

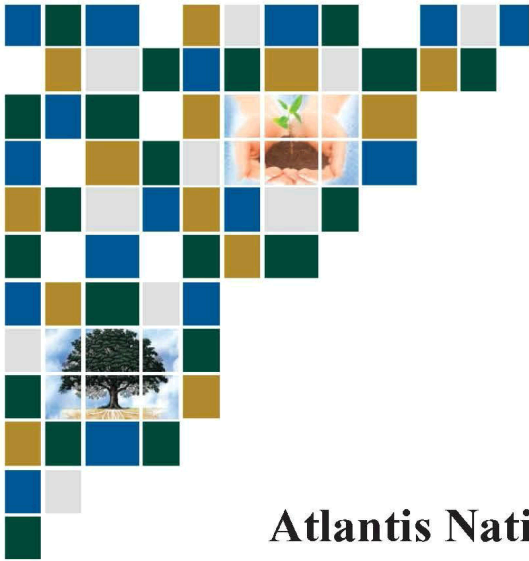
WHAT'S YOUR NEXT MOVE!



THE ATLANTIS ORGANIZATION

Title Insurance & Real Estate Solutions





Atlantis National Services, Inc.

Report on Atlantis National Services' Description of its
Titling and Closing Services and on the Suitability of Design and Operating
Effectiveness of Controls for the Period From February 15, 2014 to August 15, 2014



SSAE 16 SOC1 TYPE II

Prepared pursuant to the American Institute of Certified Public Accountants'
Statement on Standards for Attestation Examinations No. 16

COPIES AVAILABLE ON REQUEST

Atlantis National Services

* WFG National Title Insurance Company * AmTrust Title Insurance Company

New York Based National Title Insurance /Escrow Agent

Fully Compliant With TRID, HMDA, RESPA, HUD & ALTA Guidelines

Full Access to Pipeline 24 Hours/7 Days A Week

Land & Property Surveying Services

Foreclosure Searches

Attorney Searches

Late Night/Remote Closings

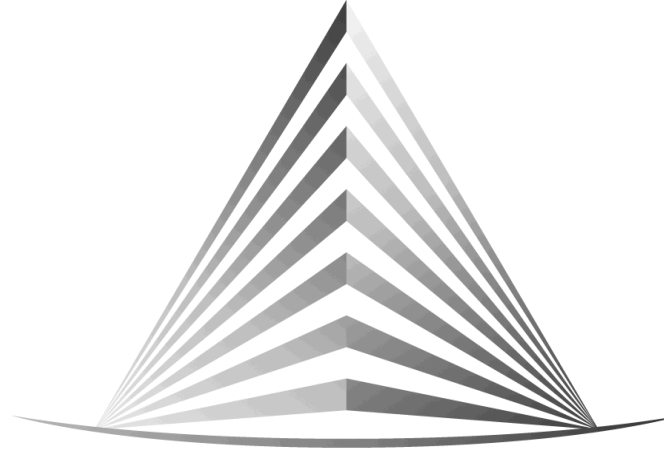
Fully secure Web-Enabled Title & Escrow System

SSAE 16 SOC1 Type II & SOC2 Type I Certified

Investor Friendly Providing Speculation Search Accounts

Defective Title Report Consulting & Repair Services Available

Accessible Database of Real Estate Professionals to Help Facilitate Any Specialty Services



WWW.AtlantisOrganization.Com

11 Middle Neck Road, 4th Floor, Great Neck, NY 11021

(516)829-7100

General Inquiries

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Production

Clearance

Closed Clearance

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KINDLY CONTACT US WITH ANY QUESTIONS, CONCERNS AND/OR SPECIAL REQUESTS

We are an organization whose foundation of success was built with an ongoing commitment to our clients based upon the Fundamentals of business; ethics, morals, honesty, trust and most of all our honor.



POWER OF ATTORNEY REQUIREMENTS

Please present to Company for approval at least five (5) days before closing a copy of each Power of Attorney that is intended to be used at closing.

If the Company approves the use of the Power of Attorney, the Company also will require the following at the closing:

1. The original Power of Attorney for recording;
2. Two forms of photograph identification for the Principal and for the Agent that establish their identity and their signatures;
3. The Principal of the power must be available by telephone at the closing to confirm that: (a) the power remains in full force and effect; and (b) either the Principal is alive and competent (if the power has been modified to be non-durable) or the Principal is alive (if the power has not been modified);
4. At least 24 hours before closing provide Company with the telephone number where the Principal may be reached at the closing;
5. The conveyance must recite full consideration; and
6. The Principal must sign and submit all required Affidavits, including a Ten-Year Affidavit, not the Agent.

NOTE: Authority for (A) "real estate transactions" allows for the purchase, lease or sale of any interest in real property owned by the Principal. Authority for (D) "banking transactions" allows for the mortgaging of such interest. We also recommend providing authority for (F) "insurance transactions," (G) "estate transactions" (if applicable), (K) "records, reports and statements," and (M) "tax matters" if the Agent is signing transfer tax forms on behalf of the Principal. Authority to delegate authority (O) must also be initiated if the Principal allows the Agent to delegate authority to another.

NOTE: Transfers of real property without consideration to: (i) a Trust; or (ii) an Agent, require a Statutory Major Gifts Rider (SMGR) attached to the Statutory Short Form Power of Attorney. A SMGR is also required to be attached if the real property is being transferred for less than its approximate fair market value or as a gift.



