

January 9, 2020 Planning Commission Meeting

826-828 Fayette Street Packet

ZONING NOTICE

CONDITIONAL USE HEARING Z-2020-01

NOTICE IS HEREBY given that Conshohocken Borough Council will conduct a public hearing on Wednesday, February 5, 2020 at 7:00 p.m. prevailing time at Conshohocken Borough Hall, 400 Fayette Street, Conshohocken, PA. At this time, Brough Council will hear testimony and accept evidence on the following petition:

PETITIONER: Eyeball Properties LLC
826 Fayette St., Conshohocken, PA 19428

REMISES INVOLVED: 826 Fayette St., Conshohocken PA 19428
Residential Office District

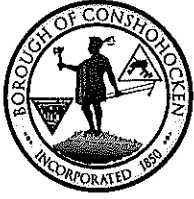
OWNER OF RECORD: Same as Petitioner

The Petitioner is requesting Conditional Use approval under Section 27-1203 of the Conshohocken Zoning Ordinance to permit a doctor's office at the location.

The Petitioner proposes to expand the existing doctor's office located at 828 Fayette Street into the first and second floors of 826 Fayette Street.

Interested parties are encouraged to attend the hearing. Anyone requiring special accommodations to attend this hearing should contact Conshohocken Borough Administration Office at 610-828-1092 as soon as possible to make arrangements.

Conshohocken Borough Council



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR
Yaniv Aronson

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

Stephanie Cecco
Borough Manager

MEMORANDUM

Date: December 2, 2019

To: Stephanie Cecco; Brittany Rogers

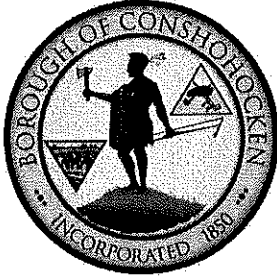
From: Chris Stetler

Re: 826 Fayette Street Zoning Determination

History of the Site: The property at 826 Fayette Street is located in the Residential Office Zoning District. Dimensions of the property are 20' x 160' or 2,120 square feet. Most recently, the property has been used as a barber shop with an accounting office in the rear. The second floor of the building is vacant. There is no off-street parking available on the site. The barber shop use predated the 2001 update of the Residential Office Zoning District; and was considered a legal non-conforming use. The accounting office was permitted by Conditional Use. 828 Fayette Street is on the corner of West 9th Avenue and Fayette Street; and is adjacent to the subject property. While the properties appear to be connected, they are 2 separate lots with 2 separate parcel numbers, but connected by a common wall. Lot sizes are the same, and 828 Fayette Street also has no off-street parking. Both properties are owned by Eyeball Properties LLC; and 828 Fayette Street currently houses the Neal Eye Group. The site was an ophthalmology office prior to enactment of the 2001 Zoning Ordinance which required Conditional Use approval for medical offices; therefore, is considered a legal non-conforming use. An apartment is located on the second floor of 828 Fayette Street. The current Zoning Petition involves both properties.

Current Request: The owner of the properties wishes to expand the ophthalmology office to the first and second floors of the building at 826 Fayette Street. The apartment on the second floor of 828 Fayette Street would remain. Expansion would be accomplished by breaking through the first-floor wall between 826 and 828 Fayette Street; and reconfiguring the first floor for new examination rooms, testing rooms, a combined waiting area and reception desk. The second floor would be converted to offices.

Zoning Determination: The barber shop use at 826 Fayette Street was a legal non-conforming use in the Residential Office Zoning District. While the accounting office was approved, the use did not apply to the entire building. The ophthalmology office is not a by-right permitted use in the Residential Office district, but is permitted with Conditional Use approval. The medical office at 828 Fayette Street is considered non-conforming, as it never received Conditional Use approval. Because the lots involved are separate lots with separate parcel numbers, and expansion of a non-conforming use is not permitted to a separate lot or to a new building (§27-703 E (1) and (4)); use of the property at 826 Fayette Street requires Conditional Use approval from Conshohocken Borough Council for a medical office. Parking is not affected by the change in use as there currently is no parking at the site.



