or the uses of a building are given. By definition, a directory sign is an incidental sign which is a directional sign of a public service nature for the convenience and safety of the public and which contains no advertising.

Per Section §27-2109.2 of the Borough Zoning Code, incidental signs are permitted within the Specially Planned District 4 (SP-4); however, each incidental sign shall not exceed four (4) square feet in size. The proposed 12.625 SF size of the projecting directory (incidental) sign exceeds the 4 SF sign size permitted by the code requirements. You will have to reduce the size of the directory sign to 4 SF max.; or obtain a variance from Code Section §27-2109.2 from the Zoning Hearing Board to allow for the requested sign size.

Since the proposed directory (incidental) sign size exceeds the permitted sign size within the SP-4 zoning district, the Building Permit application for the referenced sign is **denied**.

If you have any questions or concerns, please feel free to contact the undersigned at 484-243-6073 or zoning@conshohockenpa.gov.

Sincerely,

Allison A. Lee, PE
Zoning Officer

PENNONI ASSOCIATES INC.

AAL/

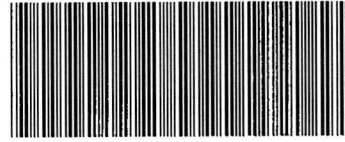
cc: Stephanie Cecco
Michelle Summers
Ray Sokolowski



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6122 PG 02425 to 02432.2
INSTRUMENT # : 2019004700
RECORDED DATE: 01/22/2019 04:38:22 PM



4702130-0015G

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 10

Document Type: Deed	Transaction #: 4890795 - 25 Doc(s)
Document Date: 12/28/2018	Document Page Count: 7
Reference Info:	Operator Id: ebossard

RETURN TO: (Wait) FIRST AMERICAN TITLE COMPANY TWO LIBERTY PLACE 50 SOUTH 16TH STREET STE 2600 PHILADELPHIA, PA 19102	PAID BY: FIRST AMERICAN TITLE COMPANY
--	---

*** PROPERTY DATA:**
Parcel ID #: 05-00-02810-00-2
Address: 1 W FIRST AVE

CONSHOHOCKEN PA
19128
Municipality: Conshohocken Borough
(100%)
School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$10.00
TAXABLE AMOUNT: \$6,463,296.00

FEES / TAXES:

Recording Fee:Deed	\$86.75
Affidavit Fee	\$1.50
Additional Pages Fee	\$6.00
Additional Names Fee	\$3.00
Affordable Housing Pages	\$6.00
Affordable Housing Names	\$3.00
State RTT	\$64,632.96
Conshohocken Borough RTT	\$32,316.48
Colonial School District RTT	\$32,316.48
Total:	\$129,372.17

DEED BK 6122 PG 02425 to 02432.2
Recorded Date: 01/22/2019 04:38:22 PM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg

Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared by:

Klehr Harrison Harvey Branzburg LLP
1835 Market Street, Suite 1400
Philadelphia, PA 19103
Telephone: 215.569.4164
Facsimile: 215.568.6603
Attn: Gregory G. Gosfield

RECORDER OF DEEDS
MONTGOMERY COUNTY

2019 JAN 22 P 12:57

Record and Return to:

Klehr Harrison Harvey Branzburg LLP
1835 Market Street, Suite 1400
Philadelphia, PA 19103
Telephone: 215.569.4164
Facsimile: 215.568.6603
Attn: Gregory G. Gosfield

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

05-00-02810-00-2 CONSHOHOCKEN

1 W FIRST AVE

KEYSTONE RIVER CROSSING FIRST LP

B 009 U 042 L 4326 DATE: 01/22/2019

\$15.00

JE

A portion of Tax Parcel:

05-00-02810-00-2

When Recorded Return To: _____
First American Title Insurance Company
National Commercial Services
Two Liberty Place 50 S. 16th St., Suite 3010
Philadelphia, PA 19102
File No: NCS 927919A

SPECIAL WARRANTY DEED

Keystone River Crossing First, L.P., a Pennsylvania limited partnership, and Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership and SORA West Associates, LLC, a Delaware limited liability company,
Co-Grantors

to

SORA West OU Owner, LLC, a Delaware limited liability company,
Grantee

Premises: Unit One,
SORA West Condominium
Borough of Conshohocken,
Montgomery County,
Pennsylvania

7/11

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 28th day of DECEMBER, 2018 and effective as of the 21st day of DECEMBER, 2018, by Keystone River Crossing First, L.P., a Pennsylvania limited partnership, and Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership and SORA West Associates, LLC, a Delaware limited liability company (hereinafter called the Grantor), of the one part, in favor of SORA West OU Owner, LLC, a Delaware limited liability company (hereinafter called the Grantee), of the other part.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America, unto it well and truly paid by the 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 Grantee, its successors and assigns,

ALL THAT CERTAIN UNIT ONE in the condominium property known, named and identified in the Declaration of Condominium of SORA West Condominium and the Plats and Plans attached thereto ("Declaration"), situate in Conshohocken Borough, Montgomery County, Commonwealth of Pennsylvania and established pursuant to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S. §3101 et seq., said Declaration made as of December, 27 2018, but effective as of December 28, 2018 and recorded on ~~December~~ JANUARY 22, 2019 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania ("Recorder's Office") as Deed Book 6122 page 2358 (the "Unit").

TOGETHER WITH all right, title and interest to an undivided interest of, in and to the Common Elements, as more particularly set forth in said Declaration and any amendments thereto.

ALSO TOGETHER WITH all right, title and interest to an undivided interest of, in and to the Limited Common Elements, as more particularly set forth in said Declaration and any amendments thereto.

BEING AS TO PART the same premises which Two Elm Street Associates, L.P., a Pennsylvania limited partnership, by Deed dated 05/07/2003 and recorded 05/13/2003 in Montgomery County at Deed Book 5456 Page 171, granted and conveyed unto Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership, in fee.

BEING AS TO PART the same premises which One First Avenue Associates, L.P., by Deed dated 05/07/2003 and recorded 05/13/2003 in Montgomery County at Deed Book 5456 Page 175, granted and conveyed unto Keystone River Crossing First, L.P., a Pennsylvania limited partnership, in fee.

BEING AS TO PART the same premises which The Redevelopment Authority of the County of Montgomery, by Deed dated 12 / 28 / 2018 and recorded 1 / 22 / 2019 and in Montgomery County at Deed Book 6122 Page 2165, granted and conveyed unto SORA West Associates, LLC, a Delaware limited liability company, in fee.

BEING AS TO PART the same premises which Washington Hose & Steam Fire Engine

Co. #1 of Conshohocken by Deed dated 12/28/2018 and recorded 1/22/2019 and in Montgomery County at Deed Book 6122 Page 2175, granted and conveyed unto SORA West Associates, LLC, a Delaware limited liability company, in fee.

TOGETHER WITH all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues, and profits thereof and therefrom; and all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, in law, equity, or otherwise, of, in, and to the same and every part thereof (collectively, the "Appurtenances").

UNDER AND SUBJECT TO those matters set forth on Exhibit A attached hereto.

TO HAVE AND TO HOLD the Unit and the Appurtenances in fee simple, unto the Grantee, its successors and assigns, to and for the use and benefit of the Grantee, its successors and assigns, forever.

AND the Grantor, for itself and its successors and its assigns, does hereby covenant, promise and agree, to and with the Grantee, its successors and assigns, by these presents, that the Grantor, and its successors, shall and will WARRANT and forever DEFEND the Unit and Appurtenances, subject as aforesaid, against the Grantor and its successors and assigns, and against each and every person who lawfully claims or seeks to claim the same or any part thereof, by, from or under Grantor, its successors and assigns, or any of them.

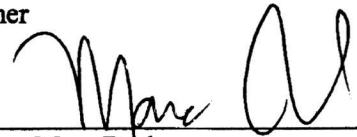
[Signature Pages Follow]

IN WITNESS WHEREOF, the said undersigned have caused these presents to be duly executed under seal on the day and year first above written.

Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership

By: Keystone River Crossing Elm General, L.P., a Pennsylvania limited partnership, its general partner

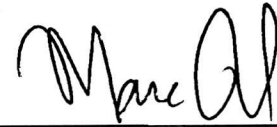
By: Keystone River Crossing Elm General, Inc., a Pennsylvania corporation, its general partner

By: 
Name: Marc Rash
Title: Executive Vice President

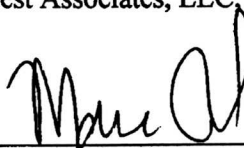
Keystone River Crossing First, L.P., a Pennsylvania limited partnership

By: Keystone River Crossing First General, L.P., a Pennsylvania limited partnership, its general partner

By: Keystone River Crossing First General, Inc., a Pennsylvania corporation, its general partner

By: 
Name: Marc Rash
Title: Executive Vice President

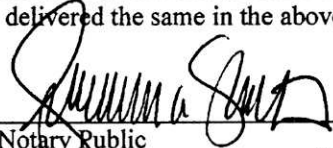
SORA West Associates, LLC, a Delaware limited liability company

By: 
Name: Marc Rash
Title: Executive Vice President

Signature Page to SORA West Condominium Unit One Deed

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONTGOMERY :

BE IT REMEMBERED, that on the 28th day of DECEMBER, 2018, before me, the subscriber, personally appeared Marc Rash, as Executive Vice President of Keystone River Crossing Elm General, Inc., a Pennsylvania corporation, which is the general partner in Keystone River Crossing Elm General, L.P., a Pennsylvania limited partnership, which is the general partner in Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership; described in and which executed the foregoing document, and who, I am satisfied, is the person who signed and delivered the same in the above stated capacity on behalf of the aforementioned entities.

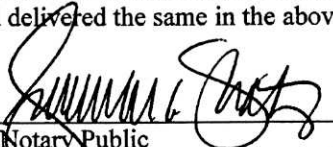


Notary Public
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LEONARD A. SHATZ, Notary Public
City of Philadelphia, Phila. County
My Commission Expires March 27, 2020

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONTGOMERY :

BE IT REMEMBERED, that on the 28th day of DECEMBER, 2018, before me, the subscriber, personally appeared Marc Rash, as Executive Vice President of Keystone River Crossing First General, Inc., a Pennsylvania corporation, which is the general partner in Keystone River Crossing First General, L.P., a Pennsylvania limited partnership, which is the general partner in Keystone River Crossing First, L.P., a Pennsylvania limited partnership; described in and which executed the foregoing document, and who, I am satisfied, is the person who signed and delivered the same in the above stated capacity on behalf of the aforementioned entities.

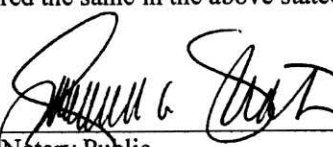


Notary Public
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LEONARD A. SHATZ, Notary Public
City of Philadelphia, Phila. County
My Commission Expires March 27, 2020

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONTGOMERY :

BE IT REMEMBERED, that on the 28th day of DECEMBER, 2018, before me, the subscriber, personally appeared Marc Rash, as Executive Vice President of SORA West Associates, LLC, a Delaware limited liability company; described in and which executed the foregoing document, and who, I am satisfied, is the person who signed and delivered the same in the above stated capacity on behalf of the aforementioned entity.



Notary Public
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LEONARD A. SHATZ, Notary Public
City of Philadelphia, Phila. County
My Commission Expires March 27, 2020

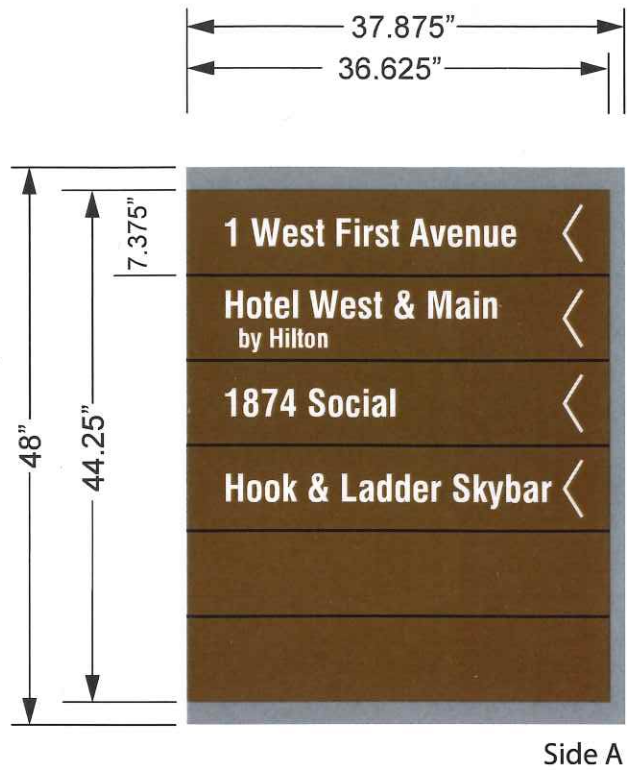
Acknowledgment Page to SORA West Condominium Unit One Deed

CERTIFICATE OF GRANTEE'S ADDRESS:

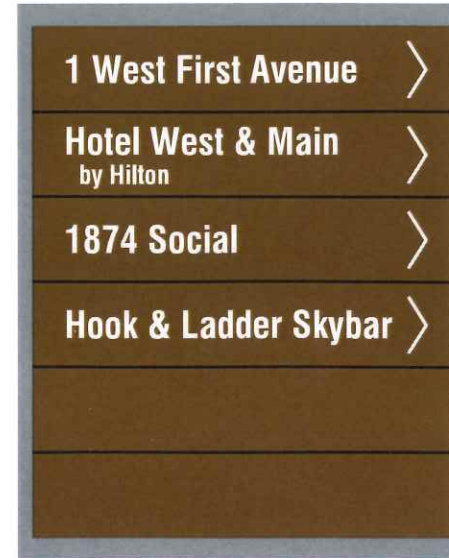
The address of the within named Grantee is:
125 E. Elm Street,
Suite 400
Conshohocken, PA, 19428

A handwritten signature in black ink, appearing to be 'M. D.', written over a horizontal line.

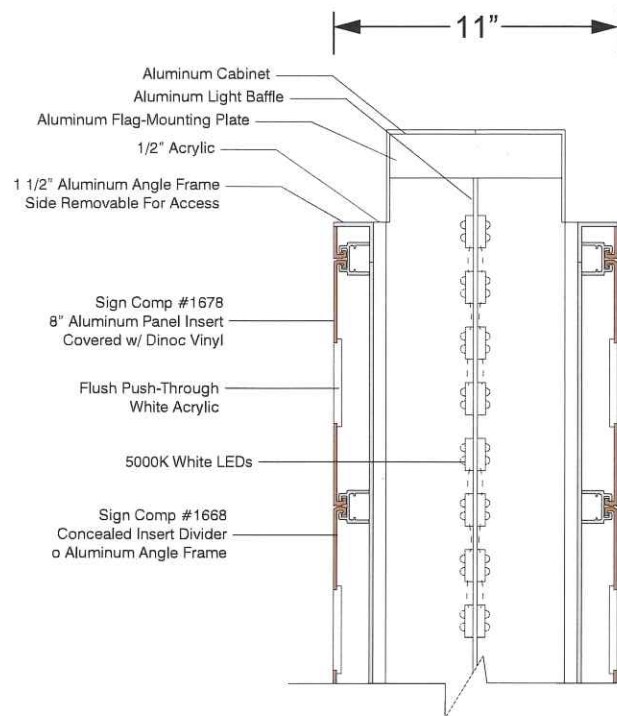
On behalf of Grantee



Side A



Side B



Illuminated Directional Flag Sign

11"thk Aluminum Cabinet
w/ Routed and Flush Push-Thru Copy
LED Illuminated

Scale
3/4" = 1' 0"

Square Footage:
12.625 SF

Existing



Proposed



DRAWINGS PREPARED BY:	<p>2600 Haddonfield Rd. Pennsauken, NJ 08110 Phone: (856) 461-4397 Fax: (856) 461-4398</p>	<p>This is an original unpublished drawing created by WURZ SIGN SYSTEMS. It is submitted for your exclusive use, in connection with a project being planned. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. This drawing is the property of WURZ SIGN SYSTEMS.</p>	Rev01 Option 2 chosen and revised 08-24-22	<p>LOCATION</p> <p>AmerisourceBergen 1 West First Ave. Conshohocken, PA 19428</p>	DRAWN BY: AFR	SCALE: AS NOTED
			Rev02 Revised copy 08-25-22		DATE: 08/19/22	SALES: BW
			Rev03 Revised copy 08-30-22		SoraGarage_08-19-22	
					JOB#: T01183	SHT #: 1



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE FEBRUARY 27, 2023, ZONING HEARING BOARD MEETING

ZONING HEARING Z-2023-01

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on February 27, 2023, at 7:00 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: Fullerton Engineering (*on behalf of Comcast*)
1100 E. Woodfield Rd., Suite 500, Schaumburg, IL 60173

PREMISES INVOLVED: 1 West Third Avenue
Conshohocken, PA 19428
Business Commercial District

OWNER OF RECORD: Montgomery County Housing Authority
104 W. Main St., Suite 1, Norristown, PA 19401

The petitioner is seeking a variance from Sections 27-814.8.A and 27-814.B.(2) of the Conshohocken Zoning Ordinance related to the proposal to install three (3) new building mounted wireless antennae on the rooftop of a preexisting wireless communications location and not utilizing stealth design.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

Date: February 21, 2023
To: Stephanie Cecco, Brittany Rogers
From: Allison A. Lee, PE
Re: 1 West Third Avenue - Zoning Determination

History of the Site:

1 West Third Avenue (a.k.a. Marshall Lee Towers) is an 82-unit multi-level high rise apartment building, with subsidized housing, which is owned and maintained by the Montgomery County Housing Authority. The site was developed in 1972 and is a corner property located on a 26,319 square feet lot located in the BC - Business Commercial zoning district. There is currently an existing telecommunications facility for other carriers located on the rooftop of this site. The site is fronted by Fayette Street to the east; West Third Avenue to the north; Forrest Street to the west; and mixed use residential and commercial properties to the south.

Current Request:

The applicant, Fullerton Engineering, on behalf of Comcast Cable Communications Management, is seeking a variance from §27-814.6.B.(2) and §27-814.8.A of the Borough of Conshohocken Zoning Code to permit the installation of three (3) new telecommunications facility antennae mounted on the building rooftop to not be of a neutral color that is identical to or closely compatible with the color of the building and to not utilize stealth design.

Zoning Determination:

In accordance with §27-814.5.A, a wireless communication facility utilizing stealth design is a permitted use within the BC - Business Commercial zoning district. Per §27-814.6.B.(2), if an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible. Per §27-814.8.A, the first priority of a wireless telecommunications facility is utilizing stealth design.

The Applicant is not proposing stealth design, which is by definition, a design such that the proposed facility will not be readily recognizable as telecommunications equipment. In addition, the Applicant is not proposing the telecommunications equipment to be painted or comprised of a neutral, or closely compatible, color as the existing building structure. Therefore, a variance from both §27-814.6.B.(2) and §27-814.8.A is required to permit the new wireless telecommunications facility on the building rooftop of this site without the compatible aesthetics or stealth design.

2023-01-19 10:45 AM
RECEIVED



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: 2-2023-02
Date Submitted: 1/19/23
Date Received: 1/19/23

1. Application is hereby made for:

- Special Exception Variance
- Appeal of the decision of the zoning officer
- Conditional Use approval Interpretation of the Zoning Ordinance
- Other _____

2. Section of the Zoning Ordinance from which relief is requested:

§ 27-814 (5)

3. Address of the property, which is the subject of the application:

1 W. THIRD AVENUE CONSHOHOCKEN, PA 19428

4. Applicant's Name: **FULLERTON ENGINEERING o.b.o. COMCAST (MICHAEL PECH)**

Address: **1100 E. WOODFIELD RD., STE. 500, SCHAUMBURG, IL 60173**

Phone Number (daytime): **(773) 930-8636**

E-mail Address: **MPECH@FULLERTONENGINEERING.COM**

5. Applicant is (check one): Legal Owner Equitable Owner ; Tenant

6. Property Owner: **MONTGOMERY COUNTY HOUSING AUTHORITY**

Address: **104 W MAIN ST., STE. 1, NORRISTOWN, PA, 19401**

Phone Number: **610-275-5720 ext. 315**

E-mail Address: **JOEL.JOHNSON@MONTCOHA.ORG**

7. Lot Dimensions: **141'-6" x 186'-0"** Zoning District: **BC**

8. Has there been previous zoning relief requested in connection with this Property?
Yes No If yes, please describe.

OTHER TELECOM CARRIERS WERE PREVIOUSLY GRANTED ZONING RELIEF TO MOUNT TELECOMMUNICATIONS FACILITIES ON THE BUILDING ROOFTOP.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

- **APARTMENT BUILDING**
 - **BUILDING MOUNTED WIRELESS COMMUNICATION FACILITY**
- PLEASE SEE ENCLOSED PLANS FOR DIMENSIONS AND ADDITIONAL DETAILS.**

10. Please describe the proposed use of the property.
NO CHANGE.

11. Please describe proposal and improvements to the property in detail.
PROPOSED INSTALLATION OF A NEW COMCAST ROOFTOP-MOUNTED WIRELESS TELECOMMUNICATIONS FACILITY. PROPOSED EQUIPMENT TO BE NO MORE CONSPICUOUS THAN EXISTING OTHER CARRIERS' WIRELESS FACILITIES CURRENTLY INSTALLED ON SUBJECT ROOFTOP.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

INSTALLATION WILL HARDLY BE NOTICEABLE, IF AT ALL, WILL NOT CHANGE ANY EXISTING USE AT THE SUBJECT PROPERTY, AND IS BY FAR THE LEAST VISUALLY-IMPACTFUL OPTION FOR COMCAST TO FULFILL ITS CUSTOMERS' NETWORK COVERAGE NEEDS.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: **IT CURRENTLY SERVES AS A SUPPORT STRUCTURE FOR OTHER CARRIERS' WIRELESS COMMUNICATION FACILITIES.**

b. How the Zoning Ordinance unreasonably restricts development of the property: **PER § 27-814 (5), WIRELESS TELECOMMUNICATIONS FACILITIES ARE PERMITTED BY RIGHT IN BC DISTRICTS, ONLY IF UTILIZING A STEALTH DESIGN. HOWEVER, OTHER CARRIERS HAVE BEEN PERMITTED TO MOUNT WIRELESS FACILITIES ON THE SUBJECT ROOFTOP WITHOUT UTILIZING A STEALTH DESIGN. REQUIRING COMCAST TO UTILIZE A STEALTH DESIGN WOULD CONSTITUTE INEQUAL TREATMENT BETWEEN WIRELESS CARRIERS, AND WOULD SERVE NO PURPOSE AS OTHER WIRELESS FACILITIES WOULD REMAIN VISIBLE REGARDLESS OF COMCAST'S PROPOSED DESIGN.**

c. How the proposal is consistent with the character of the surrounding neighborhood. **IT WILL BE MINIMALLY NOTICABLE FROM STREET LEVEL, IF AT ALL, AND WILL CONSIST OF SIMILAR EQUIPMENT TO THAT WHICH IS CURRENTLY INSTALLED. MOREOVER, IT WILL PROVIDE CELLULAR COVERAGE FOR INDIVIDUALS AND BUSINESSES ALIKE IN THE SURROUNDING AREA, WHICH WILL ENCOURAGE THE RETENTION AND FUTURE DEVELOPMENT OF TRADITIONAL COMMERCIAL USES AND NEIGHBORHOOD SERVICES.**

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed. **THE ONLY OTHER OPTION WOULD BE TO CONSTRUCT A NEW CELL TOWER NEARBY, WHICH WOULD BE A SIGNIFICANTLY GREATER EYESORE THAN UTILIZING AN EXISTING SUPPORT STRUCTURE. ADDITIONALLY, PER § 27-814 (4)(E), COLLOCATION IS REQUIRED WHENEVER POSSIBLE, WHICH IT IS IN THIS CASE.**

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

N/A

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

N/A

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

N/A

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

N/A

c. Please describe in detail the reasons why the requested relief should be granted.