11 Middle Neck Road, Suite 400
Great Neck, New York, 11021
Phone# 516.829.7100 Fax# 516.487.3635

Representing
WFG National Title Insurance Company

IMPORTANT NOTICE AND DISCLOSURE

1, By law WFG National Title Company of New Jersey is required to advise you that the Title Insurance Commitment issued by us may contain conditions, exceptions, exclusions, limitations and requirements governing our liability and the coverage you receive. REAL ESTATE TITLE TRANSACTIONS ARE COMPLEX. THE COMPANY DOES NOT REPRESENT YOU AND CANNOT GIVE YOU LEGAL ADVICE. YOU ARE ENTITLED TO REVIEW THE TITLE INSURANCE COMMITMENT WITH AN ATTORNEY AT LAW OF OUR OWN CHOOSING, AT YOUR EXPENSE, PRIOR TO THE TRANSFER OF TITLE. WE STRONGLY ADVISE THAT YOU DO SO.

2, THE ATTORNEY RETAINED BY YOU, OR BY YOUR LENDER, CLOSING OR SETTLING THIS TITLE IS NOT AN AGENT FOR AND DOES NOT ACT ON BEHALF OF WFG National Title Company of New Jersey. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS, COST, OR EXPENSE INCURRED BY YOU BECAUSE YOUR ATTORNEY OR YOUR LENDER' S ATTORNEY HAS MADE A MISTAKE OR MISAPPLIED YOUR FUNDS. Because the attorney is not our agent, we assume no responsibility for any information, advise, or title insurance promises the attorney may give or make. Our only liability to you is under the terms of the Commitment, Policy and Closing protection letter if you choose to obtain one.

3, If you desire to obtain protection from this company regarding the application of your funds or compliance with requirement relating to the issuance of the proposed policy, the company will, on request and the payment of the fees filed with, and approved by, the Department of Banking and Insurance, provide for a settlement service.

4, By law we are also required to advise you that we have been asked to issue a mortgagee policy to the lender in the amount shown on Schedule A of the enclosed Title Insurance Commitment. If you have not already requested it, you have the right and opportunity to obtain the title insurance in your own favor for an additional premium which we will quote on request.



Authorized Signature

**PRIVATE POLICY NOTICE
FOR
WFG National Title Insurance Company
AND**



PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of WFG National Title Company.

We may collect nonpublic personal information about you from the following sources: Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files, or from (our affiliates or others).

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to non-public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

We appreciate this opportunity to be of service to you.



Atlantis National Services, Inc.

Quick Title Review

A review of the attached title report will conclude in the following information. If you should have any questions as to the information provided below and within the report, kindly contact our office and one of our title experts will be more than happy to elaborately answer and/or address your concerns.

Title No.:	ANS25436PA
Address:	2620 Frankford Avenue, Philadelphia PA 19125 2622 Frankford Avenue, Philadelphia PA 19125 2624 Frankford Avenue, Philadelphia PA 19125 2626 Frankford Avenue, Philadelphia PA 19125
Current Owner:	FRANKFORD PROJECT II, LLC
Proposed Insured:	Gotham LLC and Gotham Deeds LLC or Entity to be Formed
Open Mortgages:	1
Judgments:	Yes, See Herein
Exceptions:	22-30
Special Notes:	Survey Required, LLC Documents Required

Atlantis National Services

Old Republic National Title Insurance Company*WFG National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Issued by

WFG National Title Insurance Company

SCHEDULE A

Effective Date: **02/04/19**

Title No: **ANS25436PA**

Amount

1. Policy or Policies to be issued:

a. ALTA Owner's Policy (6-17-06):

Proposed Insured: Gotham LLC and Gotham Deeds LLC or Entity to be Formed

b. ALTA Loan Policy (6-17-06):

\$3,544,000.00

Proposed Insured: **Sharestates Investment LLC ISAOA / ATIMA**

2. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**, title to the estate or interest in said land is at the effective date hereof vested in:

Frankford Project II, LLC

Deed from: Joseph Bodnik and 2622 Frankford LLC

Document No. 52951886

Dated: 07/01/2015

Recorded: 08/11/2015

NOTE: Covers all parcels

3. The land referred to in this Commitment is described as follows:

See LIST OF PROPERTIES INCLUDED on last page

FOR INFORMATIONAL PURPOSES ONLY:

SEE "SCHEDULE A" - PAGE 2
(ATTACHED)

Legal Description

ALL that certain lot or piece of ground.

SITUATE in the 31st Ward of the City of Philadelphia and described as follows:

BEGINNING at a point on the Northwestern side of Frankford Avenue (60 feet wide) at the distance of 178 feet 3/4 of an inch Northeastwardly from the Northeasterly side of Huntingdon Street (50 feet wide); thence extending Northeastwardly along the Northwestern side of the said Frankford Avenue; 18 feet 10 inches, to a point including

the soil of a certain 2 feet 6 inches wide alley extending Northwestwardly to a point;

THENCE extending Northwestwardly at right angles to the said Frankford Avenue; 31 feet to a point;

THENCE extending Southwestwardly;

1 foot 6 inches, to a point;

THENCE extending North 56 degrees 20 minutes 00 seconds West, 47 feet 2 1/4 inches to a point;

THENCE extending South 46 degrees 14 minutes 11 seconds West, 16 feet 7 7/8 inches to a point;

THENCE extending Southeastwardly at right angles to the said Frankford Avenue; 81 feet 8 3/4 inches to the first mentioned point and place of BEGINNING.

BEING known as No. 2620 Frankford Avenue.

Parcel Number: 885374400

ALL THAT CERTAIN lot or piece of ground.

SITUATE on the West side of Frankford Avenue Two hundred and twelve feet three-quarters of an inch North of Huntingdon Street, in the 31st Ward of the City of Philadelphia.

CONTAINING in front, Eighteen feet by Seventy-four feet Eleven inches on the South line by Seventy-one feet three and three-quarter inches on the North line.