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

Zoning Application

Application: 2-2020-01
Date Submitted: 11-27-19
Date Received: 11-27-19

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:

27-1203 - Use of Subject Property for Expansion of Existing Doctor's Office at 828 Fayette Street

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

826 Fayette Avenue, Conshohocken

4. Applicant's Name: EYEBALL PROPERTIES LLC

Address: 826 Fayette Avenue, Conshohocken

Phone Number (daytime): 484-344-5429 (through Counsel)

E-mail Address: msd@daneklawfirm.com

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

6. Property Owner: same as Applicant

Address: _____

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: 20' x 106' Zoning District: R-O

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

Yes No If yes, please describe.

Prior conditional use approval for an accounting office (November 19, 2001). Additional older zoning decisions prior to current R-O zoning designation.

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

Existing Use is a barber shop with an accounting office in the rear.

10. Please describe the proposed use of the property.

The doctor's office at 828 Fayette seeks to expand into the Subject Property to allow for greater customer service and to allow for doctor's offices on the second floor.

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

Please see attached drawing. The expansion of the doctor's office into the Subject Property will allow for additional waiting area as well as exam rooms.

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

Applicant believes that the expansion of his thriving business will be a great addition to the 800 Block of Fayette Street. Since the use is already in existence at 828 Fayette Street, the proposal will not detrimentally alter the neighborhood.

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

a. The unique characteristics of the property: _____

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

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

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.

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).

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

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.

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: Mark S. Danek, Esq.

b. Address: 1255 Drummers Lane, Suite 105, Wayne, PA 19087

c. Phone Number: 484-344-5429

d. E-mail Address: msd@daneklawfirm.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.

Brett Neal
Applicant

Brett Neal
Legal Owner

11/26/19
Date

COMMONWEALTH OF PENNSYLVANIA

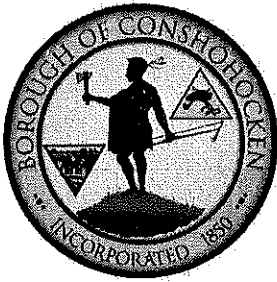
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 26th day of November, 2019.

[Signature]
Notary Public

(Seal)

Commonwealth of Pennsylvania-Notary Seal
IDRISS MAFILA BAKAYOKO, NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES JANUARY 4, 2023
COMMISSION NUMBER 1343764



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

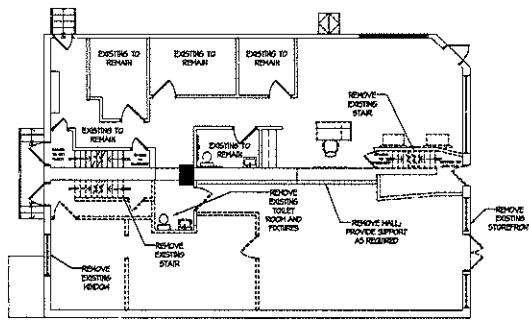
MOTION:

CONDITIONS:

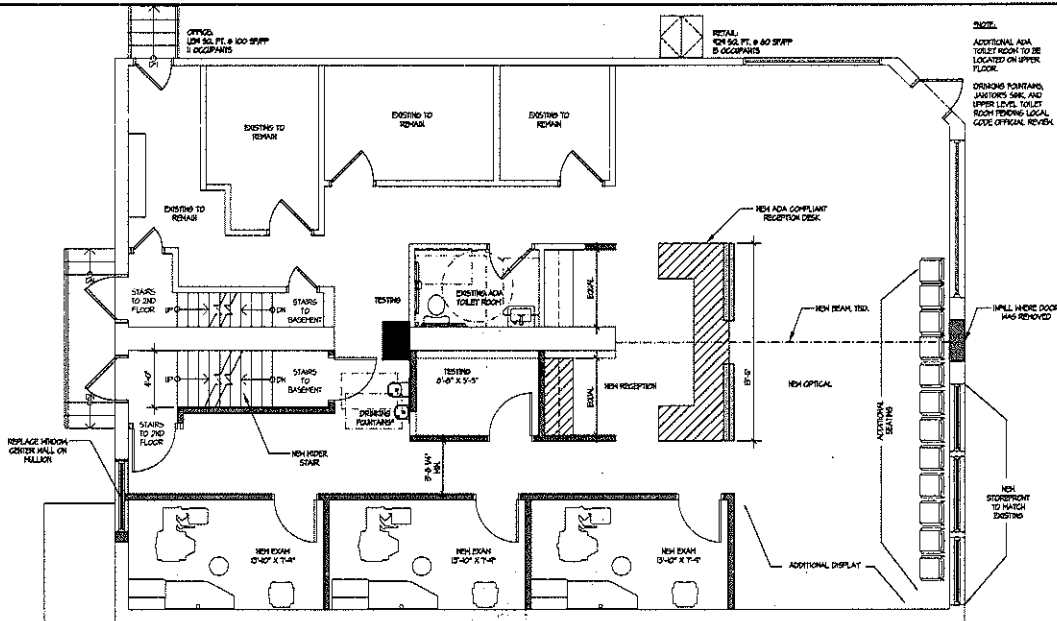
BY ORDER OF THE ZONING HEARING BOARD

| | 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"/> |

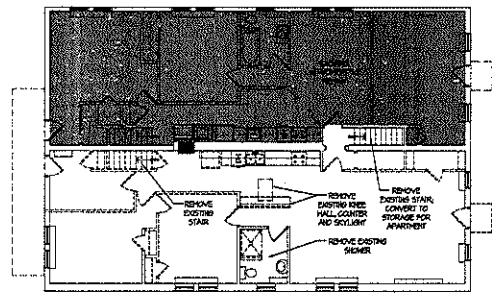
DATE OF ORDER: _____



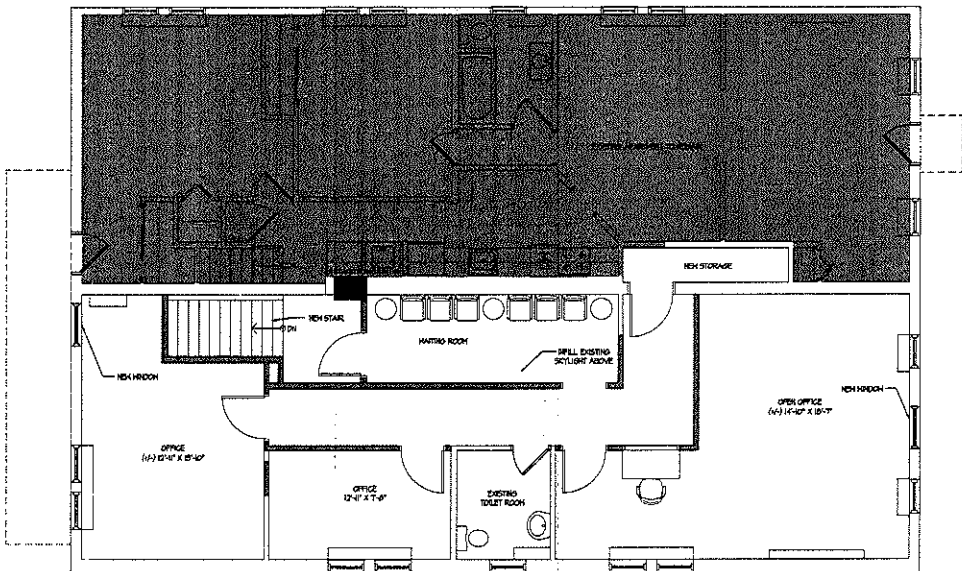
1 PROPOSED FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"



3 PROPOSED FIRST FLOOR LAYOUT
1/8" = 1'-0"



2 PROPOSED SECOND FLOOR DEMOLITION PLAN
1/8" = 1'-0"



4 PROPOSED SECOND FLOOR LAYOUT
1/8" = 1'-0"

| DEMOLITION/ARCHITECTURAL LEGEND | |
|---------------------------------|---|
| | EXISTING PARTITION TO BE DEMOLISHED |
| | EXISTING PARTITION TO REMAIN PROTECT AS REQUIRED THROUGHOUT ALL PHASES OF CONSTRUCTION |
| | CONTRACTOR TO PROVIDE ALL NEW BUILDING STANDARDS PARTITIONS FROM FLOOR TO TOP OF CEILING OR TO UNFINISHED CEILING, TYP. |
| | EXISTING DOOR, LEAVE IN HARDWARE TO BE DEMOLISHED, CONTRACTOR TO INVENTORY FOR REUSE OR ATIC STOCK. |
| | EXISTING DOOR TO REMAIN, PROTECT AS REQUIRED THROUGHOUT ALL PHASES OF CONSTRUCTION. |
| | RELOCATE NEW OR RELOCATED BUILDING STANDARD DOOR ASSEMBLY - DOOR/DOOR METAL FRAMES WITH STAIR GRADE DOOR PANELS AND LEVER HARDWARE. |
| | NEW HELLPACK TO BE INSTALLED. |

NOTE: Contractors shall verify and be responsible for all field dimensions and conditions and shall notify Baglivo Associates of any discrepancies before proceeding with the project.