N/A

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: _____

b. Address: _____

c. Phone Number: _____

d. E-mail Address: _____

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

Applicant Michael Peck
MICHAEL PECH
FULLERTON ENGINEERING o.b.o. COMCAST

Legal Owner Joel Johnson
JOEL JOHNSON
MONTGOMERY COUNTY HOUSING AUTHORITY

Date 12/22/22

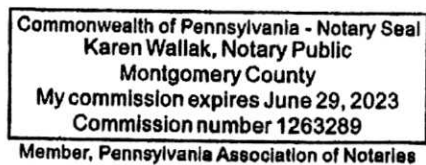
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 22nd day of December, 2022

Karen Wallak
Notary Public

(Seal)





BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____

MGY-M00003A_1 West Third Avenue Conshohocken PA_Letter Agreement_Zoning-V ariance Letter (signed)_12-22-2022

Final Audit Report

2022-12-22

Created:	2022-12-22
By:	Becky Schaeffer (bschaeffer@montcoha.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAjO6gv3goiAxEpgAynNIRBzogoVZyCC45

"MGY-M00003A_1 West Third Avenue Conshohocken PA_Lette r Agreement_Zoning-Variance Letter (signed)_12-22-2022" Histo ry

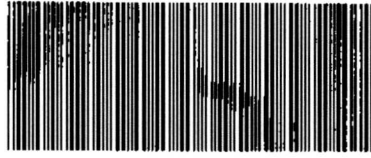
-  Document created by Becky Schaeffer (bschaeffer@montcoha.org)
2022-12-22 - 5:25:44 PM GMT- IP address: 70.44.200.189
-  Document emailed to Joel Johnson (joel.johnson@montcoha.org) for signature
2022-12-22 - 5:27:01 PM GMT
-  Email viewed by Joel Johnson (joel.johnson@montcoha.org)
2022-12-22 - 6:40:58 PM GMT- IP address: 71.185.52.23
-  Document e-signed by Joel Johnson (joel.johnson@montcoha.org)
Signature Date: 2022-12-22 - 6:41:21 PM GMT - Time Source: server- IP address: 71.185.52.23
-  Agreement completed.
2022-12-22 - 6:41:21 PM GMT



RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 5846 PG 01926 to 01930
INSTRUMENT # : 2012085842
RECORDED DATE: 08/29/2012 03:08:23 PM



2780633-0007T

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed Miscellaneous	Transaction #: 2730874 - 4 Doc(s)
Document Date: 08/28/2012	Document Page Count: 4
Reference Info:	Operator Id: ebossard

RETURN TO: (Mail) WISLER PEARLSTINE, LLP BLUE BELL EXECUTIVE CAMPUS 460 NORRISTOWN ROAD; SUITE 110 BLUE BELL, PA 19422-2354	PAID BY: WISLER PEARLSTINE LLP
--	--

*** PROPERTY DATA:**

Parcel ID #:	19-00-04288-00-4	05-00-11252-00-2
Address:	400 WALNUT ST	1 W THIRD AVE
	PA	PA

Municipality:
School District:

*** ASSOCIATED DOCUMENT(S):**

FEES / TAXES:

Recording Fee: Deed Miscellaneous	\$52.00
Additional Parcels Fee	\$10.00
Unique Muni Fee	\$5.50
Total:	\$67.50

DEED BK 5846 PG 01926 to 01930
Recorded Date: 08/29/2012 03:08:23 PM

I hereby CERTIFY that
this document is
recorded in the
Recorder of Deeds
Office in Montgomery
County, Pennsylvania.



Nancy J. Becker

Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

RECORDER OF DEEDS
MONTGOMERY COUNTY

2012 AUG 29 PM 2: 24

Prepared by: Justin M. O'Donoghue, Esquire
Wisler Pearlstine, LLP
460 Norristown Road, Suite 110
Blue Bell, PA 19422
Phone: (610) 825-8400

Return to: Same

Parcel Numbers: 19-00-04288-00-4
05-00-11252-00-2

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
19-00-04288-00-4 ROYERSFORD
400 WALNUT ST
MONTGOMERY COUNTY HOUSING AUTHORITY \$10.00
B 030 U 025 L 5916 DATE: 08/29/2012 JO

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11252-00-2 CONSHOHOCKEN
1 W THIRD AVE
MONTGOMERY COUNTY HOUSING AUTHORITY \$10.00
B 004 U 001 L 5916 DATE: 08/29/2012 JO

DECLARATION OF TRUST

MONTGOMERY COUNTY HOUSING AUTHORITY

To

**UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN
DEVELOPMENT**

**104 W. Main Street
Norristown, Pennsylvania 19401**

UNOFFICIAL COPY
DEED 5846 01927

Declaration of Trust

(Public Housing Modernization Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0270
exp. 09/30/2013

Whereas, (1. see instructions) Montgomery County Housing Authority
(herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the (2) Commonwealth of Pennsylvania, and the United States of America. Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of (mm/dd/yyyy) (3) 11/30/1995, (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 07/15/2010, (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: (5) the Borough of Royersford and the Borough of Conshohocken, Montgomery County, PA which will provide approximately (6) 165 dwelling units; and which lower income housing projects are known as Modernization Project No. (7) PA26P01250110 and individual projects as follows:
Project No. (8) PA012006009 (PA-12-6) with approximately 85 dwelling units,
Project No. (8) PA012006009 (PA-12-9) with approximately 80 dwelling units, and
Project No. (8) _____ with approximately _____ dwelling units; and

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following described real property situated in: (9)

the Borough of Royersford and the Borough of Conshohocken, Montgomery County, Pennsylvania

To Wit: (Insert legal description for each individual project.)(10)

See Exhibits A and B attached hereto

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, **To Wit:**

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, or (2) with the approval of HUD, release any Project from the trust hereby created: Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers therunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 08/28/2012

(Seal)

(1, see instructions)

By John F. Meyer Chairperson
Attest _____ Secretary
Date (mm/dd/yyyy) 08/28/2012

COMMONWEALTH OF PENNSYLVANIA :

: SS

COUNTY OF MONTGOMERY :

On this, the 28th day of AUGUST, 2012, before me, the undersigned officer, personally appeared **John F. Nugent, III**, who acknowledged himself to be the Chairman of the Montgomery County Housing Authority, and that he as such Chairman, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Authority by himself as such officer.

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

Karen Walker
Notary Public

UNOFFICIAL COPY
DEED 5846 01926

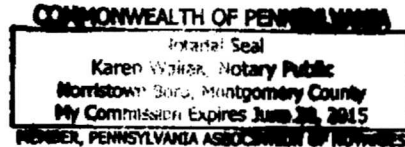


Exhibit "A"

ALL THAT CERTAIN tract of land situate in the Borough of Royersford, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan of survey prepared by Engineering and Planning Associates, Inc., dated February 22, 1968 as follows, to wit:

BEGINNING at a point on the Southeasterly curb line of Walnut Street (57 feet wide) with the intersection of Northeasterly curb line of 4th Street formerly Airy Street (57 feet wide) both lines produced; thence along the said Southerly curb line of Walnut Street North 49 degrees 00 minutes East 108 feet to a point corner of lands of Joseph Glese, et al, said lands about to be conveyed to Joseph Barness and Son, thence along the same South 41 degrees 00 minutes East 183.50 feet to a point; thence still along the same South 49 degrees 00 minutes West 108 feet to a point on the said Northeasterly curb line of 4th Street; thence along the said curb line of 4th Street North 41 degrees 00 minutes West 183.50 feet to the first mentioned point and place of beginning.

AND ALL THAT CERTAIN tract of land situate in the Borough of Royersford, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan of survey prepared by Engineering and Planning Associates, Inc., dated February 22, 1968 as follows, to wit:

BEGINNING at a point on the Southeasterly curb line of Walnut Street (57 feet wide) said point being located along the said Southerly curb line of Walnut Street North 49 degrees 00 minutes East, 108 feet from the intersection of the Northeasterly curb line of 4th Street, formerly Airy Street (57 feet wide), both lines produced; thence continuing along said Southeasterly curb line of Walnut Street, North 49 degrees 00 minutes East, 72.00 feet to a point, a corner of lands now or late of Joseph Buckwalter; thence along the lands of said Joseph Buckwalter, the three following courses and distances: (1) South 41 degrees 00 minutes East, 159.33 feet to an iron pin, (2) thence North 49 degrees 00 minutes East 20.00 feet to an iron pin; and (3) thence South 41 degrees 00 minutes East, 79.17 feet to an iron pin; thence South 49 degrees 00 minutes West, 200 feet to an iron pin on the Northeasterly curb line of 4th Street; thence along the said curb line of 4th Street, North 41 degrees 00 minutes West 55.00 feet to a point, corner of lands about to be conveyed unto Hartsville Construction Company from Michael Butera; thence along the same, North 49 degrees 00 minutes East, 108 feet to a point; thence along the same North 41 degrees 00 minutes West 183.50 feet to the first mentioned point and place of beginning.

EXHIBIT B
PA-12-9

ALL THAT CERTAIN tract or parcel of land, situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, being bounded and described according to a survey made by David Meixner, Civil Engineer and Surveyor dated February 16, 1972 as follows, to wit:

BEGINNING at a point of intersection which the Southwesterly side of Third Avenue (80 feet wide) makes with the Northwesterly side of Fayette Street (100 feet wide); thence extending from said point of beginning along said Fayette Street, South 45 degrees 00 minutes West 141.50 feet to a point a corner of land now or late of Rimi, Inc.; thence extending along the same and along land now or late Vito J. Casiello and crossing over a 20 inch stone wall, North 45 degrees 00 minutes West, 186.00 feet to a point on the Southeasterly side of Forrest Avenue (50 feet wide); thence extending along the same North 45 degrees 00 minutes East 141.50 feet to a point of intersection which the said Southeasterly side of Forrest Avenue makes with the Southwesterly side of Third Avenue; thence extending along said Third Avenue, South 45 degrees 00 minutes East 186.00 feet to the first mentioned point and place of beginning.

UNNOTICED
DEED



PROJECT TYPE: NEW SITE BUILD - ROOFTOP

SITE NAME: MARSHALL LEE TOWERS

SITE NUMBER: MGY-M00003A

SITE ADDRESS: 1 W 3RD AVE
CONSHOHOCKEN, PA 19428

SITE TYPE: ROOFTOP



1701 JFK BLVD.
PHILADELPHIA, PA 19103



1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
COA# 2932
www.FullertonEngineering.com

REV	DATE	DESCRIPTION	BY
A	02/22/22	REV A	KB
B	03/07/22	REV B	KB
C	05/05/22	REV C	CJ
D	06/22/22	REV D	CJ
0	07/12/22	FINAL	ASE

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

PROJECT INFORMATION

SITE NAME: MARSHALL LEE TOWERS
 SITE ADDRESS: 1 W 3RD AVE
CONSHOHOCKEN, PA 19428
 SITE TYPE: ROOFTOP
 JURISDICTION: BOROUGH OF CONSHOHOCKEN
 APN: 05-00-11252-00-2
 ZONING CLASSIFICATION: BC
 OCCUPANCY TYPE: MULTI-STORY OFFICE
 CONSTRUCTION TYPE: II-B
 APPLICANT: COMCAST CABLE COMMUNICATIONS MANAGEMENT
 ADDRESS: ONE COMCAST CENTER, 1701 JOHN F. KENNEDY BLVD.
PHILADELPHIA, PA 19103-2838
 CONTACT: DARREN SNODGRASS
 PHONE: (317) 979-1212
 EMAIL: darren_snodgrass@comcast.com
 SITE COORDINATES: 1A
 LATITUDE: 40.075564
 LONGITUDE: -75.305225
 GROUND ELEV. (A.M.S.L.): 153.60' A.M.S.L.
 PROPERTY OWNER: MARSHALL LEE TOWERS
 ADDRESS: 104 W MAIN ST STE 1
NORRISTOWN PA 19401
 CONTACT: KYLA BAYER
 PHONE: (267) 229-0173
 EMAIL: kyle.bayer@montcoha.org
 LANDLORD SITE NUMBER: 340446

SCOPE OF WORK

THE SCOPE OF WORK CONSISTS OF BUT NOT LIMITED TO:
 (3) NEW ALPHA WIRELESS 600/3300 MHZ ANTENNAS
 (3) NEW SAMSUNG 600/700 MHZ 4T4R RRUs
 (3) FUTURE SAMSUNG CBRS RRUs
 (3) NEW SAMSUNG 600 MHZ FILTERS
 (3) NEW RFS JUNCTION BOXES
 (1) NEW EQUIPMENT CABINET AND (1) OVP
 (1) NEW 12 POSITION DISTRIBUTION PANEL
 (3) NEW HYBRID CABLES AND (24) RF JUMPERS
 (3) NEW ANTENNA TRIPOD MOUNTS AND (1) NEW UNISTRUT FRAME
 • CONTRACTOR SHALL FURNISH ALL MATERIAL WITH THE EXCEPTION OF COMCAST SUPPLIED MATERIAL.
 • ALL MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR, UNLESS STATED OTHERWISE.

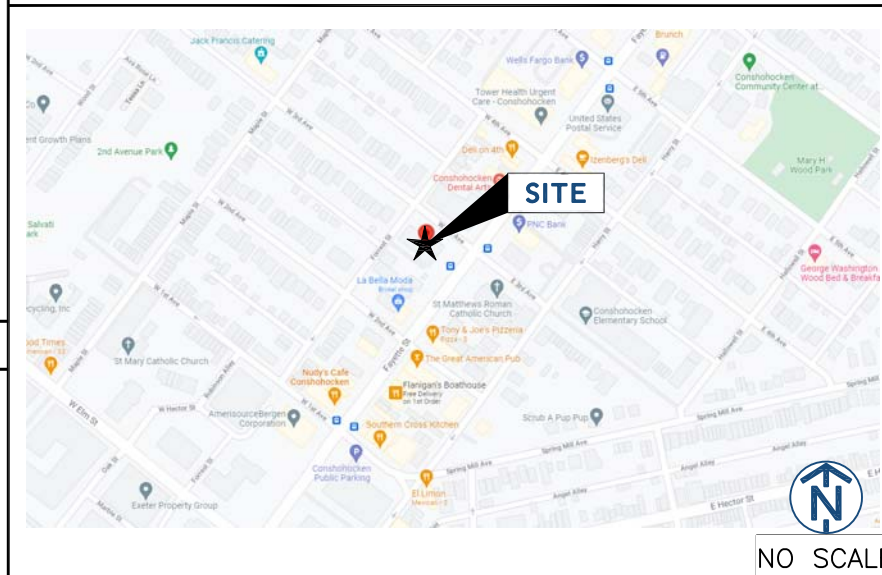
APPLICABLE BUILDING CODES AND STANDARDS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.
 BUILDING CODE: PA UCC/2018 INTERNATIONAL BUILDING CODE
 ELECTRICAL CODE: PA UCC/2017 NATIONAL ELECTRIC CODE
 • FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
 • ADA ACCESS REQUIREMENTS ARE NOT REQUIRED.
 • THIS FACILITY DOES NOT REQUIRE POTABLE WATER AND WILL NOT PRODUCE ANY SEWAGE

DRAWING INDEX

T-1	TITLE SHEET
GN-1	GENERAL NOTES
C-1	SITE PLAN
C-2	ROOF PLAN
C-2A	EQUIPMENT LAYOUTS
C-3	BUILDING ELEVATION
C-4	ANTENNA LAYOUTS AND EQUIPMENT SCHEDULE
C-5	ANTENNA ELEVATION DETAILS
C-6	EQUIPMENT DETAILS
C-7	SITE DETAILS
C-8	PLUMBING DIAGRAM
E-1	ELECTRICAL PLAN AND DETAILS
E-2	UTILITY DETAILS
E-3	ELECTRICAL EQUIPMENT DETAILS
E-4	WORK LIGHT EQUIPMENT DETAILS
EG-1	GROUNDING RISER DIAGRAM AND DETAILS
S-1	STRUCTURAL NOTES
S-2	MOUNTING DETAILS - ANTENNA MOUNT
S-3	MOUNTING DETAILS - EQUIPMENT

SITE LOCATION MAP



DIRECTIONS

SCAN QR CODE FOR LINK TO SITE LOCATION MAP



APPROVALS

SITE ACQUISITION	
CONSTRUCTION MANAGER	
RF ENGINEER	
OPERATIONS	
LANDLORD	

PROJECT TYPE:

NEW SITE BUILD - ROOFTOP

SITE NUMBER & NAME:

**MGY-M00003A
MARSHALL LEE
TOWERS**

SITE ADDRESS

1 W 3RD AVE
CONSHOHOCKEN, PA 19428

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1



GENERAL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL LAWS, REGULATIONS, AND RULES SET FORTH BY FEDERAL, STATE, AND LOCAL AUTHORITIES WITH JURISDICTION OVER THE PROJECT. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THESE SPECIFICATIONS.
2. ALL WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS, PROJECT SPECIFICATIONS, AND THE CONSTRUCTION CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL HAVE AND MAINTAIN A VALID CONTRACTOR'S LICENSE FOR THE LOCATION IN WHICH THE WORK IS TO BE PERFORMED. FOR JURISDICTIONS THAT LICENSE INDIVIDUAL TRADES, THE TRADESMAN OR SUBCONTRACTOR PERFORMING THOSE TRADES SHALL BE LICENSED AND INSURED.
4. FOLLOW ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND STATE LAW AS DEFINED IN THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT.
5. PRIOR TO THE SUBMISSION OF THE BID, THE CONTRACTOR SHALL VISIT THE JOB SITE, VERIFY ALL DIMENSIONS AND BECOME FAMILIAR WITH THE FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER.
6. DRAWING PLANS SHALL NOT BE SCALED.
7. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK NOT CLEARLY IDENTIFIED ON THE DRAWINGS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PROJECT MANAGER.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE NOTED.
9. ALL MEANS AND METHODS OF CONSTRUCTION DEALING WITH TOWER CONSTRUCTION AND SAFETY, STEEL ERECTION, EXCAVATIONS, TRENCHING, SCAFFOLDING, FORMWORK, ELECTRICAL, AND WORK IN CONFINED SPACES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. WHEN THE CONTRACTOR ACTIVITIES IMPEDE OR OBSTRUCT TRAFFIC FLOW, CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DEVICES, SIGNS, AND FLAGMEN IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, DOT AND LOCAL REQUIREMENTS.
11. THE CONTRACTOR SHALL COORDINATE SITE ACCESS AND SECURITY WITH THE PROPERTY OWNER AND THE PROJECT MANAGER PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITIES.
13. THE CONTRACTOR SHALL CALL THE LOCAL PUBLIC UTILITY LOCATING PROVIDER (811) A MINIMUM OF THREE BUSINESS DAYS PRIOR TO EXCAVATING IN THE PUBLIC RIGHT OF WAY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES.
15. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES OR FACILITIES IT DEEMS NECESSARY TO COMPLETE THE WORK. THIS INCLUDES, BUT IS NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, HEAT, LIGHTING OR SECURITY.
16. WHEN EXCAVATING IN THE AREA OF EXISTING UTILITIES, THE CONTRACTOR SHALL USE REASONABLE CARE IN PROTECTING SUCH UTILITIES. CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER IMMEDIATELY OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED CONSTRUCTION.
17. DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHALL BE REPORTED TO THE PROJECT MANAGER AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE RESULTING FROM CONTRACTORS NEGLIGENCE OR FAILURE TO ACT WITH DUE REGARD SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
18. UNLESS OTHERWISE NOTED ON THE PLANS, CONTRACTOR SHALL ASSUME ALL SURFACE FEATURES SUCH AS BUT NOT LIMITED TO BUILDINGS, PAVEMENTS, LANDSCAPING FEATURES, PLANTS, ETC. ARE TO BE SAVED AND PROTECTED FROM DAMAGE. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SITE CONDITIONS AND UPON COMPLETION OF WORK REPAIR BACK TO ORIGINAL CONDITIONS ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION.
19. KEEP THE CONSTRUCTION SITE CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND SHALL BE SUBJECT TO APPROVAL BY THE PROPERTY OWNER AND THE PROJECT MANAGER.
20. THE CONTRACTOR SHALL PROVIDE ON-SITE TRASH RECEPTACLES FOR COLLECTION OF NON-TOXIC DEBRIS. ALL TRASH SHALL BE COLLECTED ON A DAILY BASIS.
21. ALL TOXIC AND ENVIRONMENTALLY HAZARDOUS SUBSTANCES SHALL BE USED AND DISPOSED OF IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. UNDER NO CIRCUMSTANCES SHALL RINSING OR DUMPING OF THESE SUBSTANCES OCCUR ON-SITE.
22. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS NECESSARY FOR CONSTRUCTION.
23. THE PROJECT MANAGER MAY RETAIN THE SERVICES OF A TESTING LABORATORY TO PERFORM QUALITY ASSURANCE TESTING ON VARIOUS PORTIONS OF THE CONTRACTORS WORK. WHEN REQUESTED, THE CONTRACTOR SHALL INFORM THE TESTING LABORATORY AND ASSIST THEM IN COMPLETING TESTS.
24. THE CONTRACTOR SHALL MAINTAIN AND SUPPLY THE PROJECT MANAGER WITH AS-BUILT PLANS UPON COMPLETION OF THE PROJECT.
25. FOR ROOFTOP SITES, ALL CORE DRILLING SHALL BE COORDINATED WITH LANDLORD REPRESENTATIVE AND APPROPRIATE MEASURES SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING CONDUITS, REINFORCING STEEL, AND OTHER BUILDING ELEMENTS.

ELECTRIC:

1. THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND OSHA REQUIREMENTS.
2. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.

3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS AND TRANSPORTATION FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS.
4. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY PERMIT AND INSPECTION FEES, AND BE RESPONSIBLE FOR SCHEDULING INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION.
5. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, IEEE, NEMA AND NFPA.
6. ALL MATERIALS SHALL BE U.L. LISTED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT.
8. MATERIALS SHALL MEET WITH APPROVAL OF THE AUTHORITY HAVING JURISDICTION.
9. THE CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATIONS TEST, AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND STARTING CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
10. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF THE TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.
11. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUND TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO THE PROJECT MANAGER.
12. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO THE PROJECT MANAGER AT JOB COMPLETION.
13. POST-INSTALLATION, ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
14. PROVIDE THE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS-INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
15. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS NOTING USE FUNCTION.
16. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULL BOX, J-BOX, SWITCH BOX, ETC.
17. ALL CONDUIT INSTALLED SHALL BE SURFACE MOUNTED OR DIRECT BURIAL UNLESS OTHERWISE NOTED.
18. ALL CONDUIT SHALL HAVE A PULL WIRE, ROPE OR MULE TAPE PER PROJECT MANAGER.
19. ALL CONDUCTORS SHALL BE COPPER.
20. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
21. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
22. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED TO MATCH ORIGINAL RATING.
23. BX OR ROMEX CABLE IS NOT PERMITTED.
24. ALL ELECTRICAL/FIBER ENCLOSURES, JUNCTION BOXES, CONDUIT KNOCKOUTS, RACEWAYS, ETC. SHALL BE RODENT-PROOF.
25. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

GENERAL GROUNDING NOTES:

1. GROUND RODS WILL BE 5/8" X 10 FT COPPER CLAD NOT LESS THAN 10 FT OR MORE THAN 15 FT APART.
2. ALL CONNECTIONS TO THE GROUND RING, AND PERIPHERAL EQUIPMENT WILL BE MADE VIA EXOTHERMIC PROCESS UNLESS OTHERWISE SPECIFIED.
3. ALL BELOW GRADE GROUND WIRES SHALL BE SOLID BARE COPPER UNLESS OTHERWISE SPECIFIED.
4. ALL METALLIC COMPONENTS ON THE SITE MUST BE GROUNDED TO THE GROUND RING. THIS INCLUDES STEEL CONDUITS USED TO DELIVER THE TELCO AND POWER UTILITY LINES TO THE SITE.
5. THE CONTRACTOR MUST VERIFY THAT NEW GROUNDING SYSTEM RESISTANCE IS EQUAL TO OR LESS THAN FIVE (5) OHMS.
6. RUN ALL GROUND WIRES IN AN ORGANIZED MANNER, C-TAPPING PER OWNER SPECIFICATIONS WHERE POSSIBLE TO REDUCE THE NUMBER OF GROUND WIRES. AVOID CROSSING OF WIRES WHEREVER POSSIBLE.
7. INSTALL ALL GROUND WIRES IN A DOWNWARD SLOPE FOR MAXIMUM LIGHTNING PROTECTION.
8. MAINTAIN ALL MINIMUM BENDING RADII OF THE GROUNDING WIRES.
9. DO NOT REMOVE MORE INSULATION FROM THE GROUND WIRES THAN NECESSARY WHEN EXOTHERMICALLY WELDING OR CRIMPING. IF EXCESS INSULATION IS REMOVED, THE CONNECTION WILL BE CONSIDERED UNACCEPTABLE AND MUST BE CORRECTED.
10. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.

11. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
12. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
13. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
14. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
15. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
16. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
17. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
18. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
19. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
20. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.