BEING known as No. 2624 Frankford Avenue.

Parcel Number: 885374700

ALL that certain lot or piece of ground with the buildings and improvements thereon erected.

BEGINNING at a point on the Westerly side of Frankford Avenue One hundred and ninety-six feet ten and three-quarter inches Northeastwardly from the North side of Huntingdon Street in the 31st Ward of the City of Philadelphia;

THENCE extending Northwestwardly at right angles with the said Frankford Avenue Seventy-eight feet two and one-quarter inches;

THENCE extending North forty-six degrees Fourteen minutes Eleven seconds Eastwardly Eighteen feet and one-quarter inches;

thence extending Southeastwardly at right angles with the said Frankford Avenue Seventy-four feet eleven inches to the Westwardly side of the said Frankford Avenue;

THENCE extending Southwestwardly along the Westerly side of Frankford Avenue fifteen feet two inches to the place of beginning including on the Southwestwardly line thereof One Foot six inches of the bed of any alley two feet six inches wide.

BEING known as No. 2622 Frankford Avenue.

Parcel Number: 311158700

ALL THAT CERTAIN lot or piece of ground with the three story brick messuage or tenement thereon erected.

SITUATE on the Westerly side of Frankford Avenue (formerly call Frankford Road) in the 31st Ward of the City of Philadelphia, commencing at the distance of Two hundred and thirty feet and three-quarters of an inch Northward from the North side of Huntingdon Street.

CONTAINING in front of breadth on the said Frankford Avenue eighteen feet;

THENCE extending Westwardly between parallel lines at right angles with said Frankford Avenue on the South line thereof seventy-one feet three and three-quarter inches and on the North line thereof sixty seven feet eight inches.

BOUNDED Northward by premises now or late of Martin Schwaemle Westward by ground late of Charles Campbell, Southward by ground late of Benjamin D. Sounder and Eastward by Frankford Avenue aforesaid.

BEING known as No. 2626 Frankford Avenue.

Parcel Number: 311158900

COMMITMENT FOR TITLE INSURANCE

Issued by

WFG National Title Insurance Company

SCHEDULE B

The following are the requirements to be complied with:

1. **Payment of the full consideration to, or for the account of, the grantors or mortgagors.**
2. **Payment of all taxes, charges or assessments levied and assessed against the subject premises, which are due and payable.**
3. **Payment of the premiums, fees and charges for the policy.**
4. **Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractors, sub-contractors, labor and material men are all paid and/or have released of record all liens or notices of intent to perfect a lien for labor or materials.**
5. **Disclosure of any unrecorded leases or rights of parties in possession.**
6. **Proof of identity, legal age, competency of Grantors/Mortgagors and marital status (including deaths and divorces) effecting any individual Grantors/Mortgagors, herein.**
7. **POWERS OF ATTORNEY: If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.**

Section/Block/Lot: Parcel Number: 885374400, Parcel Number: 311158700, Parcel Number: 885374700, Parcel Number: 311158900, Philadelphia County

Notes

4

All terms and conditions of the mortgage noted herein are not set forth. The applicant should acquaint (him/her)self with such facts before closing title.

The above mortgage, unless it is to be insured, will appear as an exception in our title policy if not satisfied or otherwise disposed of. If its status is in any way changed prior to closing, please notify the company. Inasmuch as the provisions of a mortgage are often modified by unrecorded agreements, and since all the terms and conditions of the above mortgage are not set forth, we suggest that you contact the mortgagee for further information.

8. **Proof to be provided that grantor/mortgagor holding record title has not, subsequent to acquisition of title, been a party to any divorce proceedings, whether currently ongoing or completed prior to the transaction that is the subject of this commitment/binder. In the event such divorce proceedings have occurred, same to be examined and possible additional exceptions and requirements to be added.**
9. **Provide Water and Sewer rents receipts for the current and prior three years.**
10. **Lien Letter must be furnished from the Municipality and/or Municipal Authority showing that there are not un filed municipal liens or claims.**
11. **Owner's and/or Buyer's Affidavit on this Company's form to be executed and submitted to this Company**
12. **Instrument(s), in insurable form, creating the estate or interest to be insured must be executed, delivered and filed for record:
a) Mortgage to be executed by Gotham LLC to Sharestates Investment LLC ISAOA / ATIMA, in the amount of 3,544,000, to be recorded.
b) Deed from Frankford Project II, LLC to Gotham LLC to be duly recorded.**
13. **Proof that there are not overdue support obligations of record with the Domestic Relations Section of the Family Division of Philadelphia County, of the parties to this transaction, up through the date of recording of the instruments to be insured.**
14. **Please be advised that a continuation search must, and will be made by the closing agent at the time of closing to update the effective date of the commitment and that the earlier effective date shown at the beginning of this commitment will not affect the date of coverage of the policy. The date of the policy will be the date of recording of the insured instrument.**
15. **SATISFACTION OF THE FOLLOWING MORTGAGE(S): See Herein**
16. **JUDGMENT: See Herein**
17. **FINANCING STATEMENTS: N/A**
18. **BANKRUPTCY SEARCH: See Herein**
19. **MECHANICS, MUNICIPAL CLAIMS AND REAL ESTATE TAX LIENS: N/A**
20. **TAX SEARCH: See Herein**
21. **Tenancy of grantee(s) to be determined, and Deed prepared accordingly.**

THE COMPANY MAY MAKE OTHER REQUIREMENTS OR EXCEPTIONS UPON ITS REVIEW OF THE DOCUMENTS CREATING THE ESTATE OR INTEREST TO BE INSURED OR OTHERWISE ASCERTAINING DETAILS OF THE TRANSACTION.