PA150008 NJ: 15154 OH: 12708 KY: 2351 DE: 9568

NJ: 15351 FL: 90303 NY: 036253-1 MA: 31299



BAGLIVO ASSOCIATES
ARCHITECTURE • INTERIORS • PLANNING
301 East Germantown Pike, Fourth Floor
East Norriton, PA 19401
P: 610.277.7167 F: 484.801.2808
www.baglivoassociates.com

ISSUED FOR REVIEW 11.20.19

PROGRESS SET NOT FOR CONSTRUCTION OR PERMIT

Having it is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter or tamper in any way on these sealed documents, if on tampering the seal of an architect is obtained, the altering architect shall affix to his firm the seal and the notation "followed by" followed by his signature and the date of such alteration, and a specific description of his alteration.



NEAL EYE GROUP EXPANSION

828 FAYETTE STREET
FIRST & SECOND FLOORS
CONSHOHOCKEN, PA 19428

File Name: 828Fayette_Demol_BK03_111019.dwg

Scale: AS NOTED

Date: 11.20.2019

Drawn By: SMM

Project Number: 2019-101

Drawing Title: PROPOSED FIRST AND SECOND FLOOR PLANS

Drawing Number: SK03

PARID: 050002988004
EYEBALL PROPERTIES LLC

826 FAYETTE ST

Parcel

| | |
|----------------------|---------------------------------------|
| TaxMapID | 05032 035 |
| Parid | 05-00-02988-00-4 |
| Land Use Code | 4100 |
| Land Use Description | C - RETAIL, OFFICE, APTS. - MULTI-USE |
| Property Location | 826 FAYETTE ST |
| Lot # | |
| Lot Size | 2120 SF |
| Front Feet | 20 |
| Municipality | CONSHOHOCKEN |
| School District | COLONIAL |
| Utilities | ALL PUBLIC// |

Owner

| | |
|-----------------|------------------------|
| Name(s) | EYEBALL PROPERTIES LLC |
| Name(s) | |
| Mailing Address | 828 FAYETTE ST |
| Care Of | |
| Mailing Address | |
| Mailing Address | CONSHOHOCKEN PA 19428 |

Current Assessment

| Appraised Value | Assessed Value | Restrict Code |
|-----------------|----------------|---------------|
| 124,820 | 124,820 | |

Estimated Taxes

| | |
|--------------------------|--------------------------------|
| County | 432 |
| Montco Community College | 49 |
| Municipality | 437 |
| School District | 2,842 |
| Total | 3,760 |
| Tax Lien | Tax Claim Bureau Parcel Search |

Last Sale

| | |
|--------------------|------------------------|
| Sale Date | 15-AUG-17 |
| Sale Price | \$425,000 |
| Tax Stamps | 4250 |
| Deed Book and Page | 6057-02957 |
| Grantor | 826 FAYETTE STREET LLC |
| Grantee | EYEBALL PROPERTIES LLC |
| Date Recorded | 17-AUG-17 |

Sales History

| Sale Date | Sale Price | Tax Stamps | Deed Book and Page | Grantor | Grantee | Date Recorded |
|------------|------------|------------|--------------------|------------------------|-----------------------------|---------------|
| 08-15-2017 | \$425,000 | 4250 | 6057-02957 | 826 FAYETTE STREET LLC | EYEBALL PROPERTIES LLC | 08-17-2017 |
| 10-08-2001 | \$265,000 | 2650 | 5380-01769 | | 826 FAYETTE STREET LLC | 10-16-2001 |
| 04-23-1997 | \$175,000 | 1750 | 5184-01855 | | MASTROCOLA MICHAEL & GLORIA | 05-07-1997 |
| 04-05-1991 | \$1 | 0 | 4972-02404 | | KOWALKOWSKI THOMAS A JR | 04-08-1991 |

Lot Information

Lot Size 2120 SF
 Lot #
 Remarks
 Remarks
 Remarks

Commercial Parcel Summary

No. of Cards 1
 Land Use Code 4100
 Gross Building Area (Total of all Cards) 3,360
 Total Living Units 1