1701 JFK BLVD.
PHILADELPHIA, PA 19103



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www.FullertonEngineering.com

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C	05/05/22	REV C	CJ
D	06/22/22	REV D	CJ
0	07/12/22	FINAL	ASE

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PROJECT TYPE:

**NEW SITE BUILD -
ROOFTOP**

SITE NUMBER & NAME:

**MGY-M00003A
MARSHALL LEE
TOWERS**

SITE ADDRESS

1 W 3RD AVE
CONSHOHOCKEN, PA 19428

SHEET NAME

**GENERAL
NOTES**

SHEET NUMBER

GN-1

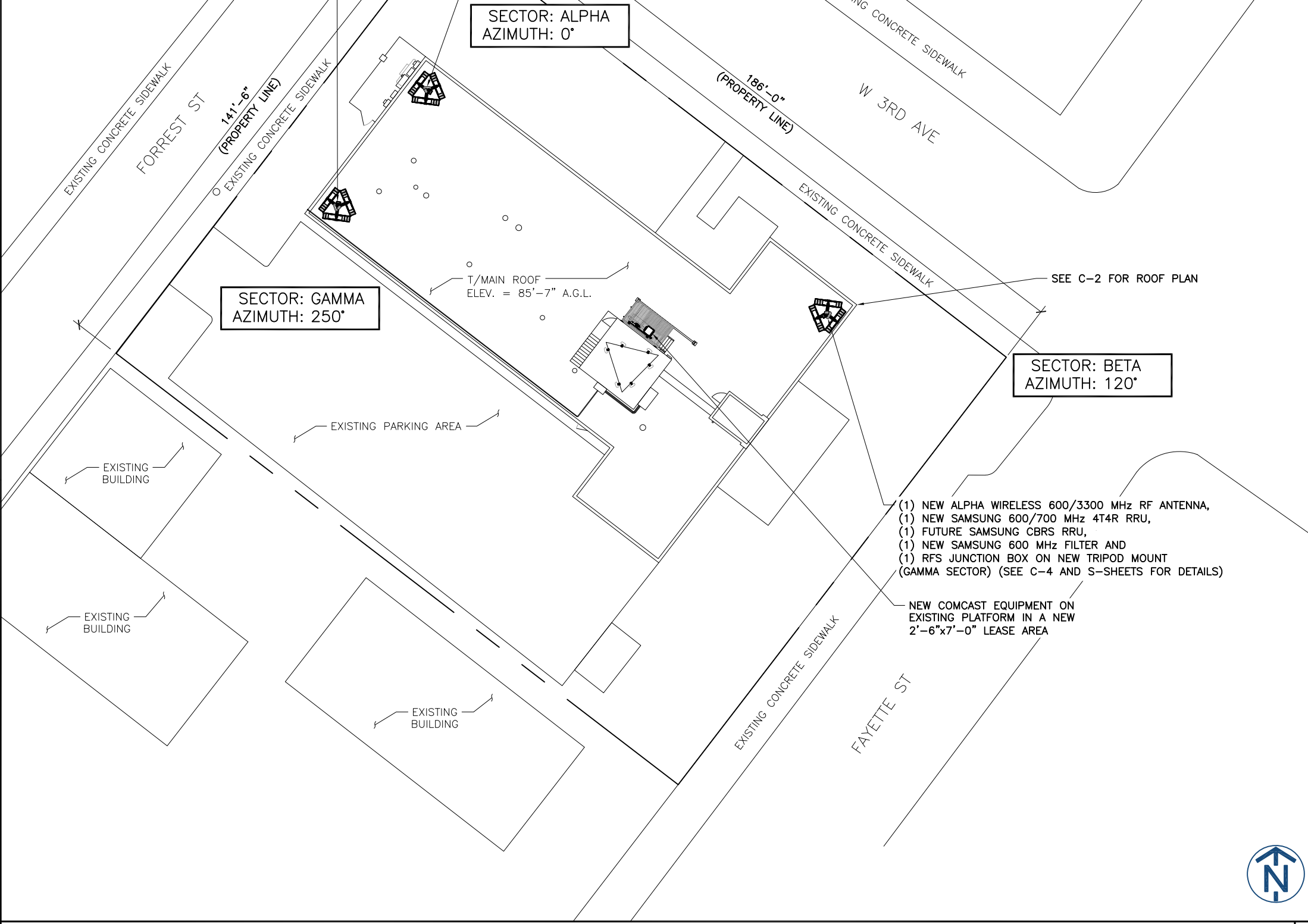
ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGL	ABOVE GROUND LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
BBU	BASE BAND UNIT
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CND	CONDUIT
CRAN	CENTRALIZED RAN
C-RAN	CLOUD RAN
DWG	DRAWING
FT	FOOT(FEET)
EGB	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ELEV	ELEVATION
EQUIP	EQUIPMENT
(E)	EXISTING
EXT	EXTERIOR
FND	FOUNDATION
F	FIBER
GA	GAUGE
GALV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GND	GROUND
GSM	GLOBAL SYSTEM FOR MOBILE COMMUNICATION
LTE	LONG TERM EVOLUTION
MAX	MAXIMUM
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
MIMO	MULTIPLE IN MULTIPLE OUT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
P/F	POWER / FIBER
PPC	POWER PROTECTION CABINET
PL	PROPERTY LINE
RAN	RADIO ACCESS NETWORK
RBS	RADIO BASED STATION
RRH	REMOTE RADIO HEAD
RGS	RIGID GALVANIZED STEEL
IN	INCH(ES)
INT	INTERIOR
LB(S), #	POUND(S)
SF	SQUARE FOOT
STL	STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UMTS	UNIVERSAL MOBILE TELE-COMMUNICATION SYSTEM
VIF	VERIFY IN FIELD
W/	WITH
XFMR	TRANSFORMER

SYMBOLS	
#	REVISION
+	WORK POINT
○	UTILITY POLE
[Hatched]	BRICK
[Dotted]	COMPRESSED STONE
[Stippled]	CONCRETE
[Cross-hatched]	EARTH
[Small circles]	GRAVEL
[Diagonal lines]	MASONRY
[Vertical lines]	STEEL
---	CENTERLINE
- - -	PROPERTY LINE
- · -	LEASE LINE
- · - · -	EASEMENT LINE
- · - · - · -	FENCE
X-X	CHAINLINK
□-□	WOOD
○-○	WROUGHT IRON
E-E	ELECTRIC
OE-OE	OVERHEAD
UE-UE	UNDERGROUND
F-F	FIBER
OF-OF	OVERHEAD
UF-UF	UNDERGROUND
T-T	TELEPHONE
OT-OT	OVERHEAD
UT-UT	UNDERGROUND
DC-DC	DCPOWER
L A L A	SECTION REFERENCE

NOTE:
 BUILDING AND SITE DIMENSIONS SHOWN ARE APPROXIMATE AND BASED ON AVAILABLE INFORMATION INCLUDING FIELD MEASUREMENTS, PUBLIC GIS DATA, ONLINE MAPPING, AND OTHER SOURCES. THIS IS NOT INTENDED TO BE A SUBSTITUTE FOR A FULL BOUNDARY SURVEY AND SHALL NOT BE INTERPRETED AS SUCH, AND IS SUBJECT TO ANY CONDITION A SURVEY MAY REVEAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MEASUREMENTS PRIOR TO CONSTRUCTION.

(1) NEW ALPHA WIRELESS 600/3300 MHz RF ANTENNA,
 (1) NEW SAMSUNG 600/700 MHz 4T4R RRU,
 (1) FUTURE SAMSUNG CBRS RRU,
 (1) NEW SAMSUNG 600 MHz FILTER AND
 (1) RFS JUNCTION BOX ON NEW TRIPOD MOUNT
 (BETA SECTOR) (SEE C-4 AND S-SHEETS FOR DETAILS)

(1) NEW ALPHA WIRELESS 600/3300 MHz RF ANTENNA,
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 (ALPHA SECTOR) (SEE C-4 AND S-SHEETS FOR DETAILS)



OVERALL SITE PLAN

SCALE: 1" = 20'-0" 1

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 PHILADELPHIA, PA 19103

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PROJECT TYPE:
NEW SITE BUILD - ROOFTOP

SITE NUMBER & NAME:
**MGY-M00003A
 MARSHALL LEE
 TOWERS**

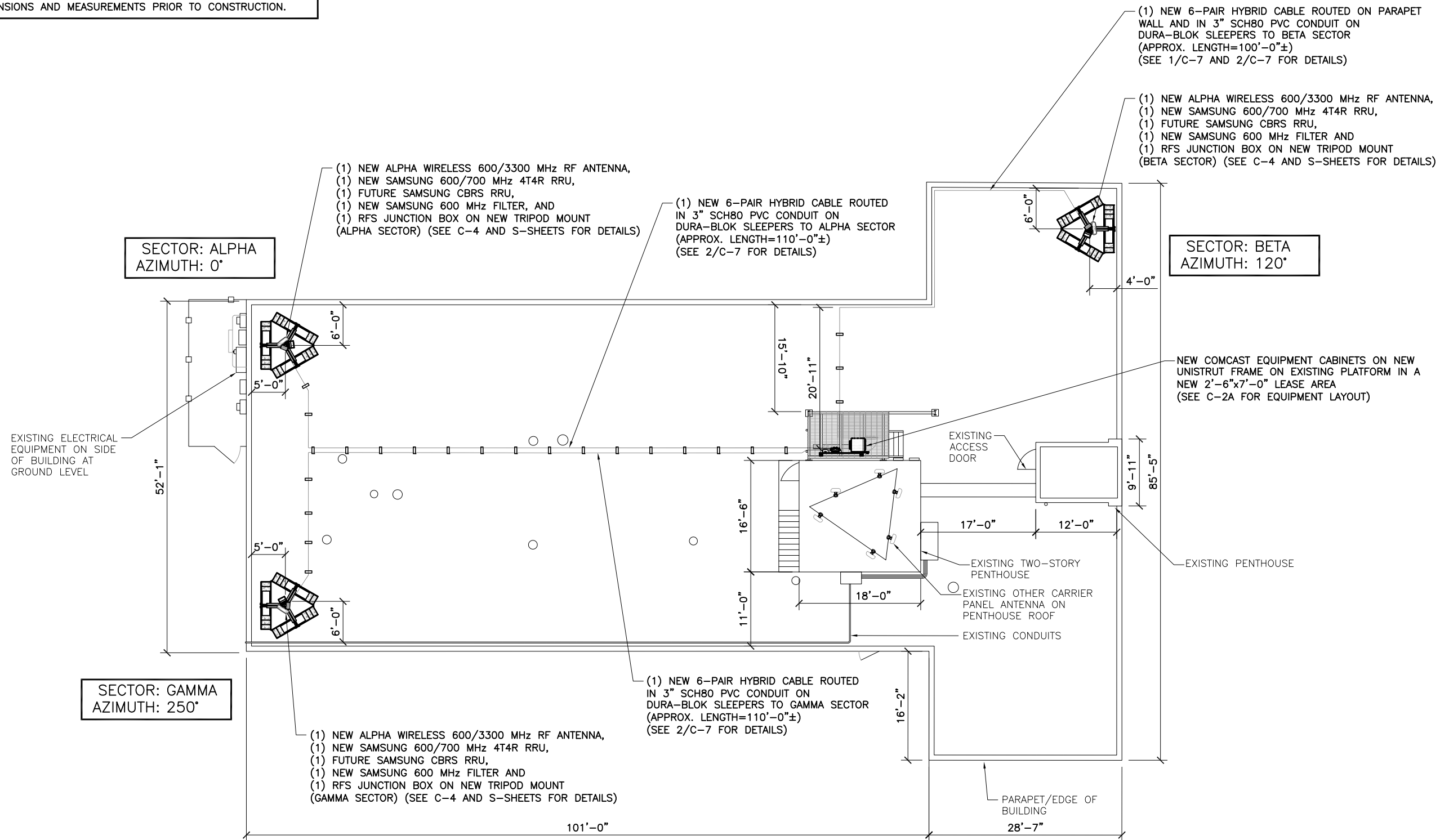
SITE ADDRESS:
 1 W 3RD AVE
 CONSHOHOCKEN, PA 19428

SHEET NAME:
OVERLL SITE PLAN

SHEET NUMBER:
C-1

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PROJECT TYPE:

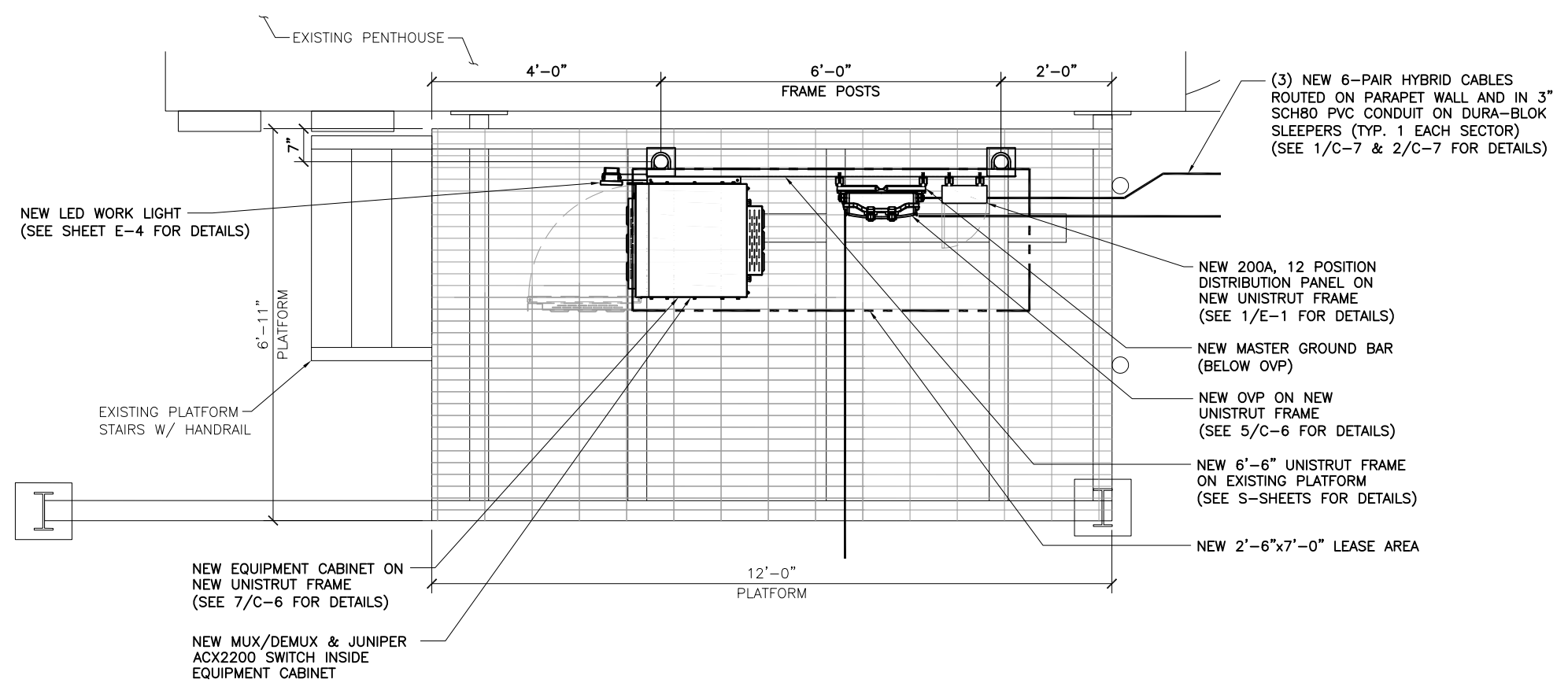
NEW SITE BUILD - ROOFTOP

SITE NUMBER & NAME:
**MGY-M00003A
MARSHALL LEE
TOWERS**

SITE ADDRESS:
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CONSHOHOCKEN, PA 19428**

SHEET NAME:
ROOF PLAN

SHEET NUMBER:
C-2



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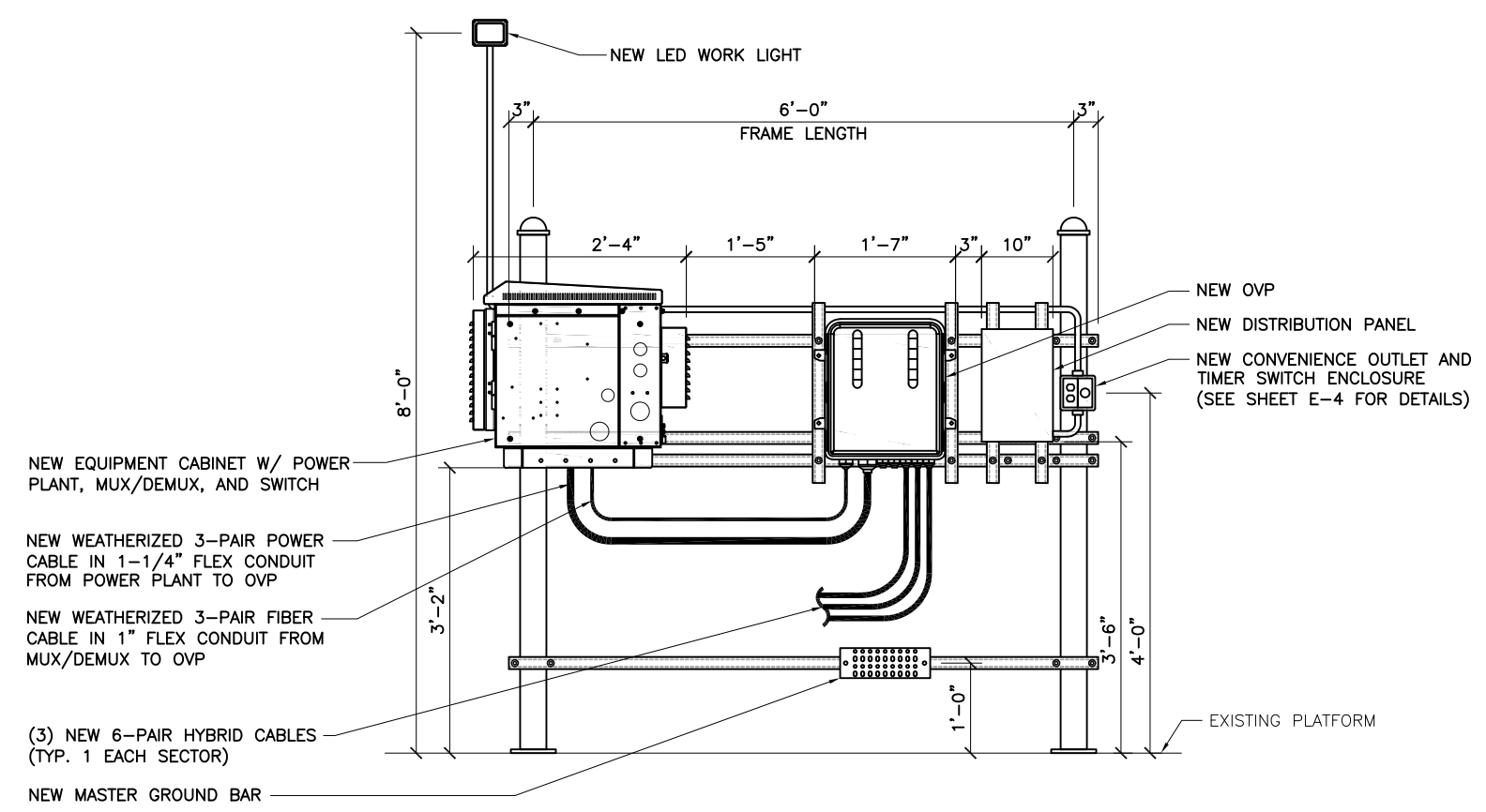
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EQUIPMENT LAYOUT

SCALE: 3/8" = 1'-0" 1



PROJECT TYPE:

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MARSHALL LEE
TOWERS**

SITE ADDRESS:
**1 W 3RD AVE
CONSHOHOCKEN, PA 19428**

SHEET NAME:
EQUIPMENT LAYOUTS

SHEET NUMBER:
C-2A

EQUIPMENT ELEVATION LAYOUT

SCALE: 1/2" = 1'-0" 2

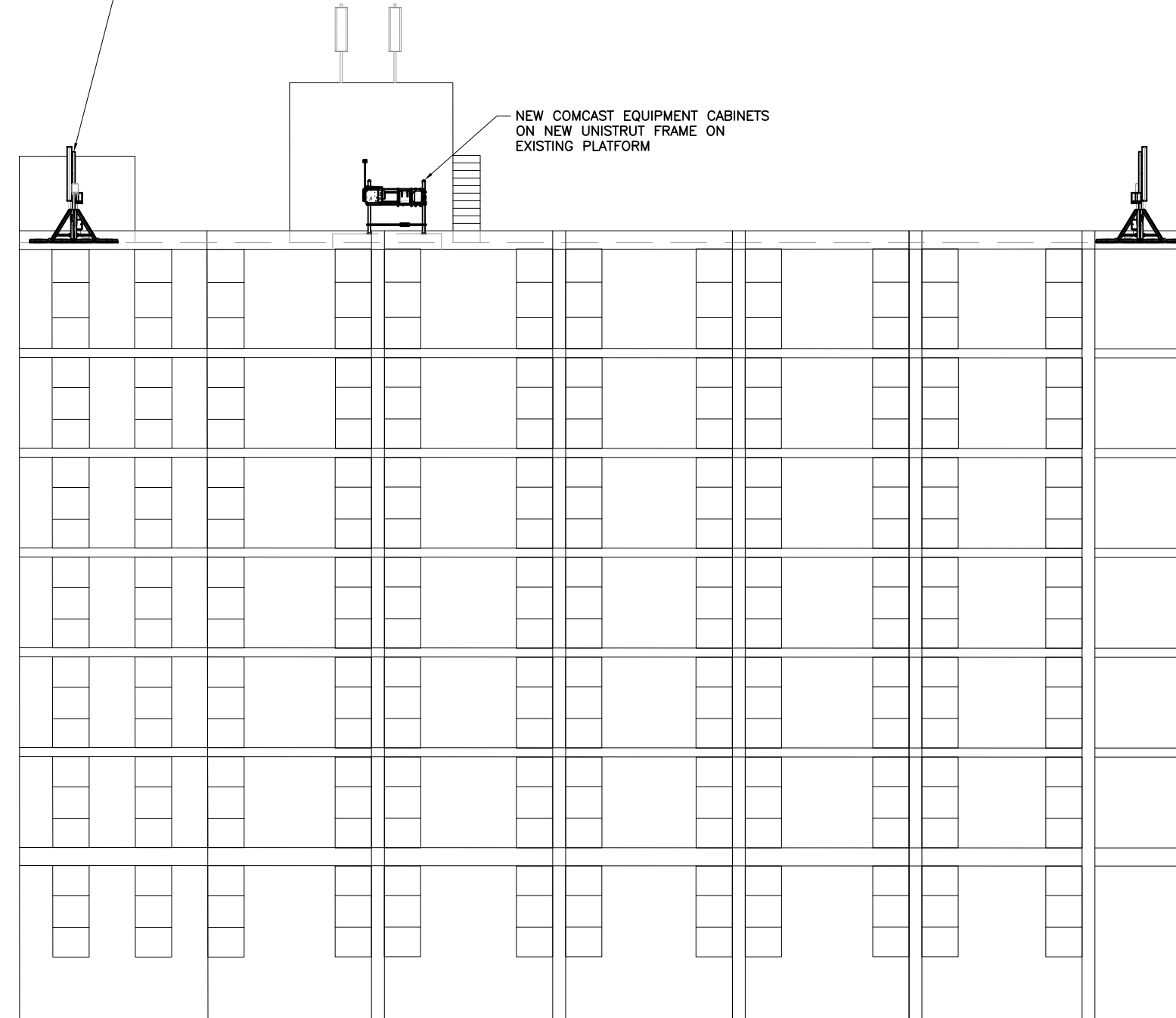
NOTES:

1. CALCULATIONS FOR THE STRUCTURE AND ANTENNA MOUNTS HAVE NOT YET BEEN PERFORMED.
2. CABLES NOT SHOWN FOR CLARITY.
3. ANTENNAS AND ASSOCIATED EQUIPMENT OF SUCH A CO-LOCATED FACILITY MUST BE OF A NEUTRAL COLOR THAT IS IDENTICAL TO OR CLOSELY COMPATIBLE WITH COLOR OF BUILDING. PAINT, WHEN REQUIRED, IS TO BE UV-RESISTANT AND RF-TRANSPARENT.

- T/ EXISTING PENTHOUSE ROOF
ELEV. = 103'-4" A.G.L.
- T/ OF NEW COMCAST ANTENNA
ELEV. = 96'-3" A.G.L.
- ☉ OF NEW COMCAST ANTENNA
ELEV. = 93'-3" A.G.L.
- T/ EXISTING PARAPET WALL
ELEV. = 87'-0" A.G.L.
- T/ EXISTING BUILDING ROOF
ELEV. = 85'-8" A.G.L.