22. The exact courses, distance, dimensions and location of the premises described in Schedule A cannot be insured in the absence of a satisfactory survey guaranteed to this company.

23. With respect to FRANKFORD PROJECT II, LLC, LLC, this Company must be furnished with the following documents:

a. Proof is required of its formation and that it has not been dissolved. Proof is also required that there has been no change in the composition of the Limited Liability Company.

b. A copy of its Articles of Organization, and any amendments thereto, must be delivered to the Company for review in advance of closing.

c. A copy of its Operating Agreement and any amendments thereto, must be delivered to the Company for review in advance of closing.

d. Proof is required that the transaction to be insured has been duly authorized.

e. If the Limited Liability Company is foreign to the state that the property is located in, a certificate of authority from the proper governmental agency will be required.

NOTE: If the Articles of Organization do not appoint a Manager, this Company requires a resolution signed by all members approving the purchase of the insured premises and appointing an individual or group of individuals to execute all documents at closing.

24. With respect to Gotham LLC, LLC, this Company must be furnished with the following documents:

a. Proof is required of its formation and that it has not been dissolved. Proof is also required that there has been no change in the composition of the Limited Liability Company.

b. A copy of its Articles of Organization, and any amendments thereto, must be delivered to the Company for review in advance of closing.

c. A copy of its Operating Agreement and any amendments thereto, must be delivered to the Company for review in advance of closing.

d. Proof is required that the transaction to be insured has been duly authorized.

e. If the Limited Liability Company is foreign to the state that the property is located in, a certificate of authority from the proper governmental agency will be required.

NOTE: If the Articles of Organization do not appoint a Manager, this Company requires a resolution signed by all members approving the purchase of the insured premises and appointing an individual or group of individuals to execute all documents at closing.

25. With respect to GOTHAM DEEDS LLC, LLC, this Company must be furnished with the following documents:
- a. Proof is required of its formation and that it has not been dissolved. Proof is also required that there has been no change in the composition of the Limited Liability Company.
 - b. A copy of its Articles of Organization, and any amendments thereto, must be delivered to the Company for review in advance of closing.
 - c. A copy of its Operating Agreement and any amendments thereto, must be delivered to the Company for review in advance of closing.
 - d. Proof is required that the transaction to be insured has been duly authorized.
 - e. If the Limited Liability Company is foreign to the state that the property is located in, a certificate of authority from the proper governmental agency will be required.
- NOTE: If the Articles of Organization do not appoint a Manager, this Company requires a resolution signed by all members approving the purchase of the insured premises and appointing an individual or group of individuals to execute all documents at closing.
26. Prior to Settlement, search of statewide support lien system (<http://childsupport.state.pa.us>) to be performed to determine the existence of support arrearages, if any. Company or its Agent to be provided with social security numbers of all natural persons that are a part to the transaction so that this search can be performed by the closing officer no more than 30 days in advance of closing.
27. All taxes and other municipal liens are to be paid through to closing.
28. The Building Loan Agreement must be filed on or before the date of recording the Building Loan Mortgage.
29. Pending disbursement of the full proceeds of the loan secured by the mortgage described herein, this policy insures only to the extent of the amount actually disbursed plus interest accrued thereon, but increases as disbursements are made in good faith and without knowledge of any defects in, or objections to, the title, up to the face amount of the policy. Title shall be continued down to the date of each disbursement and the Company shall furnish to the mortgagee a continuation report, stating whether since the date hereof or since the date of the last preceding continuation report any liens or encumbrances have been recorded, whether any taxes, assessments or other charges of whatever nature which have become due and payable have been paid, and whether, if the Company is furnished with an updated survey, there are survey variations, encroachments or violations of setback and whether there are additional title exceptions or objections.
- NOTE: THIS EXCEPTION WILL BE OMITTED AT THE TIME OF THE FINAL ADVANCE.

Atlantis National Services
Issued on behalf of
WFG National Title Insurance Company

Title No.: ANS25436PA

- 30. The record does not reveal that subject premises is part of any Home Owner's Association (HOA) or Planned Unit Development (PUD.) Seller must confirm this in writing prior to closing. In the event said premises is part of a HOA or PUD, this Company reserves the right to make further exceptions and/or requirements based on receipt of said information.**

Atlantis National Services
Issued on behalf of
WFG National Title Insurance Company

Title No.: ANS25436PA

Mortgage A

Mortgagor(s): FRANKFORD PROJECT II, LLC

Mortgagee(s): JOSEPH BODNIK

Amount: \$660,000.00

Dated: July 1, 2015

Recorded: August 11, 2015

Document No. 52951887

Page:

NOTE: Covers all parcels

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

- 1. Any discrepancies, conflicts of shortages in area or boundary lines, or any encroachments, or any overlapping of improvements which a correct survey would show.**
- 2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.**
- 3. Any lien, or right to a lien for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by public records.**
- 4. Rights or claims of parties in possession or under agreements of sale not shown by public records.**
- 5. Possible additional tax assessments for new construction and or major improvements. Not yet due and payable.**
- 6. Any reservation, restriction, limitations conditions or agreements set forth in the instrument by which title is vested in the insured.**
- 7. Excepting and reserving that portion of the premises lying in and along the roadbed(s); subject to public and private rights thereon.**
- 8. Company assumes no liability for the possible designation of the premises insured hereunder as a Wetlands Area by any governmental agency.**
- 9. Subject to any line right of ways including electric line, telephone line, cable lines, water and sewer line right of ways in use and existing in, on, or under the ground and all rights in relation thereto.**
- 10. Subject to the rights public and private, together with flooding and drainage rights, if any, in and to all streams, brooks, rivers, water courses, ditches or drains, crossing, bounding or affecting the subject premises.**
- 11. Alley Right of Way recited in Deed recorded 12/1976 in Deed Book 174 Page 53, as repeated in Deed recorded 12/4/2002 in Document No. 50571879, as repeated in Deed recorded 1/5/2005 in Document No. 51092409, as repeated in Deed recorded 1/5/2005 in Document No. 51092410. (Affects 2620 Frankford Avenue)**
- 12. Alley Right of Way recited in Deed recorded 3/20/1964 in Deed Book 138 Page 366, as repeated in Deed recorded 7/7/1964 in Deed Book 219 page 583, as repeated in Deed recorded 10/11/1977 in Deed Book 1499 page 14. (Affects 2622 Frankford Avenue, 2624 Frankford Avenue, 2626 Frankford Avenue)**