Commercial Parcel Summary

| Use | Area |
|----------------------|-------|
| MULTI-USE APARTMENTS | 560 |
| MULTI USE SALES | 1,680 |
| SUPPORT AREA | 1,120 |

Commercial Card Summary

Card 1
 Imp Name BILLIE'S FACE & NAIL SALOON
 Structure Code 319
 Structure MIXED RES/COMM
 Sprinkler N
 Units
 Identical Units 1
 Year Built 1936
 Gross Building Area
 Elevator/Escalator N

Accessory Structures

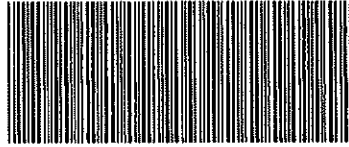
| Card | Type | Type | Size | Year Built |
|------|------|-----------------------------|------|------------|
| 1 | RG1 | FRAME OR CB DETACHED GARAGE | 342 | 1936 |

Assessment History

| Appraised Value | Assessed Value | Restrict Code | Effective Date | Reason | Notice Date |
|-----------------|----------------|---------------|----------------|--------------|-------------|
| 124,820 | 124,820 | | | O | 16-MAY-97 |
| | 124,820 | | 01-JAN-98 | REASSESSMENT | |
| | 4,200 | | 01-JAN-87 | | |



DEED BK 6057 PG 02957 to 02961
INSTRUMENT # : 2017061906
RECORDED DATE: 08/17/2017 11:48:31 AM



3506212-0009L

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

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

| | |
|----------------------------------|--|
| Document Type: Deed | Transaction #: 3615305 - 13 Doc |
| Document Date: 08/15/2017 | (s) |
| Reference Info: | Document Page Count: 4 |
| | Operator Id: msanabia |

| | |
|---|---|
| RETURN TO: (Mail) SUBURBAN PHILADELPHIA ABSTRACT INC 922 W. RIDGE PIKE CONSHOHOCKEN, PA 19428 | PAID BY: SUBURBAN PHILADELPHIA ABSTRACT INC |
|---|---|

*** PROPERTY DATA:**
 Parcel ID #: 05-00-02988-00-4
 Address: 826 FAYETTE ST
 PA
 Municipality: Conshohocken Borough
 (100%)
 School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:
\$425,000.00

FEES / TAXES:

| | |
|------------------------------|-------------------|
| Recording Fee:Deed | \$95.00 |
| State RTT | \$4,250.00 |
| Conshohocken Borough RTT | \$2,125.00 |
| Colonial School District RTT | \$2,125.00 |
| Total: | \$8,595.00 |

DEED BK 6057 PG 02957 to 02961
 Recorded Date: 08/17/2017 11:48:31 AM
 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

Rev1a 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



Montgomery County

AUG 17 2017

Recorder of Deeds

Prepared by and Return to:

Suburban Philadelphia Abstract, Inc.
610-828-6133
922 West Ridge Pike
Conshohocken, Pa. 19428
610-828-6133

File No. 469-133

UPI # 05-00-02988-00-4

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-02988-00-4 CONSHOHOCKEN
826 FAYETTE ST

826 FAYETTE STREET LLC
B 032 U 035 L 4100 DATE: 08/17/2017

\$15.00
LG

U-3

This Indenture, made the 15th day of AUGUST, 2017,

Between

826 FAYETTE STREET, LLC

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

EYEBALL PROPERTIES, LLC

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

Witnesseth, that the said Grantor for and in consideration of the sum of **Four Hundred Twenty-Five Thousand And 00/100 Dollars (\$425,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN brick message or tenement situate in Conshohocken Borough, County of Montgomery, Commonwealth of Pennsylvania and known as No. 826 Fayette Street, bounded and described as follows:

BEGINNING at a point situate on the West side of Fayette Street, which said point is twenty feet South from the western corner of Fayette Street and Ninth Avenue thence on a line through a party wall and through a certain division between garages, which line is parallel with the southeast side of Ninth Avenue and along land about to be conveyed to Adele J. Snyder and Benjamin F. Snyder, her husband, northwesterly one hundred and six feet to appoint on the line of land now or late of Thomas J. Ryan; thence southwesterly twenty feet to a stake a corner of land recently conveyed to George Meyers; thence by and along Meyer's land southeasterly one hundred and six feet to Fayette aforesaid; thence along Fayette Street on the northwest side thereof northeasterly twenty feet to the place of beginning.