- (1) NEW ALPHA WIRELESS 600/3300 MHz RF ANTENNA,
- (1) NEW SAMSUNG 600/700 MHz 4T4R RRU,
- (1) FUTURE SAMSUNG CBRS RRU,
- (1) NEW SAMSUNG 600 MHz FILTER, AND
- (1) NEW RFS JUNCTION BOX ON NEW TRIPOD MOUNTS
(TYP. EACH SECTOR)

NEW COMCAST EQUIPMENT CABINETS
ON NEW UNISTRUT FRAME ON
EXISTING PLATFORM



- T/ GRADE
ELEV. = 0'-0"



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SHEET NAME

**BUILDING
ELEVATION**

SHEET NUMBER

C-3

ANTENNA AND CABLE SCHEDULE

SECTOR	POSITION	ANTENNA MANUFACTURER	ANTENNA MODEL NUMBER	AZIMUTH (DEG)	RAD CENTER	MECH. TILT (DEG)	ELEC. TILT (DEG)	EQUIPMENT MANUFACTURER	EQUIPMENT MODEL NUMBER	TRUNK CABLE SIZE & QUANTITY	JUMPER CABLE SIZE & QUANTITY	CABLE LENGTH +10% (FT)
ALPHA	1	ALPHA WIRELESS	(1) NEW AW3933-E-F	0	93'-3"	0	2/9	RFS SAMSUNG SAMSUNG SAMSUNG	(1) NEW JUNCTION BOX (1) NEW 600/700 MHz 4T4R RRU (1) FUTURE CBRS RRU (1) NEW 600 MHz FILTER	(1) NEW 3-PAIR CONDUCTOR, 6-PAIR FIBER HYBRID CABLE	(1) NEW 1-PAIR POWER JUMPER (1) NEW 2-PAIR FIBER JUMPER (8) NEW 1/2" RF JUMPERS	110'-0" HYBRID CABLE 30'-0" P/F JUMPERS 6'-0" RF JUMPERS
BETA	1	ALPHA WIRELESS	(1) NEW AW3933-E-F	120	93'-3"	0	2/2	RFS SAMSUNG SAMSUNG SAMSUNG	(1) NEW JUNCTION BOX (1) NEW 600/700 MHz 4T4R RRU (1) FUTURE CBRS RRU (1) NEW 600 MHz FILTER	(1) NEW 3-PAIR CONDUCTOR, 6-PAIR FIBER HYBRID CABLE	(1) NEW 1-PAIR POWER JUMPER (1) NEW 2-PAIR FIBER JUMPER (8) NEW 1/2" RF JUMPERS	100'-0" HYBRID CABLE 30'-0" P/F JUMPERS 6'-0" RF JUMPERS
GAMMA	1	ALPHA WIRELESS	(1) NEW AW3933-E-F	250	93'-3"	0	2/3	RFS SAMSUNG SAMSUNG SAMSUNG	(1) NEW JUNCTION BOX (1) NEW 600/700 MHz 4T4R RRU (1) FUTURE CBRS RRU (1) NEW 600 MHz FILTER	(1) NEW 3-PAIR CONDUCTOR, 6-PAIR FIBER HYBRID CABLE	(1) NEW 1-PAIR POWER JUMPER (1) NEW 2-PAIR FIBER JUMPER (8) NEW 1/2" RF JUMPERS	110'-0" HYBRID CABLE 30'-0" P/F JUMPERS 6'-0" RF JUMPERS



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REV	DATE	DESCRIPTION	BY
A	02/22/22	REV A	KB
B	03/07/22	REV B	KB
C	05/05/22	REV C	CJ
D	06/22/22	REV D	CJ
0	07/12/22	FINAL	ASE

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PROJECT TYPE:

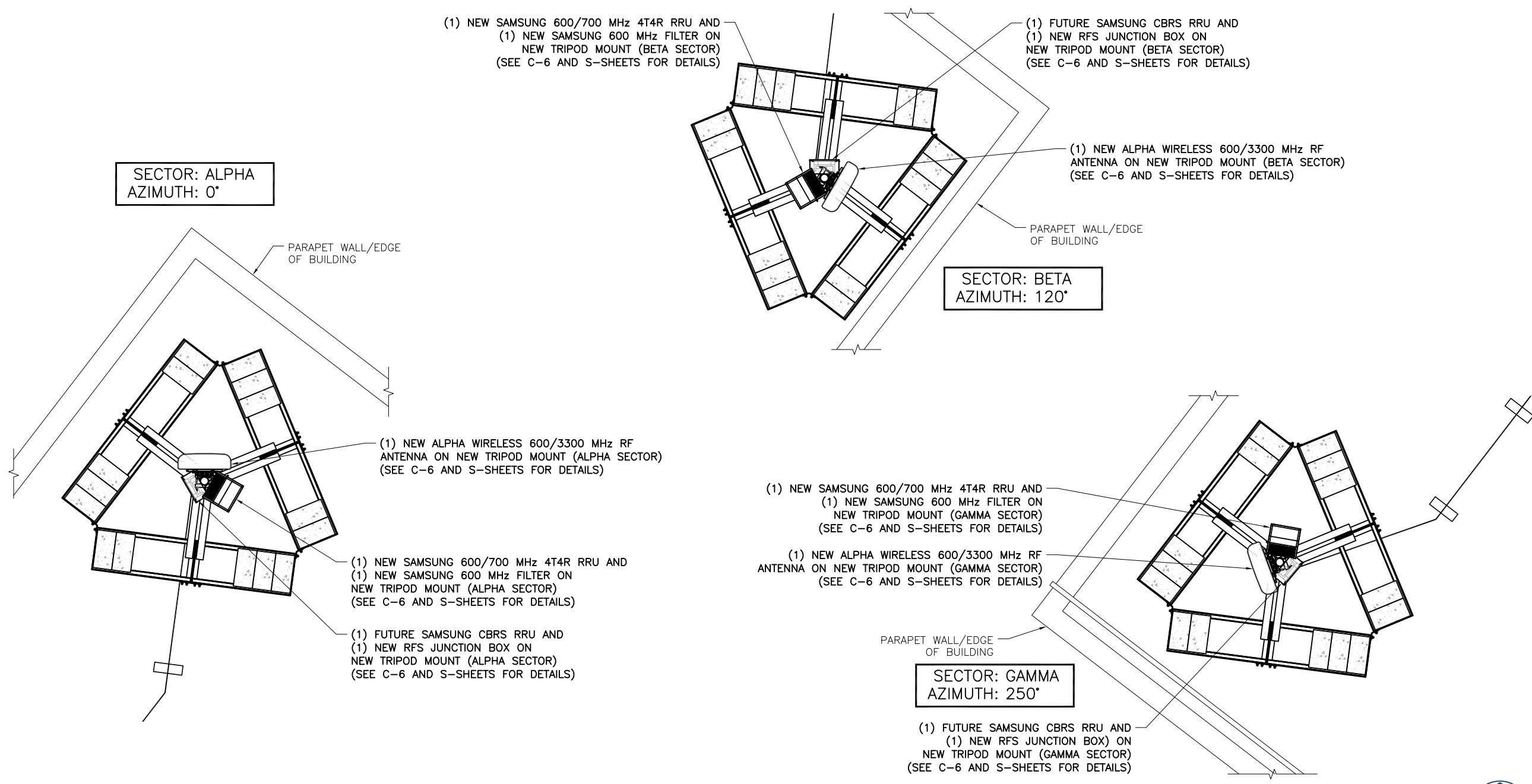
NEW SITE BUILD - ROOFTOP

SITE NUMBER & NAME:
**MGY-M00003A
MARSHALL LEE
TOWERS**

SITE ADDRESS:
**1 W 3RD AVE
CONSHOHOCKEN, PA 19428**

SHEET NAME:
**ANTENNA LAYOUTS
AND EQUIPMENT
SCHEDULE**

SHEET NUMBER:
C-4



REV	DATE	DESCRIPTION	BY
A	02/22/22	REV A	KB
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C	05/05/22	REV C	CJ
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PROJECT TYPE:

NEW SITE BUILD - ROOFTOP

SITE NUMBER & NAME:

**MGY-M00003A
MARSHALL LEE
TOWERS**

SITE ADDRESS

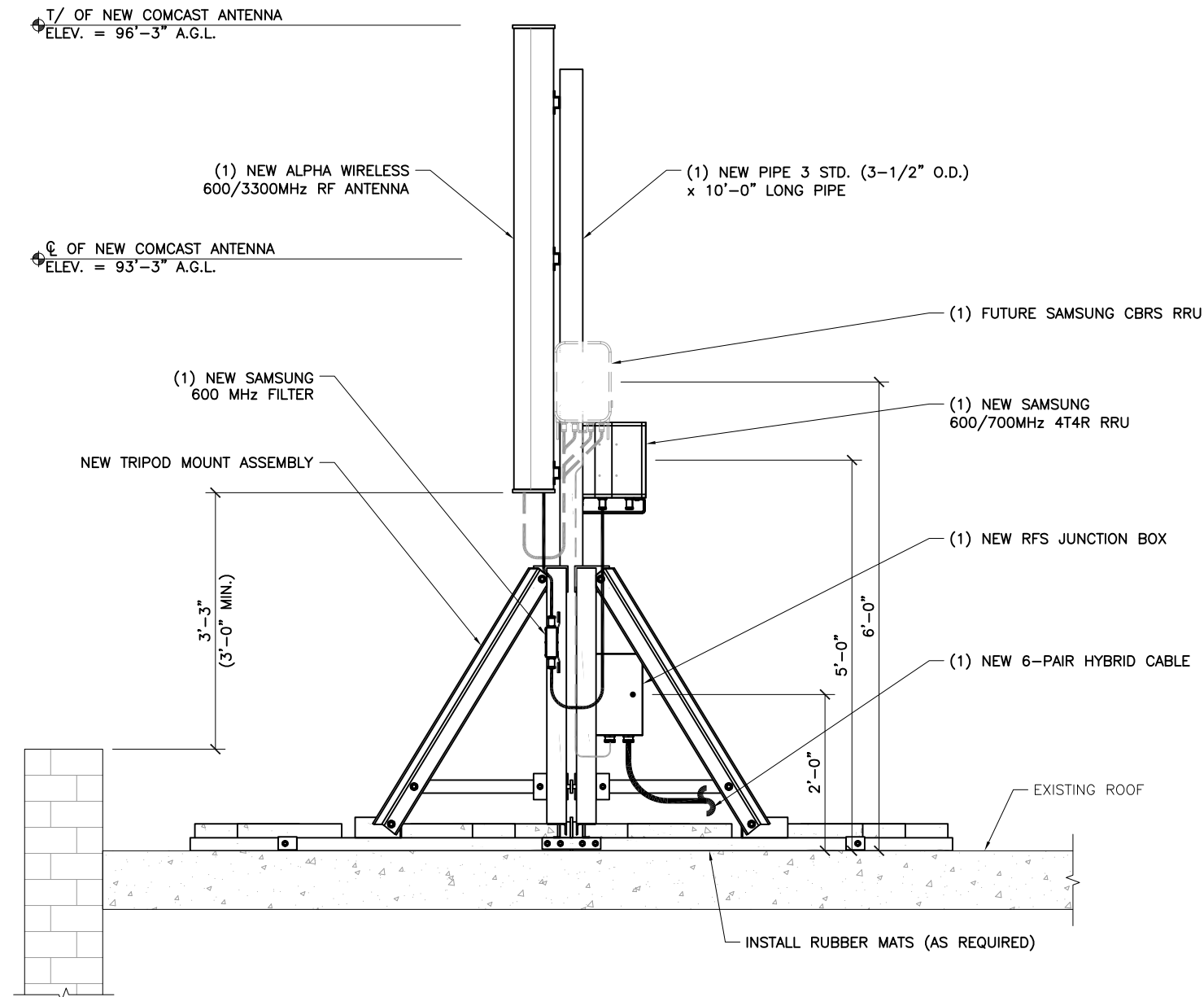
1 W 3RD AVE
CONSHOHOCKEN, PA 19428

SHEET NAME

**ANTENNA ELEVATION
DETAILS**

SHEET NUMBER

C-5



T/ OF NEW COMCAST ANTENNA
ELEV. = 96'-3" A.G.L.

(1) NEW ALPHA WIRELESS
600/3300MHz RF ANTENNA

(1) NEW PIPE 3 STD. (3-1/2" O.D.)
x 10'-0" LONG PIPE

CL OF NEW COMCAST ANTENNA
ELEV. = 93'-3" A.G.L.

(1) FUTURE SAMSUNG CBRS RRU

(1) NEW SAMSUNG
600 MHz FILTER

(1) NEW SAMSUNG
600/700MHz 4T4R RRU

NEW TRIPOD MOUNT ASSEMBLY

(1) NEW RFS JUNCTION BOX

3'-3"
(3'-0" MIN.)

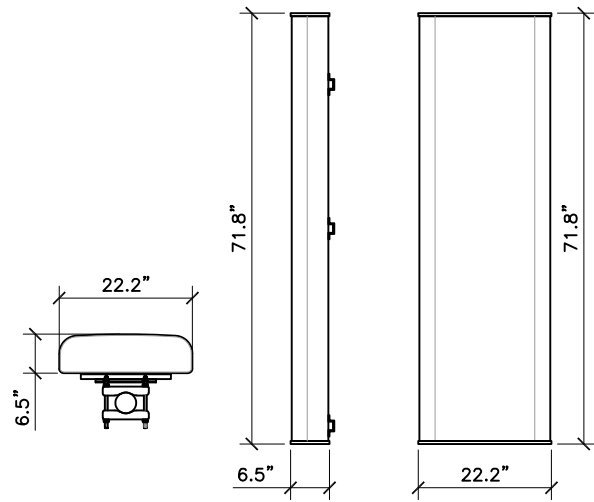
(1) NEW 6-PAIR HYBRID CABLE

T/ EXISTING PARAPET
ELEV. = 87'-0" A.G.L.

T/ EXISTING ROOF
ELEV. = 85'-8" A.G.L.

EXISTING ROOF

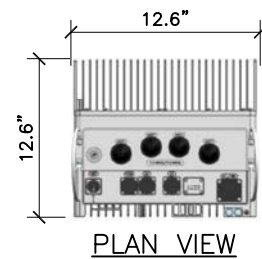
INSTALL RUBBER MATS (AS REQUIRED)



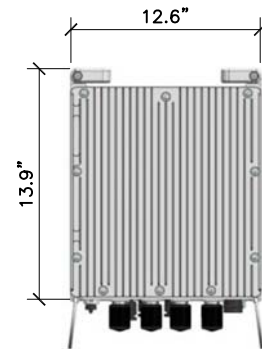
PLAN VIEW SIDE VIEW FRONT VIEW

ALPHA WIRELESS – AW3933–E–F
(OR SIMILAR)
OUTDOOR DIRECTIONAL MULTI-BAND ANTENNA

FREQUENCY RANGES 617–698 MHz
3300–4000 MHz
ANTENNA 60.5 Lbs
BRACKET 11.5 Lbs
TOTAL WEIGHT 72.0 Lbs



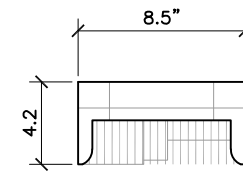
PLAN VIEW



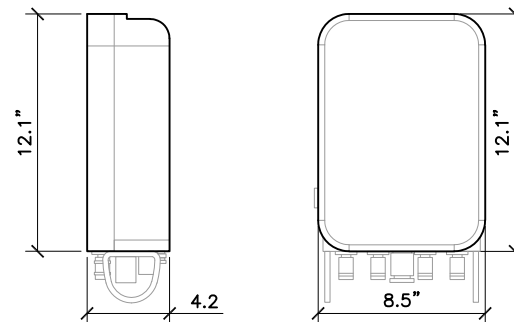
FRONT VIEW

SAMSUNG – RF4435D–71A
(OR SIMILAR)
600/700 MHz 4T4R RRU

FREQUENCY RANGE n 71 DL: 617–652 MHz
n 71 UL: 663–698 MHz
B 85 DL: 728–746 MHz
B 85 UL: 698–715 MHz
WEIGHT 74.96 Lbs



PLAN VIEW

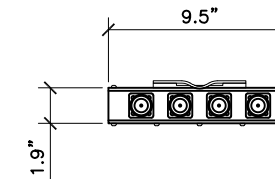


SIDE VIEW

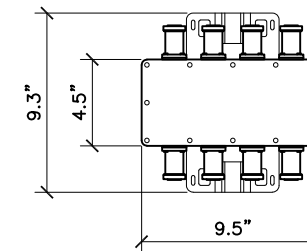
FRONT VIEW

SAMSUNG – RT4401–48A
(OR SIMILAR)
CBRS RRU

FREQUENCY RANGE 3550–3700 MHz
UNIT (W/O SOLAR SHIELD) 17.6 Lbs



PLAN VIEW



FRONT VIEW

SAMSUNG – FT–4C–2021001
(OR SIMILAR)
600 MHz FILTER

FREQUENCY RANGE 617–698 MHz
WEIGHT 6.61 Lbs



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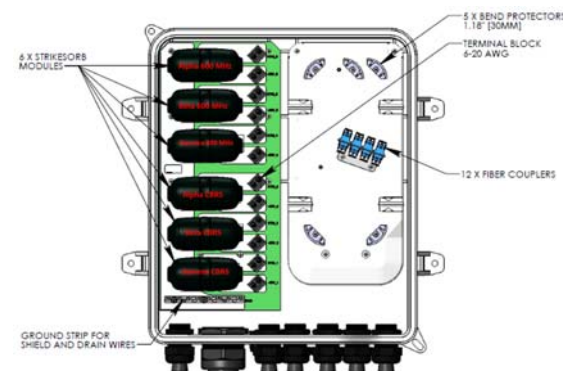


ANTENNA DETAIL SCALE: N.T.S. 1

RADIO DETAIL SCALE: N.T.S. 2

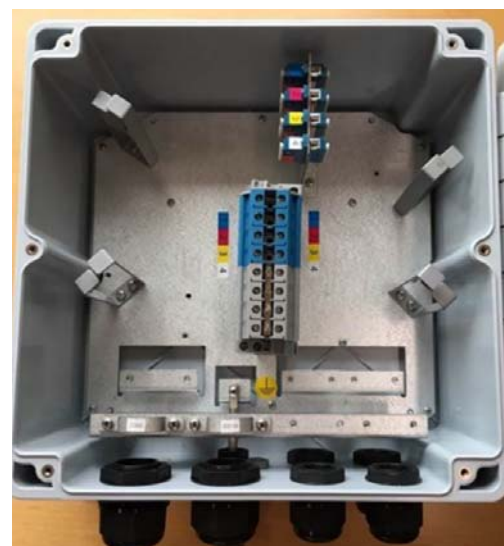
RADIO DETAIL SCALE: N.T.S. 3

FILTER DETAIL SCALE: N.T.S. 4



RAYCAP – RKEDC–3969–PF–48
(OR SIMILAR)
DC SURGE PROTECTION

DIMENSIONS (HxWxD) 20.17"x18.9"x7.22"
TOTAL WEIGHT 19.95 Lbs

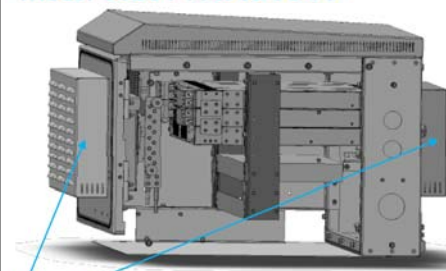


RFS – DBOH–3Z6SL–JH
(OR SIMILAR)
JUNCTION BOX

DIMENSIONS (HxWxD) 13.6"x12.4"x5.9"
TOTAL WEIGHT 15.0 Lbs

CMC-S8 Equipment Cabinet

Model S8B0-P1-A00D00-00



Louver feature with filter on both front and rear doors

Cabinet Features

- Standard features include an alarm block, a high-temp thermostat, cabinet accessibility LED light, and a full height rear access panel
- Cooling: Passive Cooling*
- Pad, pole, H-frame and wall mounting options
- Cabinet supports most power OEM equipment such as AC power panels and rectifier shelves

Dimensions and Weight

- Size: 24" W x 22" D x 22" H
- Weight: 55 lbs, empty
- Rack space: 8RU of 19" rack mounting space

Telcordia GR-487 Compliant
OSHA Approved Safety Agency Listed
Safety Agency Listed

* Hardened equipment to -40° C to +65° C

Field Replacement Units (FRUs) and Accessories

Orderable Code#	Description
760242246	H-Frame/Wall Mount Kit, CMC
760242249	Pole Mount, CMC
760244679	CMC-S8 Plinth, 5" High
760242239	FRU, Solar Shield, CMC, Small Format

Notes:

- Passive cooling door shown. Proposal to Comcast is to use a door-mounted TEC, which expands thermal capacity to 400W.
- CMC8 only supports three 50A rectifiers from a thermal perspective

OVP DETAIL SCALE: N.T.S. 5

JUNCTION BOX DETAIL SCALE: N.T.S. 6

EQUIPMENT CABINET DETAIL SCALE: N.T.S. 7

PROJECT TYPE:

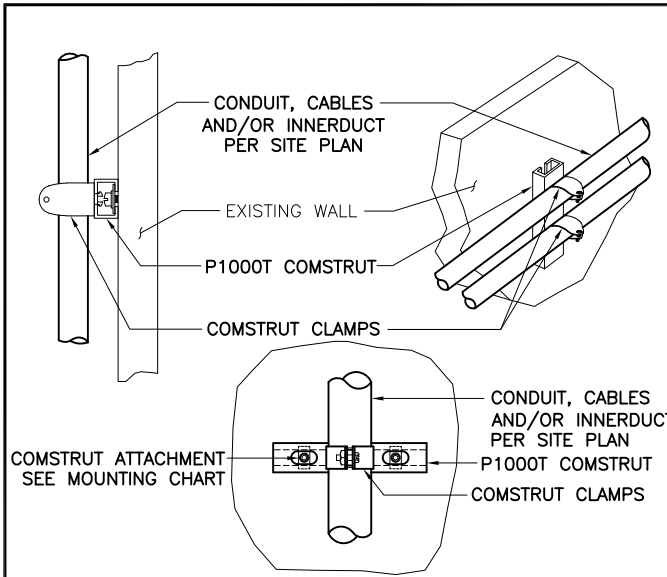
NEW SITE BUILD - ROOFTOP

SITE NUMBER & NAME:
**MGY-M00003A
MARSHALL LEE
TOWERS**

SITE ADDRESS
**1 W 3RD AVE
CONSHOHOCKEN, PA 19428**

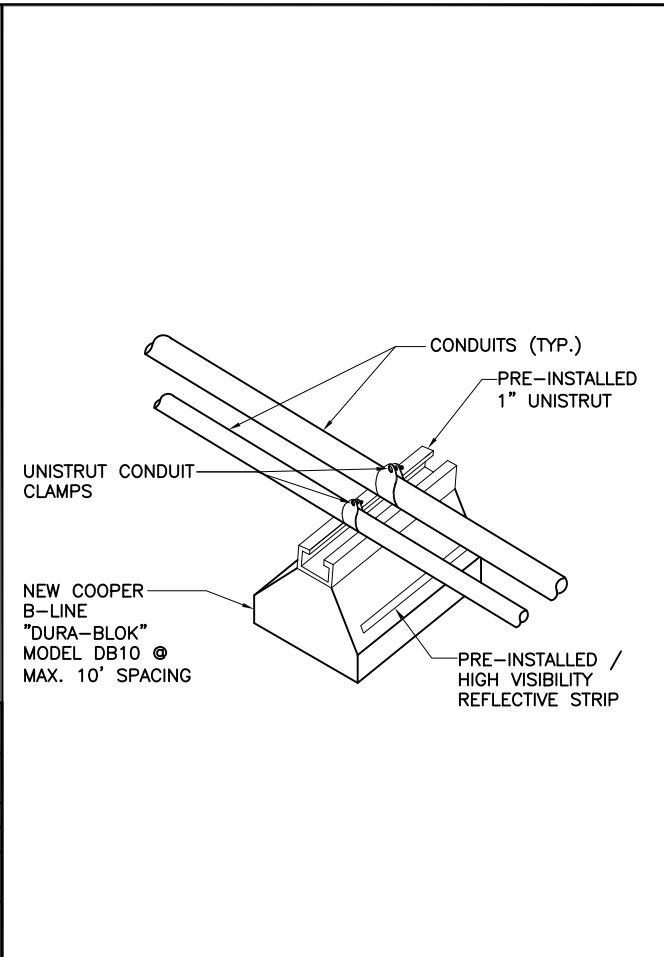
SHEET NAME
EQUIPMENT DETAILS

SHEET NUMBER
C-6

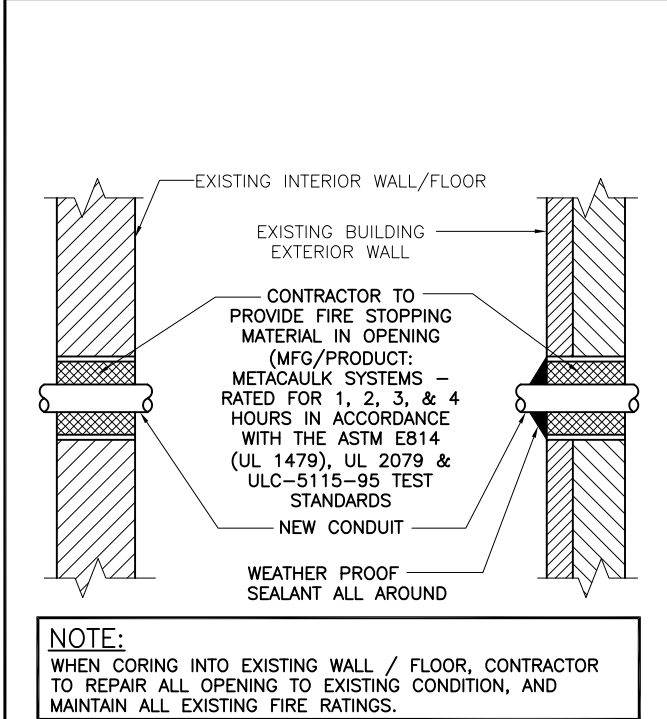


NOTES:
 -MAX SPACING 3'-0" BETWEEN SUPPORTS.
 -CAN BE ROUTED VERTICALLY OR HORIZONTALLY.
 -APPLY WEATHERPROOF SEALANT AROUND ALL OUTDOOR CONDUIT/CABLE TRANSITION LOCATIONS.