13. **Terms. Conditions, restrictions and provisions, including but not limited to, any right of reverter or reconveyance, contained in Deed made by City of Philadelphia to Redevelopment Authority of the City of Philadelphia dated 12/8/2004 and recorded 1/5/2005 in Document No. 51092409, as repeated in Deed made by Redevelopment Authority of the City of Philadelphia dated 12/8/2004 recorded 1/5/2005 in Document No. 51092410. (Affects 2620 Frankford Avenue)**
 14. **Certificate of Completion made by The Redevelopment Authority of the City of Philadelphia dated 7/27/2009 and recorded 8/4/2009 in Document No. 52101782. (Affects 2620 Frankford Avenue)**
 15. **Reinvestment Agreement between Redevelopment Authority of the City of Philadelphia and Joseph Bodnik dated 11/29/2008 and recorded 3/4/2009 in Document No. 52032591. (Affects 2620 Frankford Avenue)**
 16. **Declaration of Taking dated 10/25/2006 and recorded in Document No. 51558444. (Affects 2620 Frankford Avenue)**
 17. **Subject to the private rights, including, without limitation, the rights of utility companies, in and to so much of the premises in question as lie within the former bed of Frankford Avenue.**
 18. **This policy excepts coverage with respect to any Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.**
- NOTE: The company makes no representation as to the present ownership of any such interests. Company acknowledges that there may be leases, grants, exceptions, or reservations of interest that are not listed.**
19. **Rights public and private, together with flooding and drainage rights, if any, in and to all streams, brooks, rivers, water courses, ditches or drains, crossing, bounding or affecting the subject premises.**
 20. **MECHANICS, MUNICIPAL CLAIMS AND REAL ESTATE TAX LIENS: NONE FOUND**
 21. **Judgments/Liens Search for:
GOTHAM LLC - None of Record
SAUL MAZOR - See Herein
ALEX HALIMI - None of Record
FRANKFORD PROJECT II, LLC - See Herein
JOSEPH BODNIK JR./SR. - None of Record
2622 FRANKFORD LLC - None of Record
HENRY CHYBINSKI - None of Record
GOTHAM DEEDS LLC - TBD**

Atlantis National Services
Issued on behalf of
WFG National Title Insurance Company

Title No.: ANS25436PA

22. Taxes, or special assessments, if any. Not shown as existing liens by the Public Records

Please see attached for the Utility and Tax Search

Atlantis National Services

Old Republic National Title Insurance Company*WFG National Title Insurance Company

Municipal, Departmental Informational Searches

Bankruptcy Search: *Herein*

Tax Search: *Herein*

Patriot Search: *Herein*



Title Insurance & Real Estate Solutions
www.AtlantisNationalServices.com
11 Middle Neck Road, 4th Floor
Great Neck, New York, 11021
Phone# 516.829.7100 Fax# 516.487.3635

BANKRUPTCY SEARCH

Date of Search: February 26, 2019

Title Number: ANS25436PA

RESULTS

<u>Name(s):</u>	<u>Case Number</u>	<u>Results</u>
GOTHAM LLC		NO
SAUL MAZOR		NO
ALEX HALIMI		NO
FRANKFORD PROJECT II, LLC		NO
JOSEPH BODNIK JR./SR.		NO
2622 FRANKFORD LLC		NO
HENRY CHYBINSKI		NO
GOTHAM DEEDS LLC		NO

Summary of Findings

The results of the investigation as per last posted date:

There is no record of a Bankruptcy Filing for the above mentioned individual (s) or company.

A Bankruptcy (s) has been found.



TAX CERTIFICATION

Prepared For: **Atlantis National Services, Inc.**

Effective Date: 2/15/2019

Class Code: Commercial

County: PHILADELPHIA

Order Number: ANS25436PA

Property Owner: FRANKFORD PROJECT II LLC

Property Address: 2620 FRANKFORD AVE, PHILADELPHIA, PA 19125-1412

Parcel Number: 885374400

Jurisdiction

Tax Authority: CITY OF PHILADELPHIA

Payable To

Payment Address: P.O. BOX 8409,
PHILADELPHIA, PA 19102

CITY OF PHILADELPHIA REVENUE
DEPARTMENT

Phone Number: 215-686-6442

Current Tax Year: 2019

Collection: ANNUAL

Other Notes: All priors paid. City of Philadelphia real estate taxes are collected annually and general due date is 03/31.

Discounts

1% discount if paid on or before

02/28

2019 taxes are due in the amount of \$2,333.47 by 03/31/2019. (Disc amount \$2,310.14)

Current Tax Year: **2019**

City Taxes

Tax Year	Install #	Taxes Billed	Taxes Paid	Due Date	Status
2019	ANNUAL	\$2,333.47	\$0.00	3/31/2019	DUE

Additional Information

Are there prior year delinquencies? No
Are there any Exemptions? No
Are all parcels associated searched? Yes
Are there any other Taxing Authorities? No

Disclaimer

We have made every effort to ensure the accuracy of this tax information. However, due to the frequency with which municipalities revise their fees and other specifications, we cannot assume liability for any discrepancy in the taxes. In the event that tax amounts have changed, please notify us so we can update our records. Possible revenue bond charges for sewer and water pursuant to state statutes and local ordinances when connection to the system is made by the owner. The exact current and continuing charges depend on all the facts. Contact local officials for details. This report is based on best available information at the time. This is for informational purposes only and will not appear on title policy.