TOGETHER with the right, liberty and privilege to use the stairway located on the adjoining premises, being No. 828 Fayette Street for all purposes of ingress and egress to the second floor apartment of the within demised premises; together with the right, liberty and privilege to use the 25 feet wide alleyway to the rear of premises No. 828 Fayette Street for all purposes of ingress and egress to the garage located at the rear of the



premises herein demised; as well as the right, liberty and privilege to the use the said 25 feet wide alleyway for drainage from premises No. 826 Fayette Street into Ninth Avenue, together with the right to go upon that portion of the 25 feet wide alleyway lying to the rear of premises No. 828 Fayette Street and make repairs thereto.

BEING Parcel No. 05-00-02988-00-4

BEING THE SAME premises which Michael Mastrocola and Gloria Mastrocola, husband and wife by indenture bearing date the 8th day of October 2001 and as recorded at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery on the 16th day of October 2001 in Deed Book 5380 page 1769 granted and conveyed unto 826 Fayette Street, LLC in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

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



ATTEST:

826 FAYETTE STREET, LLC

By:

[Handwritten Signature]

CHRISTOPHER M. CHAPMAN

MANAGING MEMBER

{SEAL}

Commonwealth of Pennsylvania }
County of Montgomery } ss

AND NOW, this 15TH day of AUGUST, 2017, before me, the undersigned Notary Public, appeared CHRISTOPHER M. CHAPMAN, who acknowledged himself/herself to be the MANAGING MEMBER (title) of 826 Fayette Street, LLC, a corporation, and he/she, as such MANAGING MEMBER (title) being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as MANAGING MEMBER (title).

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

[Handwritten Signature]
Notary Public
My commission expires _____

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

828 FAYETTE STREET
CONSHOHOCKEN, Pa. 19428

On behalf of the Grantee

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
RAYMOND R. VERBRUGGHE, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires July 11, 2018



Deed

UPI # 05-00-02988-00-4

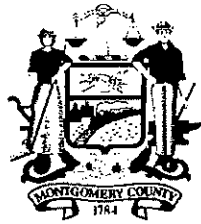
826 Fayette Street, LLC

TO

Eyeball Properties, LLC

Suburban Philadelphia Abstract, Inc.
610-828-6133
922 West Ridge Pike
Conshohocken, Pa. 19428

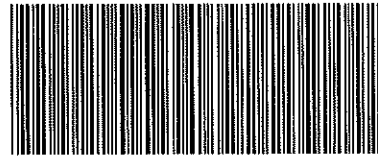




RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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 5951 PG 00969 to 00974
INSTRUMENT # : 2015028071
RECORDED DATE: 04/24/2015 01:28:34 PM



3194086-0015U

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

| | |
|----------------------------------|--|
| Document Type: Deed | Transaction #: 3197150 - 3 Doc(s) |
| Document Date: 03/27/2015 | Document Page Count: 5 |
| Reference Info: | Operator Id: estaglia |

| | |
|--|---|
| RETURN TO: (Simplifile) All Service Abstract 314 West Lincoln Highway Suite 1 Pennel, PA 19047 (215) 750-0122 | PAID BY: ALL SERVICE ABSTRACT |
|--|---|

*** PROPERTY DATA:**

Parcel ID #: 05-00-02992-00-9
Address: 828 FAYETTE ST

CONSHOHOCKEN PA
19428
Municipality: Conshohocken Borough
(100%)
School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$440,000.00

FEES / TAXES:

| | |
|------------------------------|-------------------|
| Recording Fee:Deed | \$95.00 |
| Additional Pages Fee | \$2.00 |
| Affordable Housing Pages | \$4.00 |
| State RTT | \$4,400.00 |
| Conshohocken Borough RTT | \$2,200.00 |
| Colonial School District RTT | \$2,200.00 |
| Total: | \$8,901.00 |

DEED BK 5951 PG 00969 to 00974
Recorded Date: 04/24/2015 01:28:34 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.