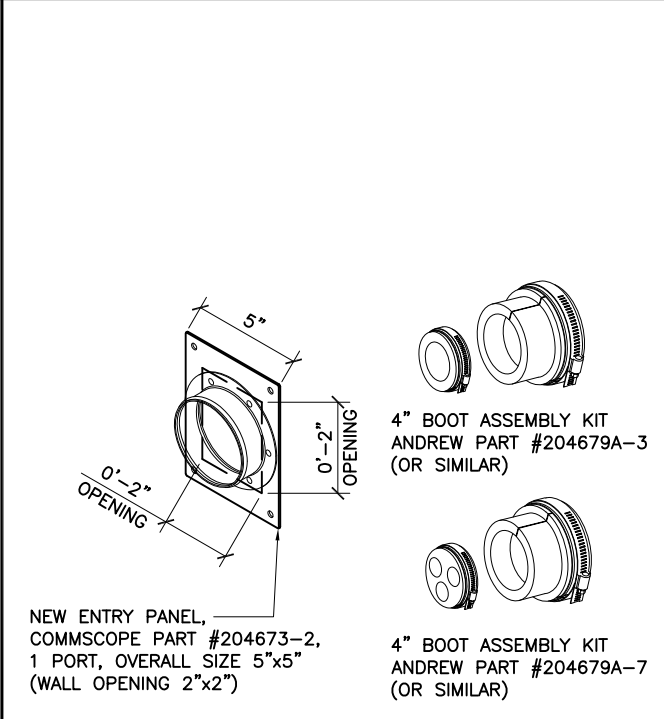
COMSTRUT MOUNTING CHART	
WALL CONSTRUCTION TYPE	USE
HOLLOW	3/8"φ TOGGLE BOLT
HOLLOW AT STUD	3/8"φ LAG SCREW
CONCRETE BLOCK (HOLLOW)	3/8"φ HILTI HY-20 WITH SCREEN, MINIMUM EMBEDMENT 2-1/2"
CONCRETE (SOLID)	3/8"φ HILTI HY-150 WITH SCREEN, MINIMUM EMBEDMENT 2-1/2"



CONDUIT/CABLE SUPPORT DETAIL SCALE: N.T.S. 1 DURA-BLOK DETAIL SCALE: N.T.S. 2 NOT USED SCALE: N.T.S. 3



NOTE:
 WHEN CORING INTO EXISTING WALL / FLOOR, CONTRACTOR TO REPAIR ALL OPENING TO EXISTING CONDITION, AND MAINTAIN ALL EXISTING FIRE RATINGS.



CONDUIT PENETRATION DETAIL SCALE: N.T.S. 4 CABLE ENTRY PANEL DETAIL SCALE: N.T.S. 5 NOT USED SCALE: N.T.S. 6 NOT USED SCALE: N.T.S. 7



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0	07/12/22	FINAL	ASE

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PROJECT TYPE:
NEW SITE BUILD - ROOFTOP

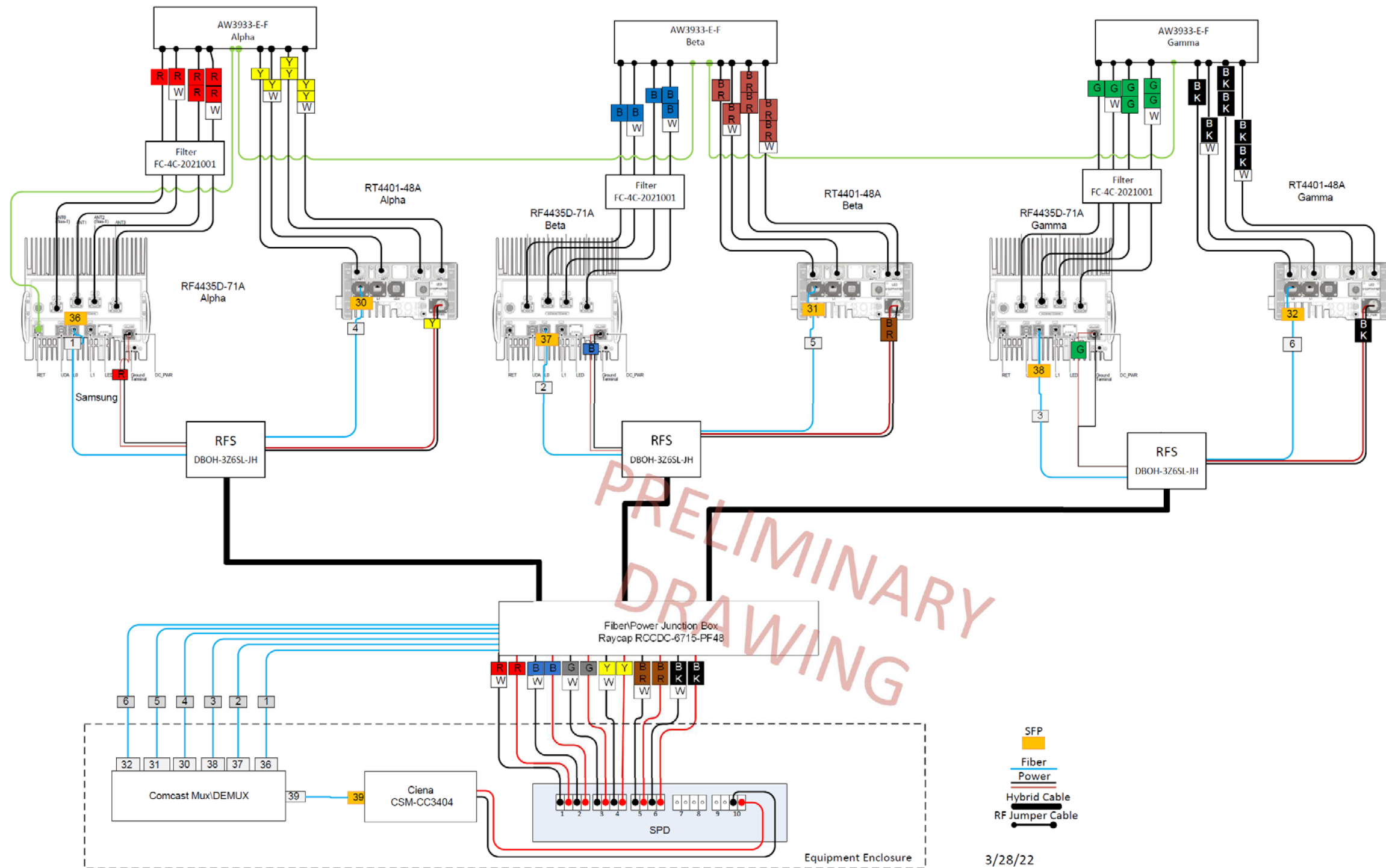
SITE NUMBER & NAME:
**MGY-M00003A
 MARSHALL LEE
 TOWERS**

SITE ADDRESS:
 1 W 3RD AVE
 CONSHOHOCKEN, PA 19428

SHEET NAME:
SITE DETAILS

SHEET NUMBER:
C-7

Comcast 600 MHz and CBRS Diagram



PRELIMINARY
DRAWING

SFP
Fiber
Power
Hybrid Cable
RF Jumper Cable

3/28/22

REV	DATE	DESCRIPTION	BY
A	02/22/22	REV A	KB
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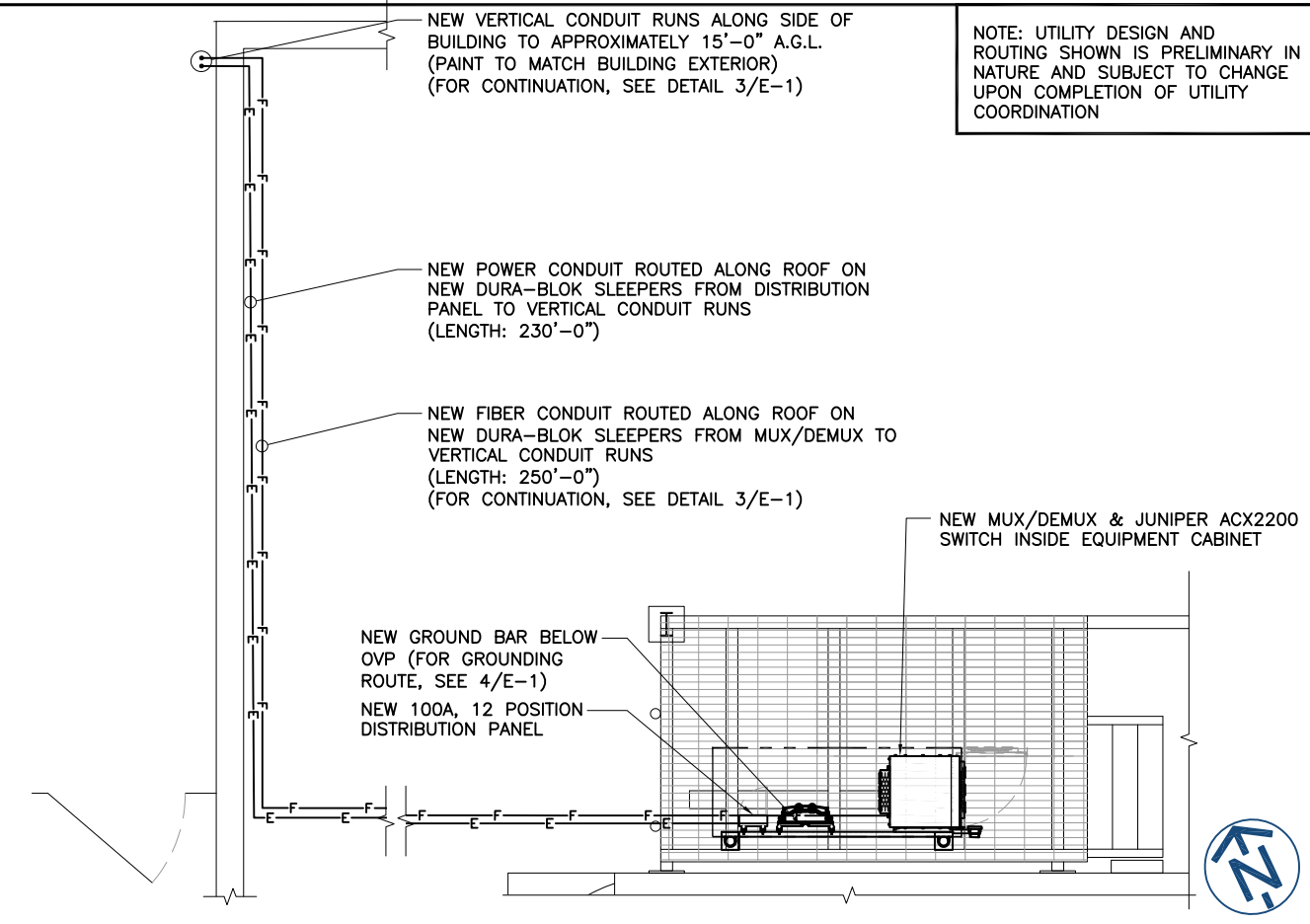
**NEW SITE BUILD -
ROOFTOP**

SITE NUMBER & NAME:
**MGY-M00003A
MARSHALL LEE
TOWERS**

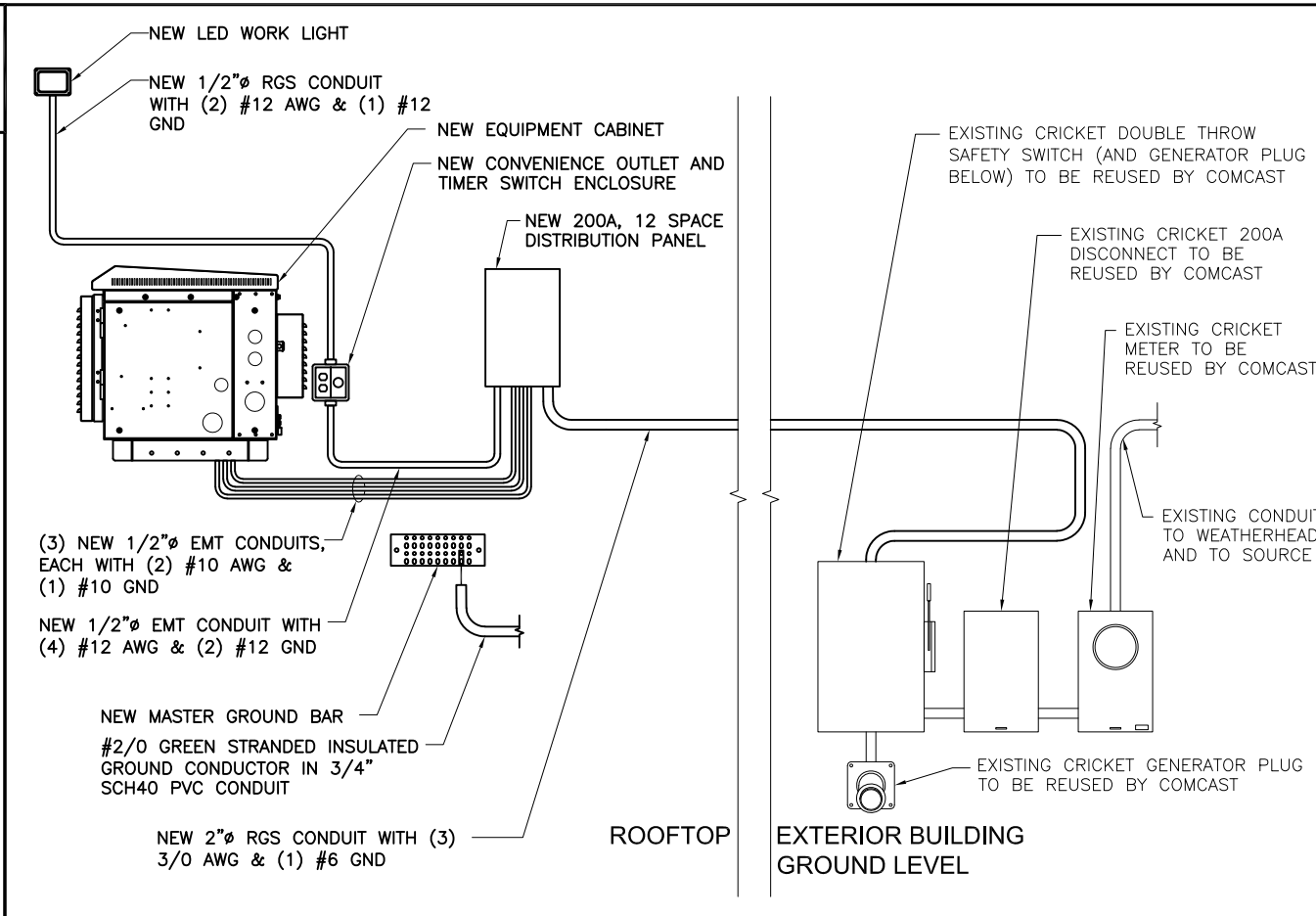
SITE ADDRESS:
**1 W 3RD AVE
CONSHOHOCKEN, PA 19428**

SHEET NAME:
**PLUMBING
DIAGRAM**

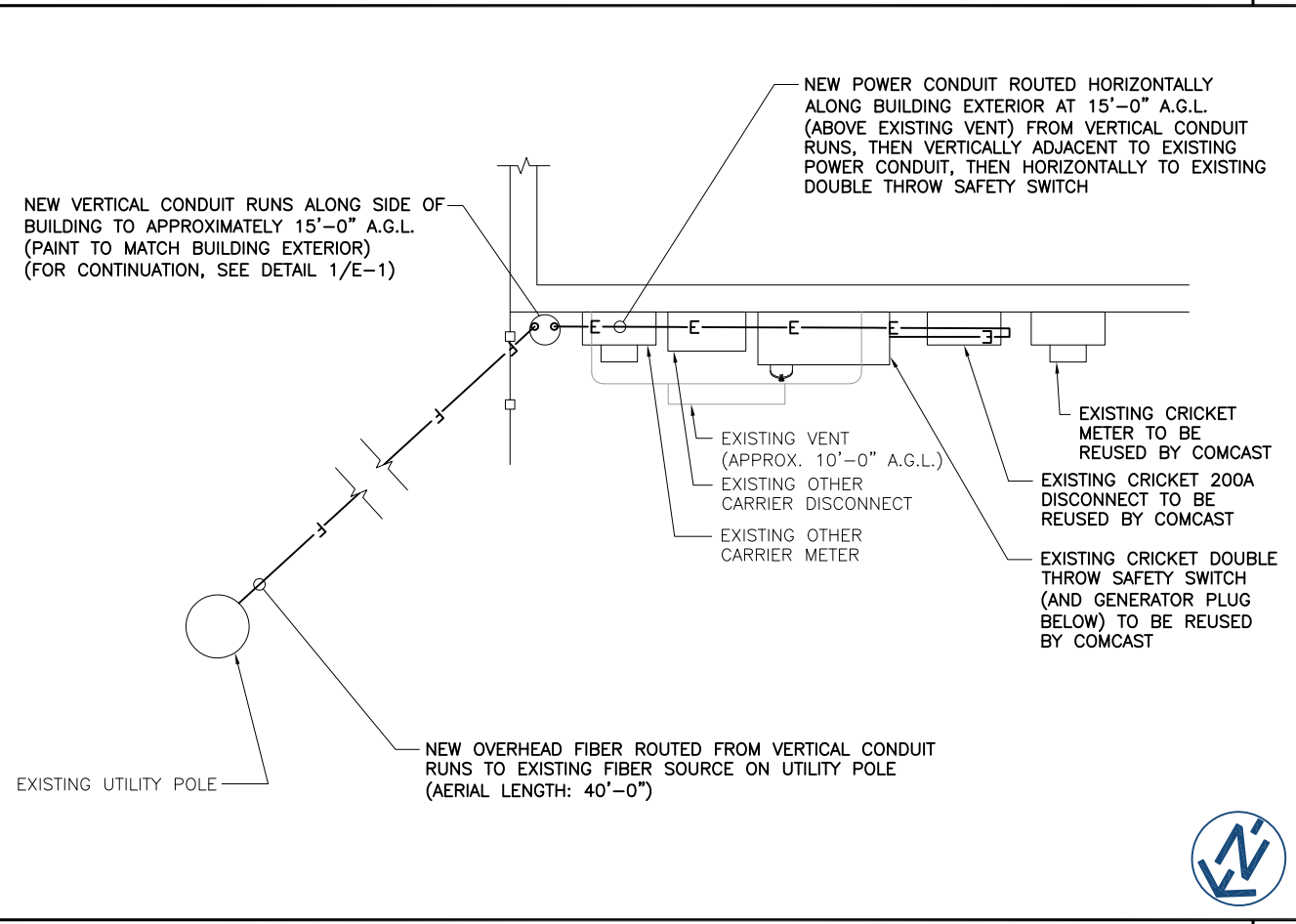
SHEET NUMBER:
C-8



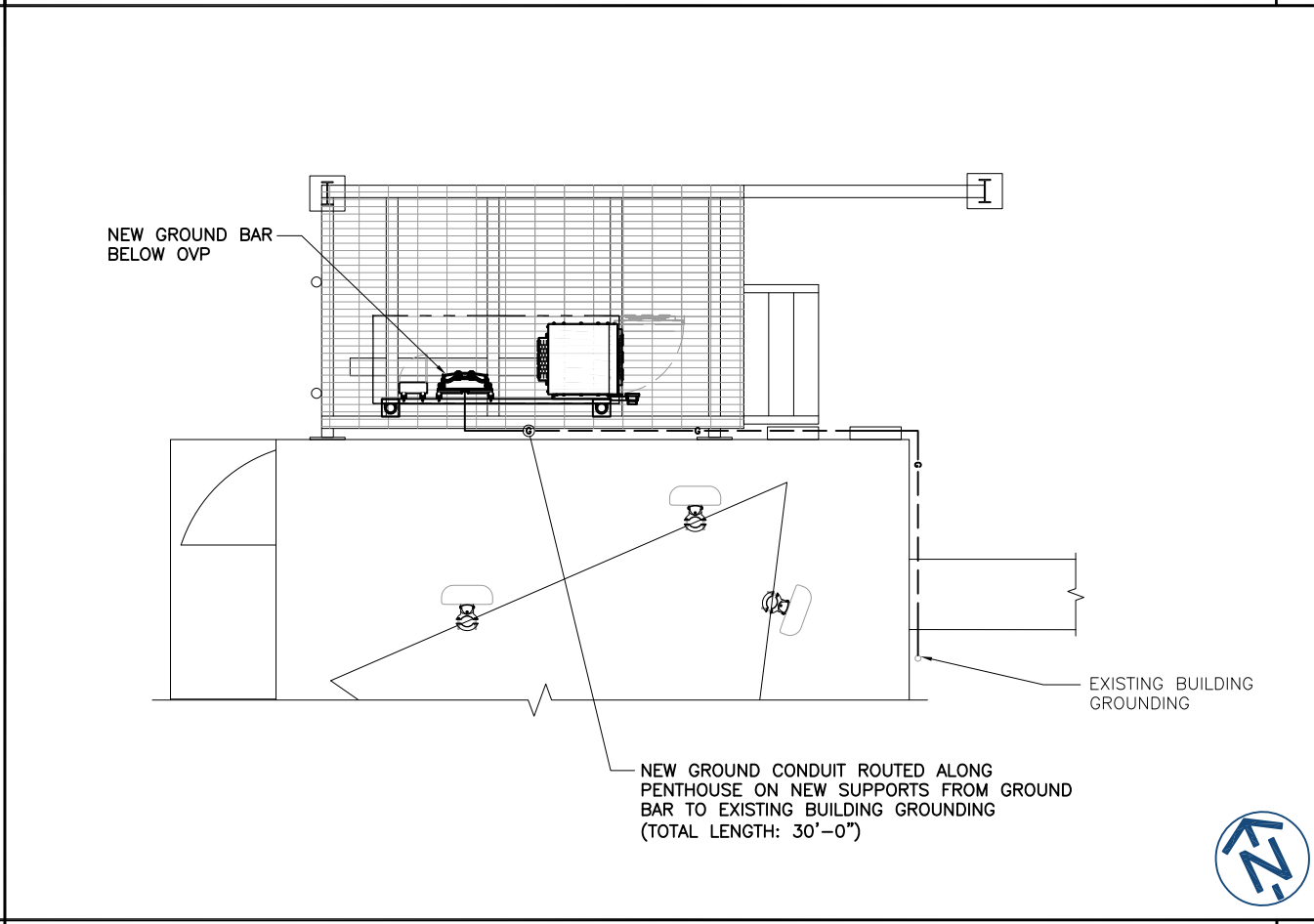
UTILITY PLAN (ROOF) SCALE: 3/16" = 1'-0" 1



ELECTRICAL EQUIPMENT ELEVATION SCALE: N.T.S. 2



UTILITY PLAN (GROUND LEVEL) SCALE: 3/16" = 1'-0" 3



GROUNDING PLAN (PENTHOUSE) SCALE: 3/16" = 1'-0" 4

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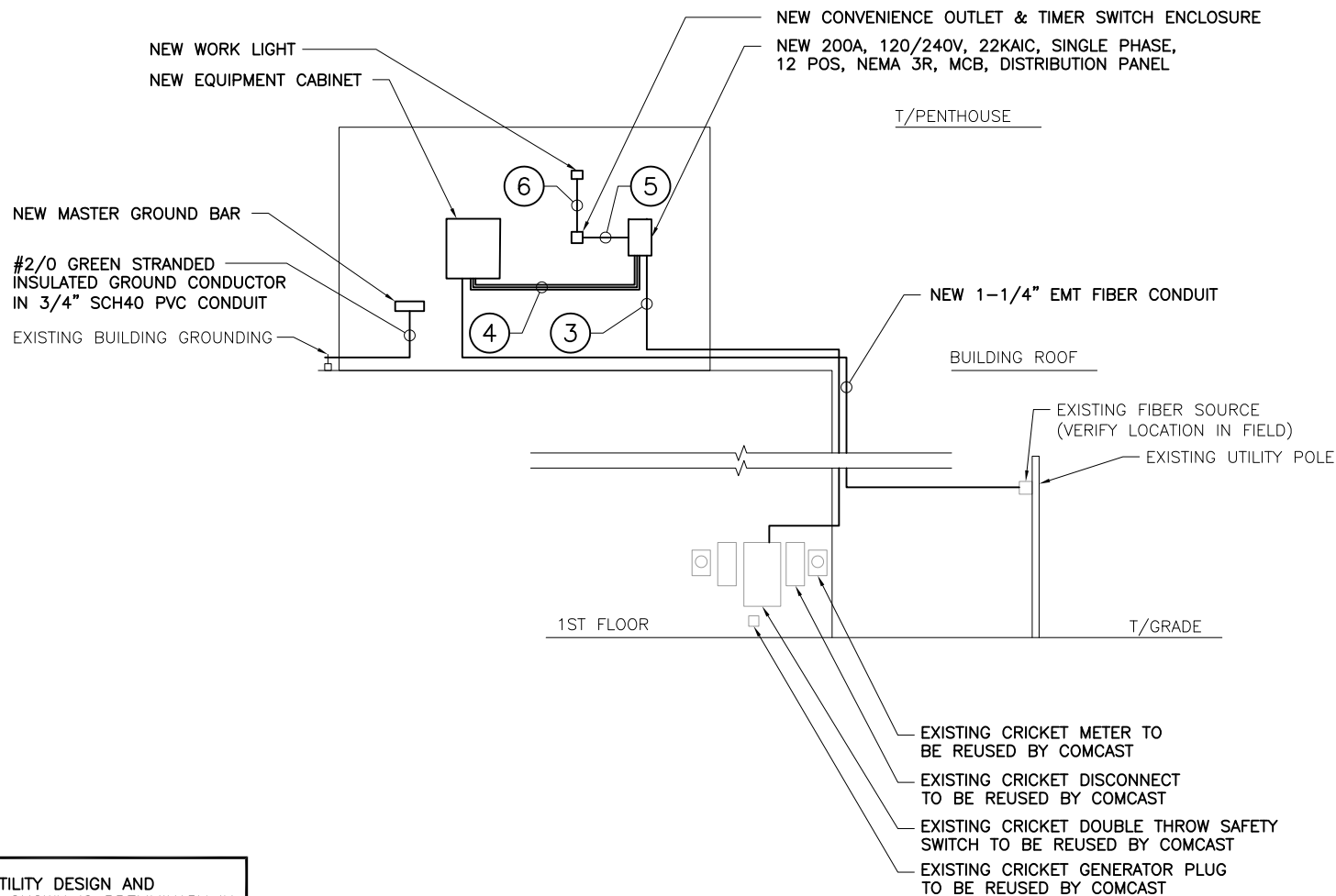
PROJECT TYPE:
NEW SITE BUILD - ROOFTOP