Patent Pending



TAX CERTIFICATION

Prepared For: **Atlantis National Services, Inc.**

Effective Date: 2/16/2019

Class Code: Commercial

County: PHILADELPHIA

Order Number: ANS25436PA-C
Property Owner: FRANKFORD PROJECT II LLC
Property Address: 2622 FRANKFORD AVE, PHILADELPHIA, PA 19125-1412
Parcel Number: 311158700

Jurisdiction

Tax Authority: CITY OF PHILADELPHIA
Payment Address: P.O. BOX 8409,
PHILADELPHIA, PA 19102
Phone Number: 215-686-6442
Current Tax Year: 2019

Payable To
CITY OF PHILADELPHIA REVENUE
DEPARTMENT

Collection: ANNUAL

Other Notes: All priors paid. City of Philadelphia real estate taxes are collected annually and general due date is 03/31.

Discounts
1% discount if paid on or before
02/28

2019 taxes are due in the amount of \$1,493.58 by 03/31/2019, (Discount amount before 02/28/2019 is \$1,478.65) .

Current Tax Year: **2019**

City Taxes

Tax Year	Install #	Taxes Billed	Taxes Paid	Due Date	Status
2019	ANNUAL	\$1,493.58	\$0.00	3/31/2019	DUE

Additional Information

Are there prior year delinquencies? No
Are there any Exemptions? No
Are all parcels associated searched? Yes
Are there any other Taxing Authorities? No

Disclaimer

We have made every effort to ensure the accuracy of this tax information. However, due to the frequency with which municipalities revise their fees and other specifications, we cannot assume liability for any discrepancy in the taxes. In the event that tax amounts have changed, please notify us so we can update our records. Possible revenue bond charges for sewer and water pursuant to state statutes and local ordinances when connection to the system is made by the owner. The exact current and continuing charges depend on all the facts. Contact local officials for details. This report is based on best available information at the time. This is for informational purposes only and will not appear on title policy.
Patent Pending



TAX CERTIFICATION

Prepared For: **Atlantis National Services, Inc.**

Effective Date: 2/16/2019

Class Code: Commercial

County: PHILADELPHIA

Order Number: ANS25436PA-B
Property Owner: FRANKFORD PROJECT II LLC
Property Address: 2624 FRANKFORD AVE, PHILADELPHIA, PA 19125-1412
Parcel Number: 885374700

Jurisdiction

Tax Authority: CITY OF PHILADELPHIA
Payment Address: P.O. BOX 8409,
PHILADELPHIA, PA 19102
Phone Number: 215-686-6442
Current Tax Year: 2019

Payable To
CITY OF PHILADELPHIA REVENUE
DEPARTMENT

Collection: ANNUAL

Other Notes: All priors paid. City of Philadelphia Real estate taxes are collected annually and general due date is 03/31.

Discounts
1% discount if paid on or before
02/28

2019 taxes are due in the amount of \$2,337.67 by 03/31/2019. (Discount amount before 02/28/2019 is \$2,314.29)

Current Tax Year: **2019**

City Taxes

Tax Year	Install #	Taxes Billed	Taxes Paid	Due Date	Status
2019	ANNUAL	\$2,333.67	\$0.00	3/31/2019	DUE

Additional Information

Are there prior year delinquencies? No
Are there any Exemptions? No
Are all parcels associated searched? Yes
Are there any other Taxing Authorities? No

Disclaimer

We have made every effort to ensure the accuracy of this tax information. However, due to the frequency with which municipalities revise their fees and other specifications, we cannot assume liability for any discrepancy in the taxes. In the event that tax amounts have changed, please notify us so we can update our records. Possible revenue bond charges for sewer and water pursuant to state statutes and local ordinances when connection to the system is made by the owner. The exact current and continuing charges depend on all the facts. Contact local officials for details. This report is based on best available information at the time. This is for informational purposes only and will not appear on title policy.
Patent Pending



TAX CERTIFICATION

Prepared For: **Atlantis National Services, Inc.**

Effective Date: 2/15/2019

Class Code: Residential

County: PHILADELPHIA

Order Number: ANS25436PA-D
Property Owner: FRANKFORD PROJECT II LLC
Property Address: 2626 FRANKFORD AVE, PHILADELPHIA, PA 19125-1412
Parcel Number: 311158900

Jurisdiction

Tax Authority: CITY OF PHILADELPHIA
Payment Address: P.O. BOX 8409,
PHILADELPHIA, PA 19102
Phone Number: 215-686-6442
Current Tax Year: 2019

Payable To
CITY OF PHILADELPHIA REVENUE
DEPARTMENT

Collection: ANNUAL

Other Notes: All priors paid. City of Philadelphia real estate taxes are collected annually and general due date is 03/31.

Discounts
1% discount if paid on or before
02/28

2019 taxes are due in the amount of \$1,650.36 by 03/31/2019. (Disc amount \$1,633.86)

Current Tax Year: **2019**

City Taxes

Tax Year	Install #	Taxes Billed	Taxes Paid	Due Date	Status
2019	ANNUAL	\$1,650.36	\$0.00	3/31/2019	DUE

Additional Information

Are there prior year delinquencies? No
Are there any Exemptions? No
Are all parcels associated searched? Yes
Are there any other Taxing Authorities? No

Disclaimer

We have made every effort to ensure the accuracy of this tax information. However, due to the frequency with which municipalities revise their fees and other specifications, we cannot assume liability for any discrepancy in the taxes. In the event that tax amounts have changed, please notify us so we can update our records. Possible revenue bond charges for sewer and water pursuant to state statutes and local ordinances when connection to the system is made by the owner. The exact current and continuing charges depend on all the facts. Contact local officials for details. This report is based on best available information at the time. This is for informational purposes only and will not appear on title policy.