Digitally signed 11/27/2019 by montgomery.county.rod@kofile.us

Certified and Digitally Signed

Validation may require Adobe Windows Integration

eCertified copy of recorded # 2015028071 (page 1 of 6)
Montgomery County Recorder of Deeds



File No. ASA-3757-14-MO-CO

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-02992-00-9 CONSHOCKEN BOROUGH
828 FAYETTE ST
GOLDBERG SCOTT & LINDA S \$15.00
B 032 L U 053 4100 04/24/2015 ND

Prepared by and Return to:

All Service Abstract, Inc.
314 West Lincoln Highway
Suite #1
Penn del, PA 19047
215-750-0122

UPI # 05-00-02992-00-9

This Indenture, made the 27th day of MARCH, 2015,

Between

SCOTT GOLDBERG AND LINDA S. GOLDBERG

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

EYEBALL PROPERTIES, LLC

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

Witnesseth, that the said Grantors for and in consideration of the sum of **Four Hundred Forty Thousand And 00/100 Dollars (\$440,000.00)** lawfumoney of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN brick message or tenement, Situate in the Borough of Conshohocken, Montgomery County, Pennsylvania and known as No. 828 Fayette Street, bounded and described as follows:

BEGINNING at a stake on the Western corner of Fayette Street and Ninth Avenue; thence along the Southwest side of Ninth Avenue, Northwesterly 106 feet to a point, a corner of land now or late of Thomas J. Ryan; thence Southwesterly 20 feet to a point; thence Southeasterly, running through a certain division between garages and on a line through a party wall, which line is parallel with the Southwest side of Ninth Avenue and along land about to be conveyed to Thomas A. Kowalkowski and Isabelle M. Kowalkowski, his wife, 106 feet to Fayette Street, aforesaid; thence along the Northwest side thereof Northeasterly 20 feet to the place of beginning.

EXCEPTING AND RESERVING unto the owner of adjacent premises being No. 826 Fayette Street his heirs and assigns and occupiers of these premises the full, free liberty and right at all times hereafter and forever, to have and use a certain stairway on the premises No. 828 Fayette Street, which stairway leads to the second



floor apartment of premises 826 Fayette Street for all purposes connected with the use and occupation of the premises adjoining those herein conveyed.

EXCEPTING AND RESERVING unto the owner of adjacent premises being No. 826 Fayette Street, his heirs and assigns and occupiers of the premises the right and liberty to use a certain 25 feet wide alleyway at the rear of the within demised premises for all purposes of ingress and egress to and from the premises No. 826 Fayette Street together with the right and liberty to use the said 25 feet wide alleyway for drainage from the premises No. 826 Fayette Street into Ninth Avenue.

TOGETHER WITH the right and liberty to go upon the portion of the 25 feet wide alleyway lying to the rear of premises No. 828 Fayette Street and make repairs thereto.

TAX PARCEL NO.: 05-00-02992-00-9

Being the same premises which Vincent J. Avarese and Jennie B. Avarese, his wife by Deed dated 12/27/1985 and recorded 12/27/1985 in Montgomery County in Deed Book 4788 Page 614 conveyed unto Scott Goldberg and Linda S. Goldberg, his wife, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

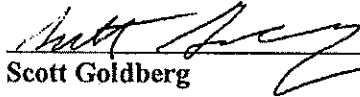
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.


And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.



In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

 (SEAL)
Scott Goldberg

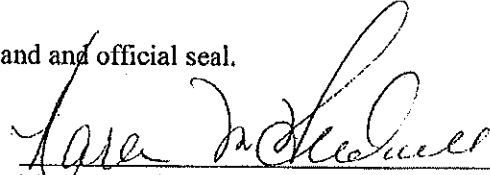
 (SEAL)
Linda S. Goldberg



Commonwealth of Pennsylvania }
County of Montgomery } ss

On this, the 27th day of March, 2015, before me, the undersigned Notary Public, personally appeared **Scott Goldberg and Linda S. Goldberg**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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



Notary Public

My commission expires 10-22-2016

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

828 Fayette St.
Conshohocken PA 19380

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

KAREN M. HUDNELL, Notary Public

Middletown Twp., Bucks County

My Commission Expires October 22, 2016



On behalf of the Grantee

File No. ASA-3757-14-MO-CO



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| <p>Deed</p> | <p>UPI # 05-00-02992-00-9</p> <p>Scott Goldberg and Linda S. Goldberg</p> <p>TO</p> <p>Eyeball Properties, LLC</p> | <p>ASA-3757-14-MO-CO</p> <p>All Service Abstract, Inc. 314 West Lincoln Highway Suite #1 Penndel, PA 19047 Phone 215-750-0122 Fax 215-750-7010</p> |
|--------------------|--|--|