SITE NUMBER & NAME:
**MGY-M00003A
MARSHALL LEE
TOWERS**

SITE ADDRESS:
**1 W 3RD AVE
CONSHOHOCKEN, PA 19428**

SHEET NAME:
**UTILITY PLAN AND
ELEVATION DETAILS**

SHEET NUMBER:
E-1



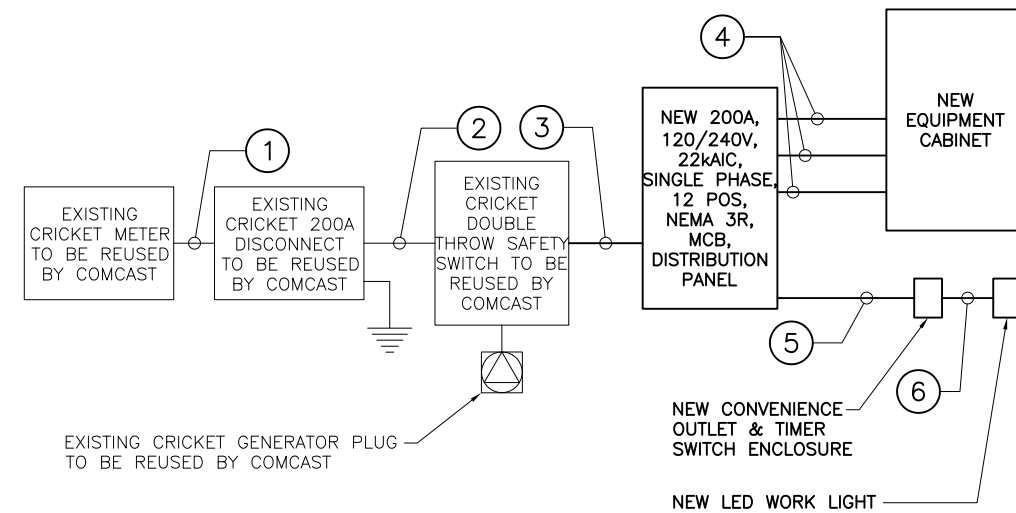
NOTE: UTILITY DESIGN AND ROUTING SHOWN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE UPON COMPLETION OF UTILITY COORDINATION

UTILITY RISER DIAGRAM

SCALE: N.T.S. 1

CONDUIT AND CONDUCTOR SCHEDULE

NO	FROM	TO	CONFIGURATION	LENGTH
①	EXISTING METER	EXISTING DISCONNECT	EXISTING	V.I.F.
②	EXISTING DISCONNECT	EXISTING SAFETY SWITCH	EXISTING	V.I.F.
③	EXISTING SAFETY SWITCH	NEW DISTRIBUTION PANEL	2"Ø RGS CONDUIT WITH (3) 3/0 AWG (1) #6 GND	230'-0"±
④	NEW DISTRIBUTION PANEL	NEW EQUIPMENT CABINET	(3) 1/2"Ø EMT CONDUITS WITH (2) #10 AWG (1) #10 GND	10'-0"±
⑤	NEW DISTRIBUTION PANEL	CONVENIENCE OUTLET	1/2"Ø EMT CONDUIT WITH (4) #12 AWG (2) #12 GND	4'-0"±
⑥	NEW DISTRIBUTION PANEL	WORK LIGHT	1/2"Ø RGS CONDUIT WITH (2) #12 AWG (1) #12 GND	11'-0"±



ELECTRICAL ONE-LINE DIAGRAM

SCALE: N.T.S. 2

SITE: MGY-M00003A
 VOLTAGE: 120/240 Vac
 PHASE: 1
 WIRE: 3W
 BUSS RATING: 200
 MAIN BREAKER: 200

PANEL NAME: COMCAST
 PANEL STATUS: NEW
 ENCLOSURE TYPE: NEMA 3R
 MOUNT: SURFACE
 AIC: 22kA
 PANEL POSITIONS: 12

Total kVA	8.47
Total AMPS	35.29

CKT	LOAD DESCRIPTION	BREAKER AMPS	BREAKER POLES	BREAKER STATUS	SERVICE LOAD	USAGE FACTOR	Phase A (VA) 35A	Phase B (VA) 35.67A	USAGE FACTOR	SERVICE LOAD	BREAKER STATUS	BREAKER POLES	BREAKER AMPS	LOAD DESCRIPTION	CKT
1	EQUIPMENT CABINET	30	2	ON	1365	1	1365	180	1	180	ON	1	20	RECEPTACLE	2
3					1365	1	100	1365	1	100	ON	1	20	WORK LIGHT	4
5	EQUIPMENT CABINET	30	2	ON	1365	1	1365	0							6
7					1365	1	0	1365							8
9	EQUIPMENT CABINET	30	2	ON	1365	1	1365	0							10
11					1365	1	0	1365							12

PANEL SCHEDULE

SCALE: N.T.S. 3



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PROJECT TYPE:

NEW SITE BUILD - ROOFTOP

SITE NUMBER & NAME:

**MGY-M00003A
MARSHALL LEE
TOWERS**

SITE ADDRESS

1 W 3RD AVE
CONSHOHOCKEN, PA 19428

SHEET NAME

**ELECTRICAL PLAN
AND DETAILS**

SHEET NUMBER

E-2



SQUARE-D – Q0112L200PGRB
 12-SPACE, 1-PHASE DISTRIBUTION PANEL (OR SIMILAR)

UNIT DIMENSIONS (HxWxD) 26.02x14.76x4.53 in.
 UNIT WEIGHT 27.01 Lbs
 NEMA RATING 3R OUTDOOR
 NUMBER OF SPACES 12 SPACES
 WIRING CONFIGURATION 3-WIRE
 RATED CURRENT 200 A
 SHORT CIRCUIT CURRENT 65 kA



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DISTRIBUTION PANEL DETAIL SCALE: N.T.S. 1 NOT USED SCALE: N.T.S. 2 NOT USED SCALE: N.T.S. 3 NOT USED SCALE: N.T.S. 4



PROJECT TYPE:

NEW SITE BUILD - ROOFTOP

SITE NUMBER & NAME:

**MGY-M00003A
 MARSHALL LEE
 TOWERS**

SITE ADDRESS

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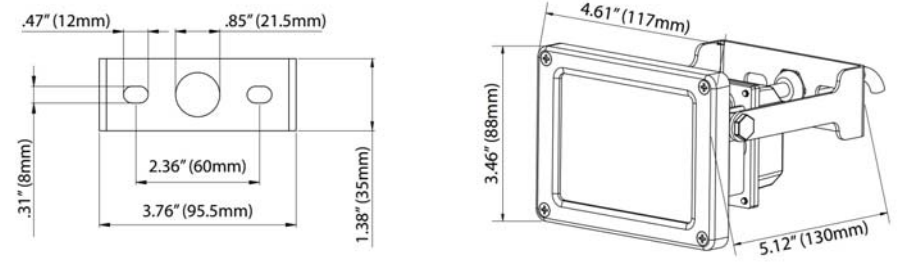
SHEET NAME

**ELECTRICAL
 EQUIPMENT DETAILS**

SHEET NUMBER

E-3

NOT USED SCALE: N.T.S. 5 NOT USED SCALE: N.T.S. 6 NOT USED SCALE: N.T.S. 8



FLS15U50B

OUTDOOR LED FLOOD LIGHT

(OR SIMILAR)

- (1) OUTDOOR FLOOD LIGHT, RATED INITIAL LUMENS >1,260 EACH FLOOD.
- MAXLITE - FLS15U50B (OR EQUIVALENT MAXLITE MODEL FLS15U50B/N, @ 1,235 LUMENS)

REV	DATE	DESCRIPTION	BY
A	02/22/22	REV A	KB
B	03/07/22	REV B	KB
C	05/05/22	REV C	CJ
D	06/22/22	REV D	CJ
0	07/12/22	FINAL	ASE

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

NOT USED

SCALE: N.T.S.

1

MAXLITE LED EXTERIOR FLOOD LIGHT DETAIL

SCALE: N.T.S.

2



TIMER SWITCH

(OR ISMILAR)

- (1) INTERMATIC 60 MINUTE MECHANICAL TIMER, FF60MC.
- LIGHT TIMER ON 20A CIRCUIT, LIGHT CONTROLLED BY COUNTDOWN TIMER. GFCI ON SEPARATE 20A CIRCUIT.



20A GFCI OUTLET

(OR SIMILAR)

- (1) GFCI 20 AMP LEVITON GFWT2-W, 2-POLE, 3-WIRE, 20 AMP, 125 VOLT, 5-20R NEMA, WALL BOX MOUNT, WHITE, COMMERCIAL GRADE. NOTE: NO RESIDENTIAL GRADE GFCI ALLOWED.
- GFCI ON SEPARATE 20A CIRCUIT.



CAST ALUMINUM 2 GANG WEATHERPROOF FDC BOX

(OR SIMILAR)

- (1) IRON, 2 GANG WEATHERPROOF FDC BOX, NO LUGS, DEEP BOX. APPLETON FDC-2-50



2 GANG WATERPROOF COVER

(OR SIMILAR)

- (1) SIGMA TWO GANG CLEAR COVER, EXTRA DUTY WITH LOCKABLE ENCLOSURE.



PROJECT TYPE:

NEW SITE BUILD - ROOFTOP

SITE NUMBER & NAME:

**MGY-M00003A
MARSHALL LEE
TOWERS**

SITE ADDRESS

**1 W 3RD AVE
CONSHOHOCKEN, PA 19428**

SHEET NAME

**WORK LIGHT &
OUTLET EQUIPMENT
DETAILS**

SHEET NUMBER

E-4

TIMER SWITCH DETAIL

SCALE: N.T.S.

3

GFCI DETAIL

SCALE: N.T.S.

4

WEATHERPROOF FDC BOX

SCALE: N.T.S.

5

LOCKABLE ENCLOSURE

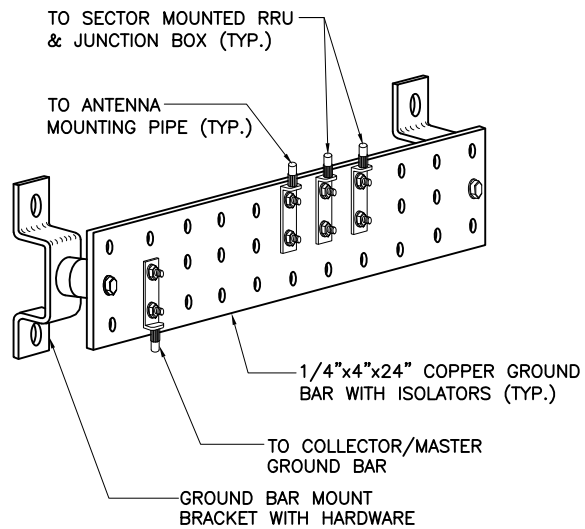
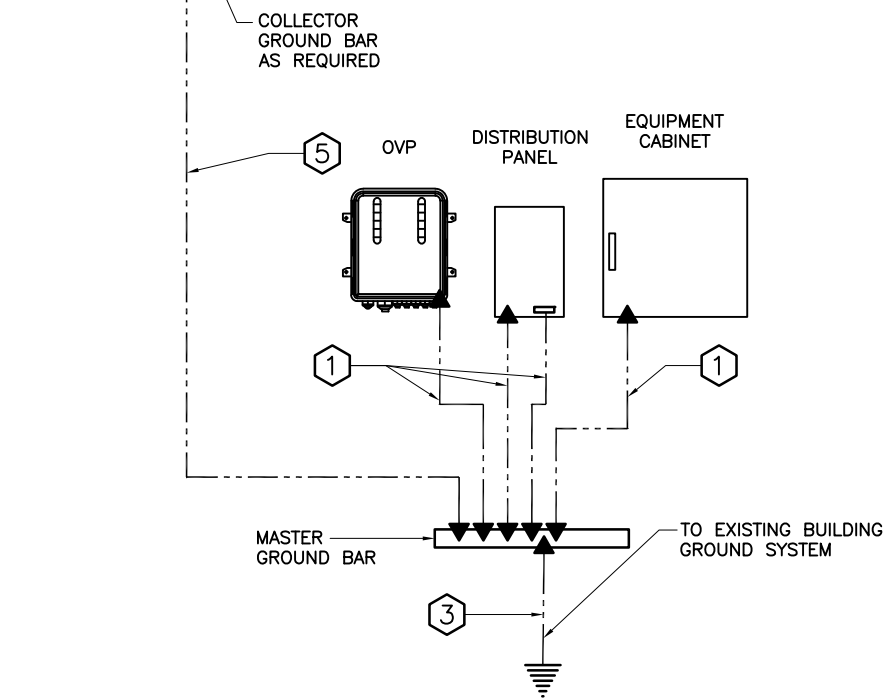
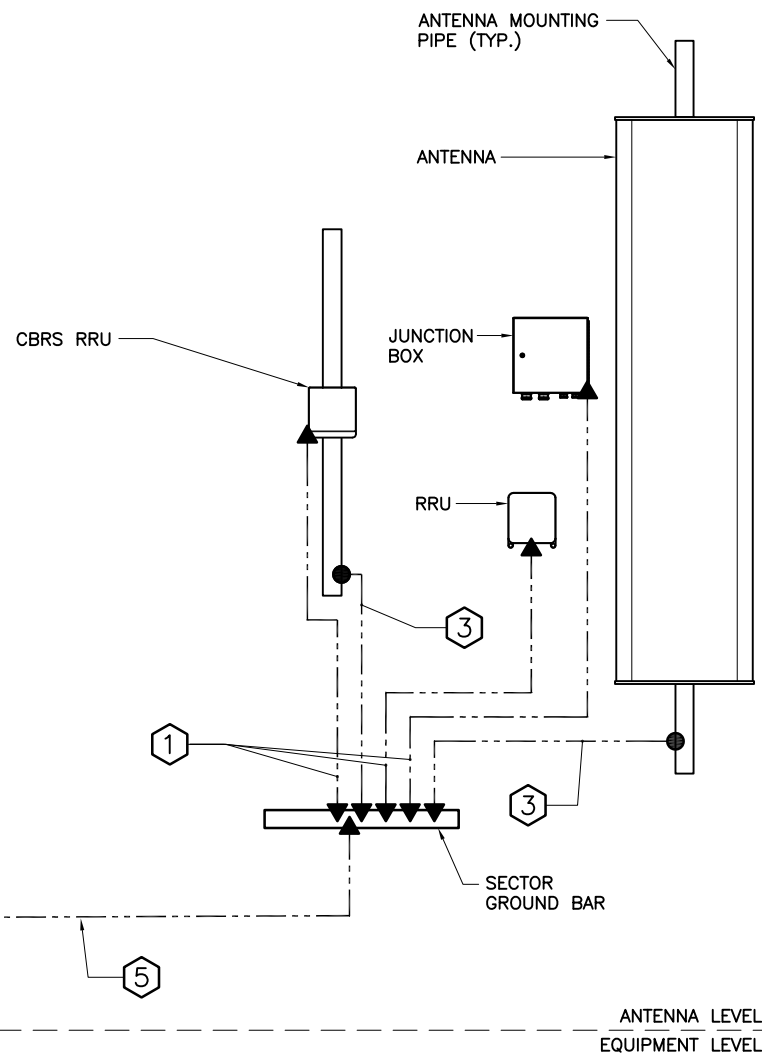
SCALE: N.T.S.

6

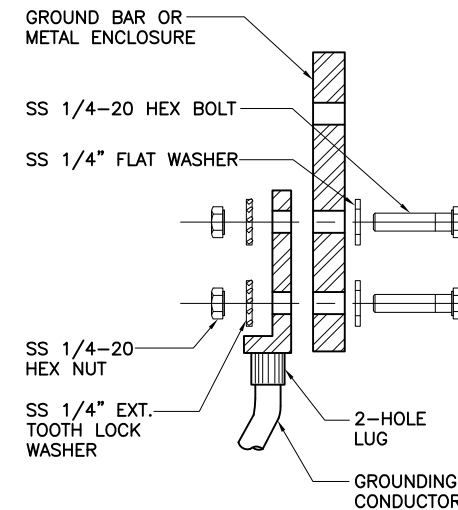
SYMBOL LEGEND:

- EXOTHERMIC CONNECTION
- ▲ MECHANICAL CONNECTION
- INTERNAL EQUIPMENT GROUND BAR
- ▬ EXTERNAL GROUND BAR
- ① #2 AWG STRANDED INSULATED COPPER GROUND WIRE
- ② #6 AWG STRANDED INSULATED COPPER GROUND WIRE
- ③ #2 AWG SOLID TINNED BARE COPPER
- ④ #4 AWG GREEN STRANDED INSULATED GROUND CONDUCTOR
- ⑤ #2/0 GREEN STRANDED INSULATED GROUND CONDUCTOR

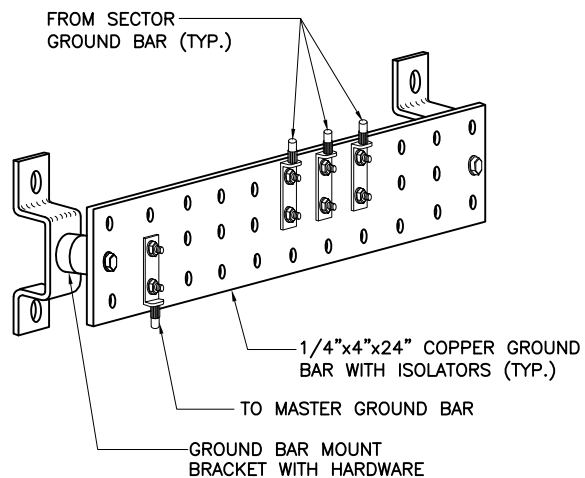
TYP. ANTENNA SECTOR



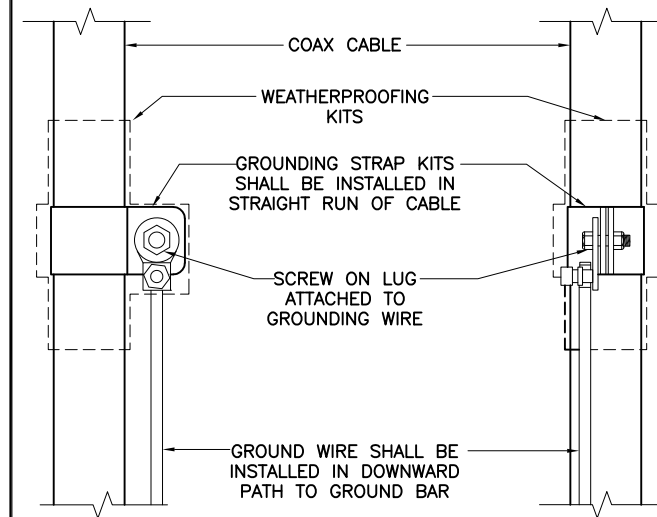
SECTOR GROUND BAR SCALE: N.T.S. 2



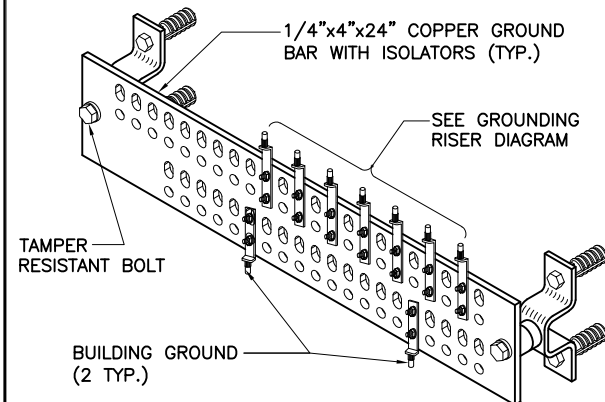
LUG DETAIL SCALE: N.T.S. 3



COLLECTOR GROUND BAR SCALE: N.T.S. 4



CABLE GROUND KIT DETAIL SCALE: N.T.S. 5



MASTER GROUND BAR SCALE: N.T.S. 6

NOT USED SCALE: N.T.S. 7



1701 JFK BLVD.
PHILADELPHIA, PA 19103



1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
COA# 2932
www.FullertonEngineering.com

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D	06/22/22	REV D	CJ
0	07/12/22	FINAL	ASE

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PROJECT TYPE:

NEW SITE BUILD - ROOFTOP

SITE NUMBER & NAME:
**MGY-M00003A
MARSHALL LEE
TOWERS**

SITE ADDRESS
**1 W 3RD AVE
CONSHOHOCKEN, PA 19428**

SHEET NAME
**GROUNDING
RISER DIAGRAM
AND DETAILS**

SHEET NUMBER
EG-1

GROUNDING RISER DIAGRAM SCALE: N.T.S. 1

STRUCTURAL NOTES:

APPLICABLE CODES

- DESIGN & CONSTRUCTION OF ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:
2018 INTERNATIONAL BUILDING CODE
TIA-222-H

DESIGN LOADS:

WIND LOAD:
114 MPH BASIC WIND SPEED PER TIA-222-H

SEISMIC LOAD:
SS = 0.183 SDS = 0.196
S1 = 0.048 SD1 = 0.076
SOIL SITE CLASS (ASSUMED) D
SEISMIC DESIGN CATEGORY B

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL LAWS, REGULATIONS, AND RULES SET FORTH BY FEDERAL, STATE, AND LOCAL AUTHORITIES WITH JURISDICTION OVER THE PROJECT. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THESE SPECIFICATIONS.
- ALL WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS, PROJECT SPECIFICATIONS, AND THE CONSTRUCTION CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL HAVE AND MAINTAIN A VALID CONTRACTOR'S LICENSE FOR THE LOCATION IN WHICH THE WORK IS TO BE PERFORMED. FOR JURISDICTIONS THAT LICENSE INDIVIDUAL TRADES, THE TRADESMAN OR SUBCONTRACTOR PERFORMING THOSE TRADES SHALL BE LICENSED.
- FOLLOW ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND STATE LAW AS DEFINED IN THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT.
- PRIOR TO THE SUBMISSION OF THE BID, THE CONTRACTOR SHALL VISIT THE JOB SITE, VERIFY ALL DIMENSIONS AND BECOME FAMILIAR WITH THE FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER.
- DRAWING PLANS SHALL NOT BE SCALED.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK NOT CLEARLY IDENTIFIED ON THE DRAWINGS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PROJECT MANAGER.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE NOTED.
- ALL MEANS AND METHODS OF CONSTRUCTION DEALING WITH TOWER CONSTRUCTION AND SAFETY, STEEL ERECTION, EXCAVATIONS, TRENCHING, SCAFFOLDING, FORMWORK, ELECTRICAL, AND WORK IN CONFINED SPACES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL BE EXPERIENCED IN THE PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY AND THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED.
- THE CONTRACTOR SHALL PROVIDE SUFFICIENT TEMPORARY BRACING AND/OR SHORING OF ALL STRUCTURAL AND NON-STRUCTURAL ELEMENTS DURING CONSTRUCTION UNTIL ALL STRUCTURAL ELEMENTS HAVE BEEN PROPERLY INSTALLED.
- INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS SHALL BE REPORTED TO THE PROJECT MANAGER AND ENGINEER, AND SHALL REQUIRE APPROVAL PRIOR TO PERFORMING ANY REMEDIAL OR CORRECTIVE ACTION.