Patent Pending



Title Insurance & Real Estate Solutions
www.AtlantisNationalServices.com
11 Middle Neck Road, 4th Floor
Great Neck, New York, 11021
Phone# 516.829.7100 Fax# 516.487.3635

PATRIOT SEARCH

Date of Search: February 26, 2019

Title Number: ANS25436PA

RESULTS

<u>Name(s):</u>	<u>Results</u>
GOTHAM LLC	NO
SAUL MAZOR	NO
ALEX HALIMI	NO
FRANKFORD PROJECT II, LLC	NO
JOSEPH BODNIK JR./SR.	NO
2622 FRANKFORD LLC	NO
HENRY CHYBINSKI	NO
GOTHAM DEEDS LLC	NO

Summary of Findings

The results of the investigation as per last posted date:

X There is no record found on the Specially Designated Nationals and Blocked Persons List published by the Office of Foreign Assets Control (OFAC) for the above mentioned individual (s) or company.

_____ The Following Name(s) were found on the Specially Designated Nationals and Blocked Persons List published by the Office of Foreign Assets Control (OFAC). If additional research is required to determine appropriate course of action, you can contact the OFAC Compliance Program Division at

_____ 1-800-540-6322.



Prepared by and Return to:

PARTNERS ABSTRACT OF PA, LLC
7901 Bustleton Avenue
Suite 203
Philadelphia, PA 19152
215-332-7600

This Document Recorded
08/11/2015 State RTT: 3,000.00
03:01PM Local RTT: 9,000.00
Doc Code: D Commissioner of Records, City of Philadelphia

Doc Id: 52951886
Receipt #: 1514764
Rec Fee: 252.00

File No. PAL-1906
BRT # 31-1-1586-01

This Indenture, made the 1st day of July, 2015,
Between

JOSEPH BODNIK AND 2622 FRANKFORD LLC

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

FRANKFORD PROJECT II, LLC

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

Witnesseth, that the said Grantors for and in consideration of the sum of **Three Hundred Thousand And 00/100 Dollars (\$300,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, 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 Grantees

Street Address: **2620 Frankford Avenue, 2622 Frankford Avenue, 2624 Frankford Avenue, 2626 Frankford Ave., Philadelphia, PA**

Premises "A"

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the 31st Ward of the City of Philadelphia and described as follows:

BEGINNING at a point on the Northwesterly side of Frankford Avenue (60 feet wide) at the distance of 178 feet 3/4 of an inch Northeastwardly from the Northeasterly side of Huntingdon Street (50 feet wide); thence extending Northeastwardly along the Northwesterly side of the said Frankford Avenue; 18 feet 10 inches, to a point including the soil of a certain 2 feet 6 inches wide alley extending Northwestwardly to a point; thence extending Northwestwardly at right angles to the said Frankford Avenue; 31 feet to a point; thence extending Southwestwardly; 1 foot 6 inches, to a point; thence extending North 56 degrees 20 minutes 00 seconds West, 47 feet 2 1/4 inches to a point; thence extending South 46 degrees 14 minutes 11 seconds West, 16 feet 7 7/8 inches to a point; thence extending Southeastwardly at right angles to the said Frankford Avenue; 81 feet 8 3/4 inches to the first mentioned point and place of beginning.

BEING known as No. 2620 Frankford Avenue.

BEING PHILADELPHIA COUNTY TAX PARCEL NUMBER 31-1-1586-01.

Premises "B"

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

BEGINNING at a point on the Westerly side of Frankford Avenue One hundred and ninety-six feet ten and three-quarter inches Northeastwardly from the North side of Huntingdon Street in the 31st Ward of the City of Philadelphia; thence extending Northwestwardly at right angles with the said Frankford Avenue Seventy-eight feet two and one-quarter inches; thence extending North forty-six degrees Fourteen minutes Eleven seconds Eastwardly Eighteen feet and one-quarter inches; thence extending Southeastwardly at right angles with the said Frankford Avenue Seventy-four feet eleven inches to the Westwardly side of the said Frankford Avenue; thence extending Southwestwardly along the Westerly side of Frankford Avenue fifteen feet two inches to the place of beginning including on the Southwestwardly line thereof One Foot six inches of the bed of an alley two feet six inches wide.

BEING known as No. 2622 Frankford Avenue.

BEING PHILADELPHIA COUNTY TAX PARCEL NUMBER 31-1-1587-00.

Premises "C"

ALL THAT CERTAIN lot or piece of ground.

SITUATE on the West side of Frankford Avenue Two hundred and twelve feet three-quarters of an inch North of Huntingdon Street, in the 31st Ward of the City of Philadelphia.

CONTAINING in front, Eighteen feet by Seventy-four feet Eleven inches on the South line by Seventy-one feet three and three-quarter inches on the North line.

BEING known as No. 2624 Frankford Avenue.

BEING PHILADELPHIA COUNTY TAX PARCEL NUMBER 31-1-1588-00.

Premises "D"

ALL THAT CERTAIN lot or piece of ground with the three story brick message or tenement thereon erected.

SITUATE on the Westerly side of Frankford Avenue (formerly call Frankford Road) in the 31st Ward of the City of Philadelphia, commencing at the distance of Two hundred

and thirty feet and three-quarters of an inch Northward from the North side of Huntingdon Street.