STRUCTURAL STEEL NOTES:

- STRUCTURAL STEEL MATERIALS CONFORM TO THE LATEST EDITION OF APPLICABLE STANDARDS AND TO ALL APPLICABLE CODES AND REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION, WHICHEVER IS MORE STRINGENT. ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS OF AISC, ASTM, ACI, CRSI, AWS AND ALL OTHER APPLICABLE STANDARDS
- ALL NEW STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING, UNLESS NOTED OTHERWISE ON THE DRAWINGS:
ASTM A36 (Fy = 36 KSI) M-SHAPES, S-SHAPES, ANGLES, PLATES (U.N.O.)
ASTM A992 (Fy = 50 KSI) W-SHAPES, CHANNELS (U.N.O.)
ASTM A500 Gr C (Fy = 50 KSI) ROUND AND SQUARE HSS
- STEEL PIPE SHALL COMPLY WITH ASTM A53 GRADE B. MAY BE SUBSTITUTED WITH ASTM 500 GRADE C (ROUND HSS)
- ALL STRUCTURAL STEEL SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 AND A123, INCLUDING CONNECTION HARDWARE (BOLTS, WASHERS, NUTS, AND PINS), PLATES, SPACERS, AND FILLERS.
- CONNECTIONS:
 - CONTRACTOR SHALL PROVIDE ALL HARDWARE REQUIRED TO COMPLETE FIELD ERECTION OF STRUCTURE AS INDICATED BY CONTRACT DOCUMENTS OR THESE SPECIFICATIONS.
 - HIGH STRENGTH THREADED FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A-325 BOLTS. USE A-325N BEARING-TYPE CONNECTION BOLTS UNLESS NOTED OTHERWISE.
 - GRATING AND PLATES SHALL BE FASTENED WITH SADDLE CLIPS. THE NECESSARY HOLES TO COMPLETE ALL PHASES OF CONSTRUCTION SHALL BE PROVIDED AND CALLED OUT ON THE APPROVED SHOP DRAWINGS. ALL HOLES SHALL BE DRILLED OR PUNCHED PERPENDICULAR TO METAL SURFACES, FLAME CUT OR BURNED HOLES WILL NOT BE PERMITTED.
 - ALL UNFINISHED THREADED FASTENERS SHALL COMPLY WITH ASTM A-307, GRADE A, REGULAR LOW-CARBON STEEL BOLTS AND NUTS WITH HEXAGONAL HEADS.
 - ALL HIGH STRENGTH THREADED FASTENERS SHALL BE HEAVY HEXAGONAL BOLTS AND NUTS WITH HARDENED WASHERS, ALL FROM QUENCHED AND TEMPERED MEDIUM CARBON STEEL COMPLYING WITH ASTM A-325.



1701 JFK BLVD.
PHILADELPHIA, PA 19103



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COA# 2932
www.FullertonEngineering.com

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C	05/05/22	REV C	CJ
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PROJECT TYPE:

**NEW SITE BUILD -
ROOFTOP**

SITE NUMBER & NAME:

**MGY-M00003A
MARSHALL LEE
TOWERS**

SITE ADDRESS

1 W 3RD AVE
CONSHOHOCKEN, PA 19428

SHEET NAME

**STRUCTURAL
NOTES**

SHEET NUMBER

S-1

**BALLAST REQUIRED AT EACH
NON-PENETRATING ROOF FRAME:**
(4x8x16 SOLID CMU, 44.4LBS/BLOCK)

EACH OF (3) TRAYS: 222.0 LBS (5 BLOCKS)
TOTAL WEIGHT: 666.0 LBS (15 BLOCKS)



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PROJECT TYPE:

**NEW SITE BUILD -
ROOFTOP**

SITE NUMBER & NAME:

**MGY-M00003A
MARSHALL LEE
TOWERS**

SITE ADDRESS

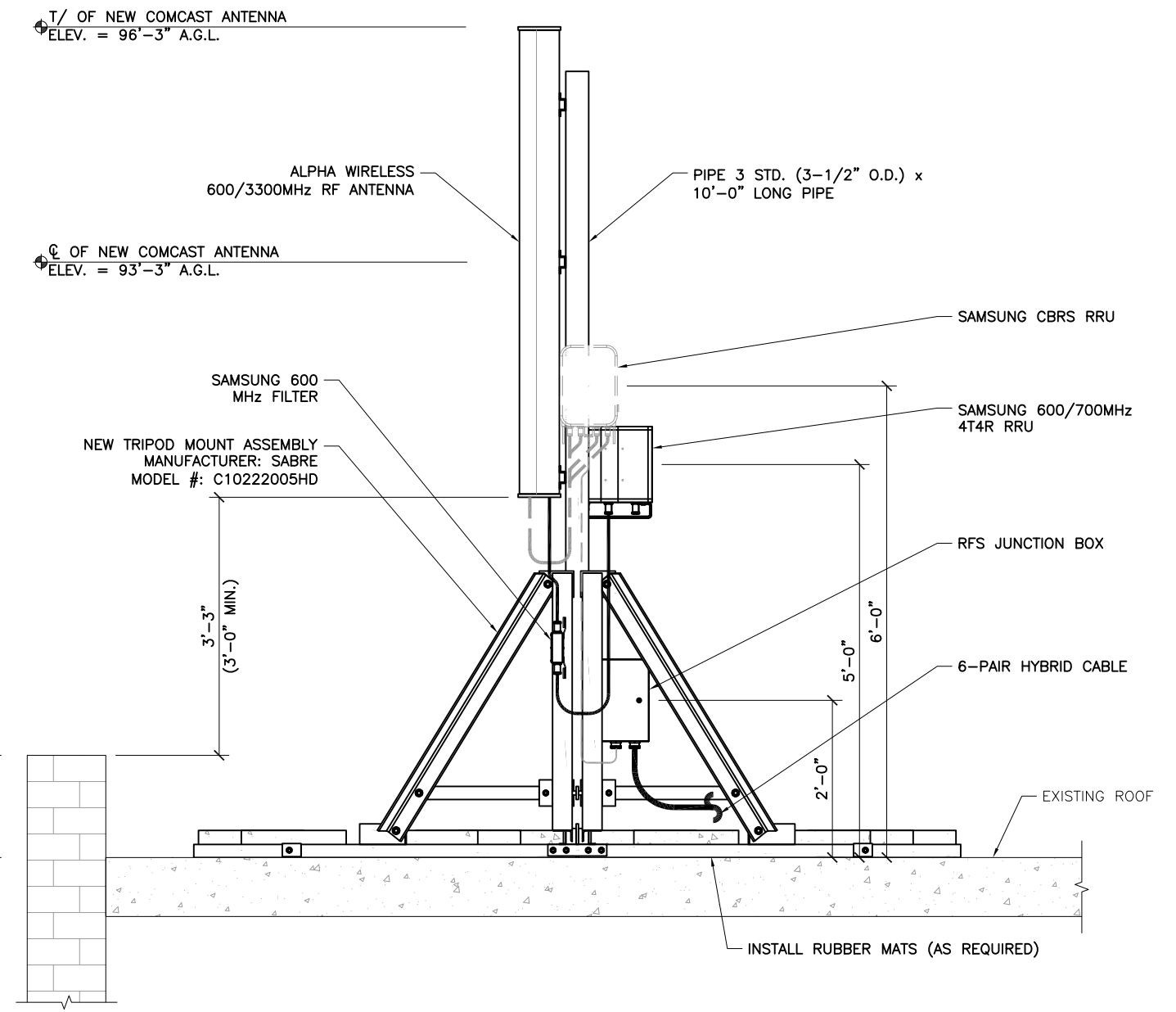
1 W 3RD AVE
CONSHOHOCKEN, PA 19428

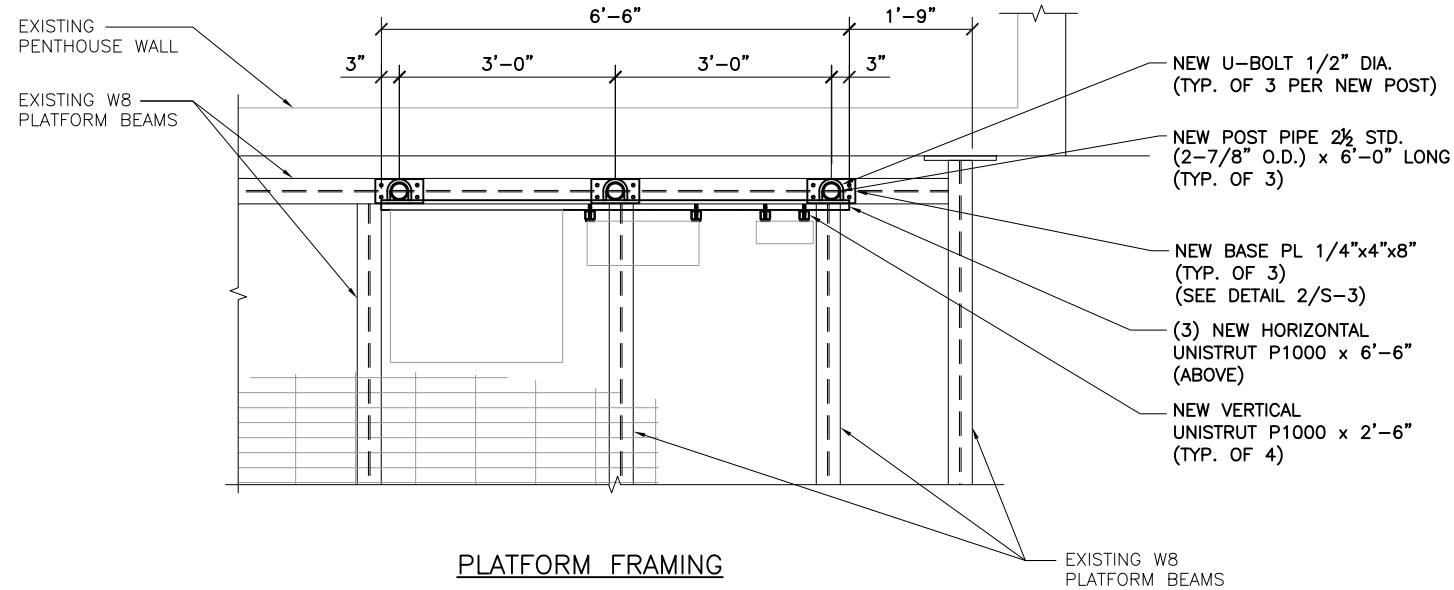
SHEET NAME

**MOUNTING DETAILS -
ANTENNA MOUNT**

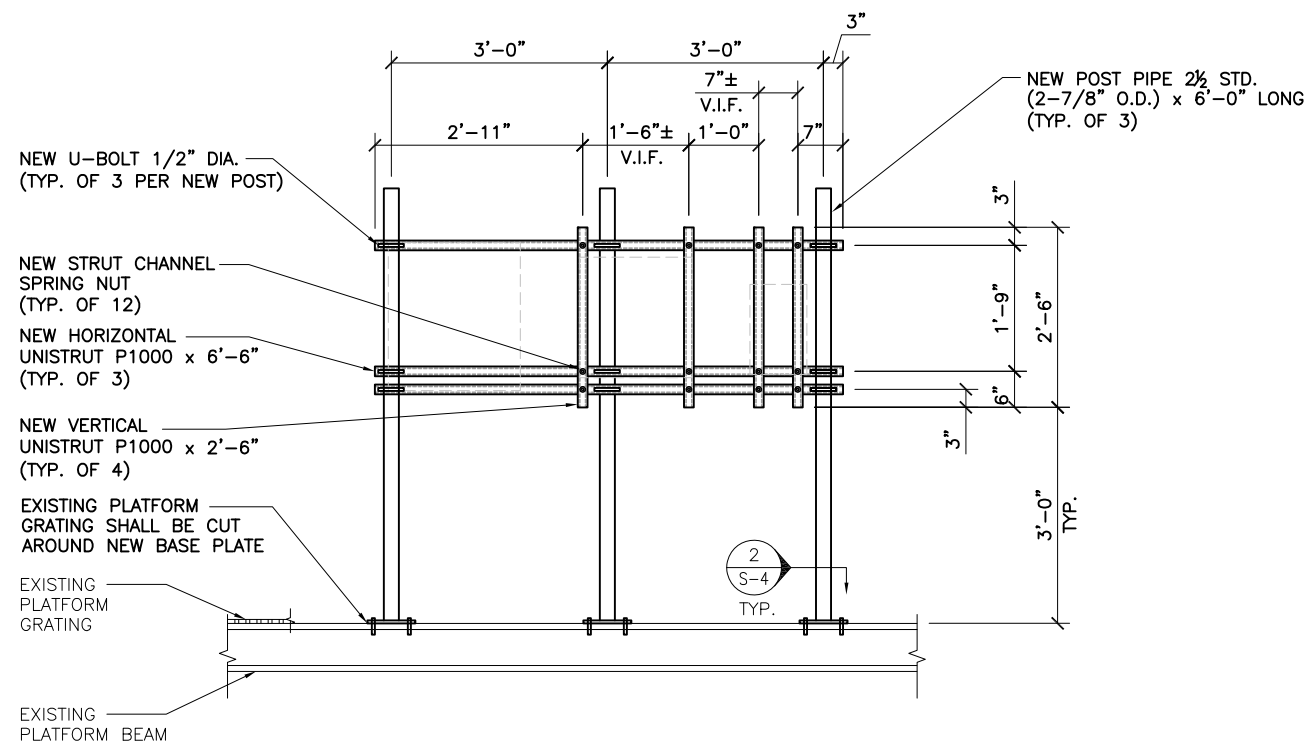
SHEET NUMBER

S-2



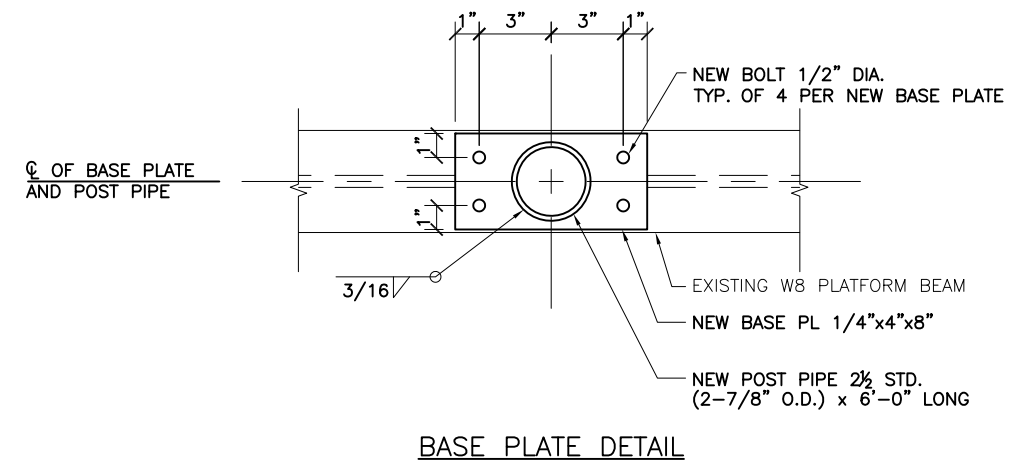


PLATFORM FRAMING



H-FRAME ELEVATION VIEW

SEE C-2A FOR EQUIPMENT LAYOUT
SEE C-6 FOR EQUIPMENT SPECS



BASE PLATE DETAIL



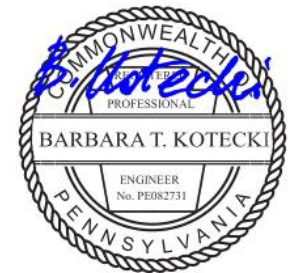
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PROJECT TYPE:

NEW SITE BUILD - ROOFTOP

SITE NUMBER & NAME:

MGY-M00003A
MARSHALL LEE TOWERS

SITE ADDRESS

1 W 3RD AVE
CONSHOHOCKEN, PA 19428

SHEET NAME

MOUNTING DETAILS - EQUIPMENT

SHEET NUMBER

S-3



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL

Colleen Leonard, President
Tina Sokolowski, Vice-President
Robert Stokley, Member
Anita Barton, Member
James Griffin, Member
Jane Flanagan, Member
Karen Tutino, Member

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

ZONING NOTICE MAY 16th, 2022, ZONING HEARING BOARD MEETING

ZONING HEARING Z-2022-09

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on May 16th, 2022, at 7:00 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: Millennium Waterfront Associates II, LP

PREMISES INVOLVED: Parcel 05-00-11856-13-6
(Between 20 Ash St. and 225 Washington St.)
Conshohocken, PA 19428
Specially Planned District 2

OWNER OF RECORD: Millennium Waterfront Associates II, LP
201 King of Prussia Rd. – Suite 501
Radnor, PA 19087

The petitioner is seeking variances from and/or an appeal of a zoning decision from Section 27-1502 and Section 27-1511 of the Conshohocken Zoning Ordinance related to the proposal to develop the subject property with a residential use.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board

CAMPBELL **CR** ROCCO
L A W L L C

Edmund J. Campbell, Jr.
Direct Dial: (610) 992-5885
ecampbell@campbellroccolaw.com

April 7, 2022

Ms. Brittany Rogers
Executive Assistance to the Borough Manager
Conshohocken Borough
400 Fayette Street, Suite 200
Conshohocken, PA 19428

**RE: Millennium Unit I – Apartments
Zoning Appeal and Variance Application
Borough of Conshohocken, Montgomery County**

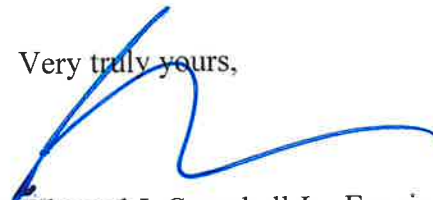
Dear Ms. Rogers,

On behalf of the property owner, Millennium Waterfront Associates II LP, please accept the enclosed application and supporting documentation for the proposed land development appeal and variance of the property located at tax parcel 05-00-11856-13-6. The documents included in this submission are as follows:

1. Three (3) copies and one (1) digital copy of the Zoning Application Form.
2. Three (3) copies and one (1) digital copy of the original Application.
3. Three (3) copies and one (1) digital copy of the Denial Letter.
4. Three (3) copies and one (1) digital copy of the Montgomery County Property Records.
5. Three (3) copies and one (1) digital copy of the Deed from the record owner.
6. A check in the amount of \$500.00 payable to the Borough of Conshohocken to cover the application fee.
7. A check in the amount of \$1,500.00 payable to the Borough of Conshohocken to cover the escrow deposit.

Thank you in advance for your time and consideration of this request.

Very truly yours,



Edmund J. Campbell Jr. Esquire

/EJC
Enclosures

{00410545;1}



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: _____
Date Submitted: _____
Date Received: _____

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other _____

2. Section of the Zoning Ordinance from which relief is requested:

Section 27-1502 and Section 27-1511

3. Address of the property, which is the subject of the application:

Property located between 20 Ash St. & 225 Washington St. (Washington St. Condo I (parcel #: 05-00-11856-13-6))

4. Applicant's Name: Millennium Waterfront Associates II LP

Address: 201 King of Prussia Road, Suite 501, Radnor, PA 19087

Phone Number (daytime): (610) 293-6111

E-mail Address: c/o ecampbell@campbellroccolaw.com

5. Applicant is (check one): Legal Owner Equitable Owner ; Tenant

6. Property Owner: Millennium Waterfront Associates II LP

Address: 201 King of Prussia Road, Suite 501, Radnor, PA 19087

Phone Number: (610) 293-6111

E-mail Address: c/o ecampbell@campbellroccolaw.com

7. Lot Dimensions: see attached county records & attached application Zoning District: SP-2

8. Has there been previous zoning relief requested in connection with this Property?

Yes No If yes, please describe.

n/a

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

The property is currently an undeveloped parking lot.

10. Please describe the proposed use of the property.

The applicant is proposing to construct a 79-unit residential building on the property located between 20 Ash Street and 225 Washington Street.

11. Please describe proposal and improvements to the property in detail.

It is proposed to construct a 94,712 S.F. gross floor building consisting of four (4) stories of residential units above one level of surface parking. The enclosed Preliminary Land Development Plans depict the construction of a new multi-family building and associated improvements. Water and sewer service to the properties are proposed to be public. Existing access onto the subject property will be provided from an entrance off Washington Street.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

We believe that the application previously submitted was incorrectly denied. In the alternative, we request a variance to permit the residential use.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: The property has a unique shape and is located in the flood plan.

b. How the Zoning Ordinance unreasonably restricts development of the property: Without relief the property cannot be developed.

c. How the proposal is consistent with the character of the surrounding neighborhood. The proposal is consistent with the development of other properties, including similar uses.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed. The request for relief is the minimum required to develop the property.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

Section 27-1502 and Section 27-1511

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

We believe that residential use is permitted in the SP-2 district.

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.
Not Applicable.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

c. Please describe in detail the reasons why the requested relief should be granted.

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Edmund J. Campbell, Jr.

b. Address: 2701 Renaissance Boulevard, 4th Floor, King of Prussia, PA 19406

c. Phone Number: (610) 992-5885

d. E-mail Address: ecampbell@campbellroccolaw.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

[Handwritten Signature]

Applicant

[Handwritten Signature]

Legal Owner

4/6/2022

Date

COMMONWEALTH OF PENNSYLVANIA

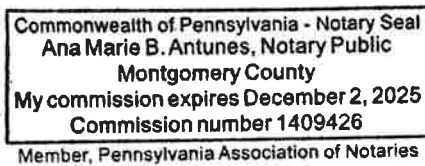
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 6th day of April, 2022.

Ana Marie B. Antunes

Notary Public

(Seal)





BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____



March 8, 2022

Ms. Brittany Rogers
Executive Assistant to the Borough Manager
Conshohocken Borough
400 Fayette Street
Conshohocken, PA 19428

**RE: Millennium Unit I - Apartments
Preliminary Land Development Plans
Borough of Conshohocken, Montgomery County**

Apex Job No. 21-036

Dear Ms. Rogers:

On behalf of the property owner, Millennium Waterfront Association LP, please accept the enclosed application and supporting documentation for the proposed land development of the property located at tax parcel No. 05-00-11856-13-6. The documents included in this submission are as follows:

1. Seven (7) copies and one (1) digital copy of the Preliminary Land Development Application Form.
2. Seven (7) copies and one (1) digital copy of the Act 247 – Montgomery County Referral Form
3. Seven (7) copies and one (1) digital copy of sewage facilities planning module form and Act 537 Sewage Facilities Planning Module.
4. Seven (7) paper and one (1) digital copy of the Preliminary Land Development Plans.
5. Seven (7) paper and one (1) digital copy of the Post Construction Stormwater Management Report.
6. Seven (7) paper copies and (1) digital copy of Deed or Certificate from record owner.
7. Seven (7) paper and one (1) digital copy of Existing Conditions Photograph Log.
8. Land Development Application Fee in the amount of \$1,000.00 (79 Units) payable to the Borough of Conshohocken.
9. Initial escrow deposit in the amount of \$5,000 payable to the Borough of Conshohocken.
10. Montgomery County review fee in the amount of \$2,109.00 (79 lots) payable to Montgomery County Treasurer.
11. One electronic copy of the submission materials

It is proposed to construct a 94,712 S.F. gross floor building consisting of four (4) stories of residential units above one level of surface parking. The enclosed Preliminary Land Development Plans depict the construction of a new multi-family building and associated improvements. Water and sewer service to the properties are proposed to be public. Existing access onto the subject property will be provided from an entrance off Washington Street.

Should you have any questions or require any additional information, please let me know. Please contact our office at 610-234-2406, or email at mbowker@apexdeg.com if there is anything else that I could do to help expedite the review process or application approval.

Sincerely,
Apex Design & Engineering Group

A handwritten signature in black ink that reads "Michael J. Bowker". The signature is written in a cursive style with a prominent initial "M".

Michael J. Bowker, P.E.
Principal Engineer

MJB
21036L01.docx.doc

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

ESCROW AGREEMENT
FOR PROFESSIONAL REVIEW FEES

PRE-SUBMISSION MEETING

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Borough Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Borough. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or \$250, whichever is greater, the Borough may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed *Ronald O'Connor* Date: *3/7/22*
Applicant

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

APPLICATION FOR SUBDIVISION/ LAND DEVELOPMENT

To be completed by the Borough:

Submission Information:	
File Number : _____	File Date: _____
Project Title: _____	Date Complete: _____
Received By: _____	90 Day Date: _____

REQUIRED MATERIALS FOR ALL LAND DEVELOPMENT/SUBDIVISION APPLICATIONS

1. This form **MUST** be completed and submitted with the Borough's Land Development/Subdivision application.
2. A Land Development/Subdivision Application **MUST** include all of the items listed in the application checklist to be considered complete.

Incomplete applications will **NOT** be placed on a Planning Commission agenda. Incomplete applications will be returned to the applicant.
3. Complete applications must be received at least 38 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
4. It is **highly encouraged to submit applications in a digital format.**
One (1) digital copy plus seven (7) paper copies of the complete application are required if submitting digitally, or fifteen (15) paper copies of the complete application are required.

Applicant Information:

Name: Millennium Waterfront Association, LP
Address: 201 King of Prussia Road, Suite 501
Radnor, PA 19087
Phone: 610-389-2696
Fax: _____
E-Mail*: _____

Property Owner Information (if different):

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail*: _____

Architect/Planner: TBD
Address: _____
E-mail*: _____ Phone/Fax: _____

Engineer/Surveyor: Apex Design + Engineering Group
Address: 1000 Conshohocken Road, Suite 202, Conshohocken, PA 19428
E-mail*: mbowker@apexdeg.com Phone/Fax: 610-234-2406

Landscape Architect: TBD
Address: _____
E-mail*: _____ Phone/Fax: _____

Attorney: _____
Address: _____
E-mail*: _____ Phone/Fax: _____

*All correspondence regarding this application from the Planning Commission and staff will be made via e-mail. All persons involved with this application should provide their e-mail addresses so that information including, but not limited to, meeting dates and plan reviews replaces revisions here, is distributed appropriately.

Application For: (See Section 22-305.A or the bottom of page 10 of the application packet for clarification)

- Minor Land Development
- Preliminary Major Land Development
- Final Major Land Development

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision

Project Information: Current parking lot situated between 20 Ash Street & 225 Washington Street
 Location (Street Address): in the Borough of Conshohocken

Tax Assessment Parcel No. 05-00-11856-13-6 County Deed Book No. 5962 Page No. 01783

Description of Proposed Work: Land development project of 1.15 +/- acres out of 16.8 +/- acre condominium site. Improvements consist of a 94,712 +/- S.F. gross floor area building consisting of 4-stories of 79 residential units above one level of surface parking with associated site and utility improvements.

Total Tract Acreage: 1.15 Project Acreage 0.23

Zoning District SP-2 Existing Number of Lots: 1 Proposed Number of Lots: 1

Proposed Land Use: Single-Family Detached Single-Family Semi-Detached Multi-Family
 Single-Family Attached Commercial Office Industrial

Other (Describe): _____

Existing Sewer Flows: 0 Gal./day Proposed Sewer Flows: 20,738 Gal./day

Check List - Plans:

The applicant must provide all of the following plans for an application to be considered complete. Section 22, Part 3 of the SALDO outlines plan submission requirements and the criteria that must be met in order for submissions to be deemed complete. These requirements are listed on information sheets provided at the end of this application package. If the required plans listed below do not have sufficient information to allow for staff reviews, the application may be considered incomplete and returned, requesting additional information.

- Record Plan
- Existing Features Site Plan
- Grading Plan
- Erosion and Sediment Control Plan
- Lighting Plan_Major
- Circulation Plan_Major
- Stormwater Calculations
- Landscape Plan Waiver Requested (sealed by a Landscape Architect)
- Demolition Plan
- 5 Detail Sheets
- N/A Traffic Study (if applicable)
- N/A Post Construction Stormwater Management Plan
- Utility Plan

Check List - Proof of ownership and zoning relief:

- Proof of equitable ownership or interest in the property - copy of the deed to the subject property
- Copy of adjudication of Zoning Hearing Board related to the application

Check List - Color Photographs of Site and Existing Conditions:

- Streetscape in all directions, showing subject property in each
- Façade and secondary elevations of existing building(s) on site
- Sidewalk and curb conditions
- Street trees
- N/A Alley conditions, if present

Check List - Building Elevations:

- N/A Architectural drawings and renderings of proposed building(s)

Check List - Setback of Proposed Building(s):

- Established building line for the block on which the property is located (eg: scale off an aerial) (In plan, show setbacks of all existing buildings on same side of the street as project for entire block.)

List of Requested Waivers:

Section/Requirement:

1. § 22-421.1

Relief Requested:

REQUEST RELIEF FROM A LANDSCAPE
 PLAN TO BE PREPARED BY A
 REGISTERED LANDSCAPE ARCHITECT
 AND ALLOW A PROFESSIONAL
 ENGINEER SIGNATURE AND SEAL FOR
 LANDSCAPE AND LIGHTING PLANS.

Have you met with the Zoning Officer regarding this plan? Yes No
 Are there known variances/any zoning relief necessary for this project? Yes No
 If YES, have you submitted an application for the Zoning Hearing Board? Yes No
 Has this plan been reviewed by the Zoning Hearing Board? Yes No

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Borough a waiver to the 90-day action period or on immediate denial of this application will be made, and you will be required to resubmit the application.

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct and complete.

Richard O'Connor
 Signature of Applicant
3/7/22
 Date

 Signature of Property Owner (if not the same as applicant)

 Date

ALL MAJOR subdivision/land use applications require a pre-submission meeting to discuss the project prior to full application submittal.

MINOR subdivision/land use applications may request a pre-submission meeting; if one is desired.

Meetings are held the second and fourth Tuesday of each month beginning at 1:30pm at the Borough Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

 Applicant signature date

To schedule a pre-submission meeting, please contact the office of the Borough Manager
 ph: 610.828.1092
 e: landuse@conshohockenpa.gov

Borough Use Only:

<input type="checkbox"/> Filing Fee	Amount \$ _____	Check No. _____
<input type="checkbox"/> Pre-Construction Professional Services Escrow	Amount \$ _____	Check No. _____

Decision Information:

Approval _____ Denial _____ Decision Date: _____

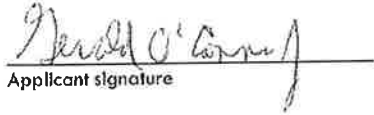
Comments/Conditions:

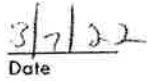
BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

Planning Process Extension Agreement

The Pennsylvania Municipality Planning Code (MPC) and the Conshohocken Borough Subdivision and Land Development Ordinance state that action must be taken by the Borough within ninety (90) days after a complete application is filed with the Borough. In the Borough, larger and complicated projects have historically required additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily waive the timing requirement as set forth in the MPC (Section 509) and the Conshohocken Borough Subdivision and Land Development Ordinance (Section 22-308).


Applicant signature


Date

Received by (Borough)

Date

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

ESCROW AGREEMENT
FOR PROFESSIONAL REVIEW FEES

SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

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Signed *Herald O'Conor* Date: *3/7/22*
Applicant

Applicant Request for County Review



This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

Date:	3/7/2022	Applicant's Representative:	Apex Engineering + Design Group
Municipality:	Borough of Conshohocken	Address:	1000 Conshohocken Road, Suite 202
Proposal Name:	Millennium Unit I - Apartments	City/State/Zip:	Conshohocken, PA 19428
Applicant Name:	Millennium Waterfront Association, LP	Business Phone (required):	610-234-2406
Address:	201 King of Prussia Road, Suite 501	Business Email (required):	mbowker@apexdeg.com
City/State/Zip:	Radnor, PA 19087		
Phone:	610-389-2696		
Email:			

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Special Review*

Conditional Use

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan: Type of Submission:

- | | |
|-----------------------|--|
| Tentative (Sketch) | <input checked="" type="checkbox"/> New Proposal |
| X Preliminary / Final | <input type="checkbox"/> Resubmission* |

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 10%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District: SP-2
 Special Exception Granted Yes No
 Variance Granted Yes No For

Plan Information:

Tax Parcel Number(s) 05-00-11856-13-6
 Current parking lot situated between 20 Ash Street & 225 Washington Street
 Location in the Borough of Conshohocken
 Nearest Cross Street Ash Street
 Total Tract Area 1.15 +/- Acres
 Total Tract Area Impacted By Development 1.15 +/- Acres

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family						
Townhouses/Twins						
Apartments		79		N		
Commercial						
Industrial						
Office						
Institutional						
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information:

**BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA**

ALL PLANS SHOULD CONFORM TO THE FOLLOWING:

[Section 22-304.A]

1. Plan is clearly and legibly drawn.
2. Plan scale does not exceed one (1) inch equals fifty (50) feet (sites >5 Acres may be drawn 1:100).
3. Dimensions are in feet and decimals and bearings in degrees, minutes and seconds.
4. Sheet size shall be 15" x 18", 18" x 30", 24" x 36" or 30" x 42".
5. A key map has been provided when there are two or more sheets.

[Section 22-304.B]

6. Name and address of the subdivider or developer and the registered engineer or surveyor.
7. Subdivision/development name, location in terms of significant bounding roads, and name of municipality.
8. The date of preparation (or revision) of the plan, scale and north point.
9. Entire tract boundary with bearings and distances and a statement of the tract size.
10. Layout and dimensions of all lots and the net lot area of each parcel.
11. Floor Area and/or gross leasable area of each existing/proposed building, as applicable.
12. A key map relating the subdivision to at least three (3) intersecting streets.
13. A legend sufficient to indicate clearly between existing and proposed conditions.
14. A schedule of all zoning requirements and classifications.
15. A list of all requested/obtained variances, waivers or special exceptions.

[Section 22-410.5]

16. Narrative/description of the project
17. All bodies of water
18. All physical features
19. All underground utilities
20. Proposed change to land surface and vegetative cover
21. Areas to be cut and filled
22. Stormwater management controls and maintenance program during construction
23. Stormwater management controls and maintenance program after construction
24. Easements
25. Expected project schedule

Address the following to determine which application to submit:

[Section 22-305.A]

	Yes	No
1. There are less than three (3) lots.	<u>X</u>	—
2. There is only one residential building with less than five (5) dwelling units.	—	<u>X</u>
3. The property has not been part of a subdivision or land development submitted within the past three (3) years.	<u>X</u>	—
4. The property fronts on a physically improved street that is legally open to the public.	<u>X</u>	—
5. The project will not involve the construction of any new street or road, the extension of municipal facilities or the creation of any other public improvements.	<u>X</u>	—
6. The project will not require a variance(s) from the Borough Zoning Ordinance for no more than one of the proposed lots on which new construction will occur or may occur in the future.	<u>X</u>	—
7. The project is in general conformance with the Borough Master Plan and other plans.	<u>X</u>	—

If ALL responses were YES, please file a MINOR subdivision and/or land development application.
If ANY response was NO, please file a MAJOR subdivision and/or land development application.



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

March 21, 2022

VIA CERTIFIED AND REGULAR MAIL

Apex Design & Engineering Group
Michael Bowker, P.E.
1000 Conshohocken Road, Suite 202
Conshohocken, PA 19428

Millennium Waterfront Association, LP
201 King of Prussia Road, Suite 501
Radnor, PA 19087

RE: Millennium Unit 1 - Apartments
Preliminary Land Development Plans

Dear Mr. Bowker and Applicant,

Millennium Waterfront Association, LP submitted a land development application to the Borough of Conshohocken on March 8, 2022. The applicant is proposing to construct a 79-unit residential building on the property located between 20 Ash Street and 225 Washington Street.

Upon receipt, the application was reviewed administratively for accuracy and completeness. The application has been rejected on the basis that residential uses are not a permitted use in the SP-2 district in which this property is located. The section of the application relating to zoning was completed incorrectly. Because the application was administratively rejected for this threshold issue, the Borough reserves the right to identify additional deficiencies in the application materials, should the threshold issue be addressed through requisite zoning relief.

The Borough's plan processing requirements at Part 3 of the Borough's Subdivision and Land Development Ordinance require that zoning issues related to a proposed project must be addressed prior to submission of an application for subdivision/land development. This includes, specifically, the requirement that the applicant submit evidence that all zoning variances required have been granted (SALDO §22-308.H) and further specifically requires that all applications must comply with the zoning ordinance's use provisions "prior to submission for consideration" (SALDO §22-308.I).

Under the SALDO, including the above requirements, this use issue must be addressed before the application may be accepted. Please note that the Borough Solicitor contacted applicant's engineer with the above-issue via e-mail on March 16, 2022, and received no response.

Sincerely,



Brittany Rogers
Executive Assistant to the Borough Manager

Parcel

TaxMapID	05018 031
Parid	05-00-11856-13-6
Land Use Code	4345
Land Use Description	C - COMMERCIAL CONDO
Property Location	WASHINGTON ST CONDO I
Lot #	I
Lot Size	50185 SF
Front Feet	
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	MILLENNIUM WATERFRONT ASSOCIATES II LP
Name(s)	
Mailing Address	201 KING OF PRUSSIA RD STE 501
Care Of	
Mailing Address	
Mailing Address	RADNOR PA 19087

Current Assessment

Appraised Value	Assessed Value	Restrict Code
61,230	61,230	

Estimated Taxes

County	240
Montco Community College	24
Municipality	276
School District	1,469
Total	2,009
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	30-JUN-15
Sale Price	\$1
Tax Stamps	1089
Deed Book and Page	5962-01783
Grantor	WASHINGTON STREET ASSOCIATES VI LP
Grantee	MILLENNIUM WATERFRONT ASSOCIATES II LP
Date Recorded	21-JUL-15

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
06-30-2015	\$1	1089	5962-01783	WASHINGTON STREET ASSOCIATES VI LP	MILLENNIUM WATERFRONT ASSOCIATES II LP	07-21-2015
09-28-2007	\$1	1206	5668-01146	WASHINGTON STREET ASSOCIATES IV LP	WASHINGTON STREET ASSOCIATES VI LP	10-12-2007

Lot Information

Lot Size 50185 SF
Lot # I
Remarks
Remarks
Remarks

Commercial Parcel Summary

No. of Cards 1
Land Use Code 4345
Gross Building Area (Total of all Cards)
Total Living Units

Assessment History

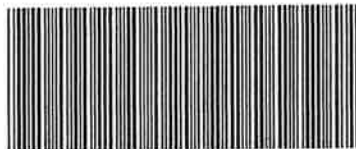
Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
61,230	61,230		01-MAY-07	SUBDIVISION	05-OCT-07



**RECORDER OF DEEDS
MONTGOMERY COUNTY**
Nancy J. Becker

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 5962 PG 01783 to 01790.1
INSTRUMENT # : 2015053693
RECORDED DATE: 07/21/2015 10:22:35 AM



3223325-0007K

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE


Page 1 of 9

Document Type: Deed	Transaction #: 3232522 - 2 Doc(s)
Document Date: 06/30/2015	Document Page Count: 7
Reference Info:	Operator Id: dawhitner
RETURN TO: (Mail) LAND SERVICES USA, INC 1835 MARKET ST SUITE 420 PHILADELPHIA, PA 19103	PAID BY: LAND SERVICES USA INC

*** PROPERTY DATA:**

Parcel ID #:	05-00-11856-00-1	05-00-11856-13-6
Address:	WASHINGTON ST	WASHINGTON ST
		CONDO I
	PA	PA
Municipality:	Conshohocken Borough (100%)	Conshohocken Borough (0%)
School District:	Colonial	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00	DEED BK 5962 PG 01783 to 01790.1	
TAXABLE AMOUNT: \$108,989.40	Recorded Date: 07/21/2015 10:22:35 AM	
FEES / TAXES:	<p>I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.</p>  <p><i>Nancy J. Becker</i> Nancy J. Becker Recorder of Deeds</p>	
Recording Fee:Deed		\$95.00
Affidavit Fee		\$1.50
Additional Pages Fee		\$6.00
Additional Parcels Fee		\$15.00
Affordable Housing Pages		\$12.00
Affordable Housing Parcels		\$1.00
State RTT		\$1,089.89
Conshohocken Borough RTT		\$544.94
Colonial School District RTT		\$544.95
Rejected Document Fee	\$10.00	
Total:	\$2,320.28	

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Prepared By:

Campbell Rocco Law, LLC
2701 Renaissance Boulevard
Fourth Floor
King of Prussia, PA 19406
Attn: Joseph D. Rocco
(610) 205-1594

Return to:
Land Services USA, Inc.
1 South Church Street, Suite 300
West Chester, PA 19382

RECORDED OF DEEDS
MONTGOMERY COUNTY

2015 JUL -8 A 9:56

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11856-00-1 CONSHOHOCKEN
WASHINGTON ST

WASHINGTON STREET ASSOCIATES II LP \$15.00
B 018 U 011 L 4346 DATE: 07/21/2015 JU

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11856-13-6 CONSHOHOCKEN
WASHINGTON ST I

WASHINGTON STREET ASSOCIATES VI LP \$15.00
B 018 U 031 LI 4345 DATE: 07/21/2015 JU

Millennium, a Condominium, Borough of Conshohocken, Pennsylvania
Montgomery County Tax Parcel Numbers:

Tax ID / Parcel No. 05-00-11856-13-6 (UNIT I)
Tax ID / Parcel No. 05-00-11856-00-1 (COMMON ELEMENTS)

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 30th day of June 2015, with an effective date of July 2, 2015, by and between **WASHINGTON STREET ASSOCIATES VI ASSOCIATES, L.P.**, a Pennsylvania limited partnership (hereinafter called the "Grantor"), of the one part, and **MILLENNIUM WATERFRONT ASSOCIATES, II L.P.**, a Pennsylvania limited partnership (hereinafter called the "Grantee"), of the other part,

WITNESSETH, that the said Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee at 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 and its successors and assigns:

THAT CERTAIN UNIT, being Unit I (Parcel No. 05-00-11856-13-6) together with such Unit's proportionate undivided interest in the Common Elements (as defined in the Declaration) in the property known, named and identified as Millennium, a Condominium (the "Condominium"), located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted

2
4

to the provisions of the Uniform Condominium Act (68 PA C.S 3101 *et seq.*) by the recording in the Montgomery County Recorder of Deeds (the "Recording Office") of an Amended and Restated Declaration of Condominium of Millennium, a Condominium (the "Amended Declaration") dated April 2, 2007 and recorded April 11, 2007 in Deed Book 5642, page 1661, *et seq.*, as amended by that certain First Amendment to Amended and Restated Declaration of Condominium of Millennium, a Condominium (the "First Amendment") dated September 28, 2007 and recorded October 9, 2007 in the Recording Office in Deed Book 5667, page 2249, *et seq.*, that certain Second Amendment to Amended and Restated Declaration of Condominium of Millennium, a Condominium (the "Second Amendment") dated February 25, 2008 and recorded in the Recording Office in Deed Book 5691, page 2492, *et seq.* and that certain Third Amendment to Amended and Restated Declaration of Condominium of Millennium, a Condominium (the "Third Amendment") dated June 23, 2011 and recorded in the Recording Office in Deed Book 5805, Page 1514, *et seq.* (collectively, the "Declaration"), all as more particularly described as set forth on Exhibit A hereof:

BEING the same premises which Washington Street Associates IV, L.P., a Pennsylvania limited partnership conveyed unto Washington Street Associates VI, L.P., a Pennsylvania limited partnership, by Special Warranty Deed dated 9/28/2007 and recorded 10/12/2007 with the Recorder of Deeds, Montgomery County in Deed Book 5668 Page 01146 *et seq.*

PURSUANT to Section 304(m) of the Pennsylvania Land Recycling and Environmental Remediation Standards Act ("Act 2"), 35 P.S. § 6026.304(m), and to the extent applicable, Section 405 of the Pennsylvania Hazardous Sites Cleanup Act, 35 P.S. §§ 6018.405, notice is hereby provided that concentrations of lead, several individual polycyclic aromatic hydrocarbons ("PAHs") and volatile organic compounds ("VOCs") were detected in certain soil samples collected from the Site in concentrations above the Act 2 residential Statewide Health Standards ("SHSs"). One groundwater sample from an upgradient groundwater monitoring well detected concentrations of benzene and naphthalene above the residential SHSs for used aquifers, although exceedances for these constituents were not identified in downgradient wells at the Site. Notwithstanding the above-described constituents, the Site was determined to meet the Act 2 Special Industrial Area ("SIA") standard by the Pennsylvania Department of Environmental Protection ("DEP"). Additional information regarding the environmental conditions of the Site may be found in the following reports, which are on file with and may be viewed at DEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401, telephone number (484) 250-5900: September 2000 Baseline Environmental Report prepared by Oxford Engineers & Consultants, Inc. ("Oxford"); March 2001 First Supplement to Baseline Environmental Report prepared by Oxford, and the SIA Consent Order & Agreement dated January 11, 2002 executed between Washington Street Associates II, L.P., and DEP. In addition, a Second Supplement to Baseline Environmental Report was prepared by Roux Associated dated January 21, 2005 and was submitted to DEP, intending to demonstrate that the Site has also demonstrated attainment with a residential Act 2 remediation standard. DEP approved this Second Supplement by letter dated

March 28, 2005, concluding that the Site meets a residential Act 2 Site Specific Remediation Standard.

In connection with the Act 2 approval, the following use restrictions shall apply to the Site:

Until such time as a party demonstrates attainment with an unrestricted use remediation standard for the above-described contaminants at the Site in accordance with the requirements of Act 2, as evidenced by DEP's approval of a Final Report demonstrating attainment with such unrestricted use standards, no person shall be permitted to excavate or otherwise disturb building foundations, pavement, or topsoil in landscaped areas, which comprise a cap to prevent Site residents from having direct contact with underlying impacted soils. This prohibition shall not apply to the following: (1) routine installation of landscaping; (2) utility installation or repair work; or (3) similar disturbances of landscaped areas provided that the capping material in these areas is replaced immediately upon the completion of the activity. This prohibition also shall not apply to non-routine construction, maintenance, or repair activities that disturb the Site cap provided that (1) at all times access to the disturbed area is limited to non-residential personnel involved in such construction, maintenance or repair activities, and (2) the capping material in the disturbed areas is replaced immediately upon completion of the construction, maintenance, or repair activities. Furthermore, groundwater use at the Site shall be restricted, and prior to being utilized in the future, will be evaluated in accordance with the requirements of Act 2 to confirm that it does not pose an unacceptable risk to human health.

The current Grantee of the Site shall periodically inspect and maintain the cap to ensure that underlying soils at the Site are not exposed to residential Site occupants.

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 him, 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 above described with the messuage or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

AND the said Grantor, for itself, and its successors and assigns does covenant, promise, grant and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said

Grantor and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, him, her, them or any of them, shall and will, subject to the notice set forth in the following paragraph, WARRANT and forever DEFEND.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be duly executed on the day and year first above written.

WASHINGTON STREET ASSOCIATES
VI, LP, a Pennsylvania limited partnership

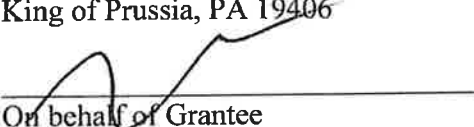
By: WASHINGTON STREET
ASSOCIATES VI ACQUISITION
CORPORATION, a Pennsylvania
corporation, its general partner

By: 

Name: J. Brian O'Neill
Title: Vice President

Grantee Address:

Millennium Waterfront Associates, II L.P.
2701 Renaissance Boulevard, 4th Floor
King of Prussia, PA 19406




On behalf of Grantee

STATE OF PENNSYLVANIA :
 :SS.
COUNTY OF MONTGOMERY :

On this, the 30th day of June, 2015, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared J. Brian O'Neill, known to me (or satisfactorily proven) to be the Vice President of WASHINGTON STREET ASSOCIATES VI ACQUISITION CORPORATION, a Pennsylvania corporation, the general partner of WASHINGTON STREET ASSOCIATES VI, LP, a Pennsylvania limited partnership, and as such Vice President, he acknowledged that he executed the foregoing instrument for the Grantor as Vice President.

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



Notary Public
My Commission Expires:

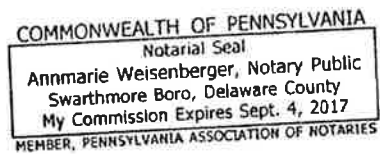


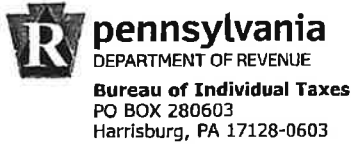
EXHIBIT A
LEGAL DESCRIPTION

Unit I

ALL THAT CERTAIN UNIT in the property known, named and identified as Millennium, a Condominium, located in Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended and Restated Declaration of Condominium as in Deed Book 5667 Page 2249 and the Second Amendment to Amended and Restated Declaration of Condominium as in Deed Book 5691 Page 2492 and the Third Amendment to Amended and Restated Declaration of Condominium as in Deed Book 5805 Page 1514, being and designated as Unit I together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%).

BEING Parcel Number: 05-00-11856-13-6

BEING the same premises which Washington Street Associates IV, L.P., a Pennsylvania limited partnership by Deed dated 09/28/2007 and recorded 10/12/2007 in Montgomery County in Deed Book 5668 Page 1146 conveyed unto Washington Street Associates VI, L.P., a Pennsylvania limited partnership, in fee.



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

State Tax Paid	1089.89
Book Number	5962
Page Number	1783
Date Recorded	07-21-15

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name Campbell Rocco Law, LLC		Telephone Number: (610) 205-1594	
Mailing Address 2701 Renaissance Boulevard, 4th Floor	City King of Prussia	State PA	ZIP Code 19406

B. TRANSFER DATA

Date of Acceptance of Document 07/02/2015			
Grantor(s)/Lessor(s) Washington Street Associates IV, L.P.	Telephone Number:	Grantee(s)/Lessee(s) Millennium Waterfront Associates, L.P.	Telephone Number:
Mailing Address 2701 Renaissance Boulevard, 4th Floor		Mailing Address 2701 Renaissance Boulevard, 4th Floor	
City King of Prussia	State PA	ZIP Code 19406	City King of Prussia
			State PA
			ZIP Code 19406

C. REAL ESTATE LOCATION

Street Address Millennium Condominium, Unit I		City, Township, Borough Borough of Conshohocken	
County Montgomery	School District Colonial	Tax Parcel Number 05-00-11856-13-6 ^{EA} 05-00-11856-00-1	

D. VALUATION DATA

Was transaction part of an assignment or relocation? Y N

1. Actual Cash Consideration 1.00	2. Other Consideration +0.00	3. Total Consideration = 1.00
4. County Assessed Value 61,230.00	5. Common Level Ratio Factor x 1.78	6. Computed Value = 108,989.40

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

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) _____

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 7/2/2015
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.