CONTAINING in front or breadth on the said Frankford Avenue eighteen feet; thence extending Westwardly between parallel lines at right angles with said Frankford Avenue on the South line thereof seventy-one feet three and three-quarter inches and on the North line thereof sixty seven feet eight inches.

BOUNDED Northward by premises now or late of Martin Schwaemle Westward by ground late of Charles Campbell, Southward by ground late of Benjamin D. Sounder and Eastward by Frankford Avenue aforesaid.

BEING known as No. 2626 Frankford Avenue.

BEING PHILADELPHIA COUNTY TAX PARCEL NUMBER 31-1-1589-00.

BEING as to Premises A the same premises which Redevelopment Authority of the City of Philadelphia by Deed dated 12/8/2004 and recorded 1/5/2005 in Philadelphia County as Document No. 51092410 conveyed unto Joseph Bodnik, in fee.

AND BEING inter alia, as to Premises A, the same premises which by Declaration of Taking dated 10/25/2006, filed in the Court of Common Pleas of Philadelphia County as of October Term 2006 No. 3358, a Notice of said Taking having been recorded in the Recorder of Deeds Office of the County of Philadelphia as Document No. 51558444, whereby title to said premises became vested in the Redevelopment Authority of the City of Philadelphia, in fee.

AND by Revestment Agreement dated 11/29/2008 and recorded 3/4/2009 as Document No. 52032591 between the Redevelopment Authority of the City of Philadelphia and Joseph Bodnik, fee simple title to Premises D became revested to Joseph Bodnik.

BEING as to Premises B, C and D the same premises which Samuel Josel and Anna L. Josel, his wife by Deed dated 10/7/1977 and recorded 10/13/1977 in Philadelphia County in Deed Book DCC 1499 Page 14 conveyed unto Coral Investment Corporation, a Pennsylvania Corporation, in fee.

AND BEING as to Premises B, C and D the same premises which Coral Investment Corporation, a Pennsylvania Corporation by Deed dated 6/28/1983 and recorded 1/30/1984 in Philadelphia County in Deed Book ALO 20 Page 330 conveyed unto Joseph Bodnik, Sr., in fee. (\$1 Consideration)

AND BEING as to Premises B, C and D the same premises which Joseph Bodnik, Sr. by Deed dated 4/22/1985 and recorded 5/1/1985 in Philadelphia County in Deed Book FHS 136 Page 378 conveyed unto Joseph Bodnik, Sr. and Joseph Bodnik, Jr., as joint tenants with the right of survivorship, in fee. (\$1 Consideration)

AND BEING as to Premises B, C and D the same premises which Joseph Bodnik, Sr. and Joseph Bodnik, Jr. by Deed dated 2/5/1986 and recorded 2/9/1986 in Philadelphia

County in Deed Book FHS 388 Page 260 conveyed unto Joseph Bodnik, Jr., in fee. (\$1 Consideration)

AND BEING as to Premises B, C and D the same premises which Joseph Bodnik, Jr. by Deed dated 12/5/2007 and recorded 3/13/2008 in Philadelphia County as Document No. 51870058 conveyed unto 2622 Frankford, LLC, in fee. (\$1 Consideration)

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 Grantees, their successors, heirs and assigns, to and for the only proper use and behoof of the said Grantees, their successors, heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors, administrators, successors and assigns, do, by these presents, covenant, grant and agree, to and with the said Grantees, their successors, heirs and assigns, that they, the said Grantors, and their heirs, 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 Grantees, their successors, heirs and assigns, against them, the said Grantors, and their heirs, successors and assigns, and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof, shall and will subject as aforesaid.

Warrant and Forever Defend.

In Witness Whereof, the parties of the first part have signed and sealed these presents or caused these presents to be executed in their respective names and their respective common and corporate seals to be hereunto affixed by their proper officers thereunto duly authorized. Dated the day and year first above written.

ATTESTED:

2622 FRANKFORD LLC

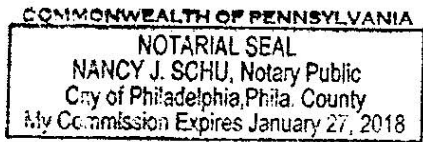
By:  {SEAL}
JOSEPH BODNIK, INDIVIDUALLY

By:  {SEAL}
JOSEPH BODNIK, MEMBER

Commonwealth of Pennsylvania }
County of Philadelphia } ss

AND NOW, this 1st day of July, 2015, before me, the undersigned Notary Public, appeared JOSEPH BODNIK, who acknowledged himself to be the Member of 2622 FRANKFORD LLC, a Limited Liability Company, and he, as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Member.

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

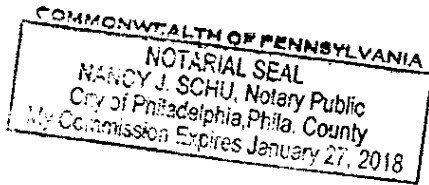


Notary Public
My commission expires _____

Commonwealth of Pennsylvania }
County of Philadelphia } ss

On this, the 1st day of July, 2015, before me, the undersigned Notary Public, personally appeared JOSEPH BODNIK, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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



Notary Public
My commission expires _____

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

270 Madison Avenue, 13th Fl
New York, NY 10016

On behalf of the Grantees

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO. PAGE NO.

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

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

NAME FRANKFORD PROJECT II, LLC		TELEPHONE NUMBER:	
STREET ADDRESS 2620 Frankford Avenue		AREA CODE ()	ZIP CODE 19125
CITY Philadelphia	STATE PA		

B. TRANSFER DATA		DATE OF ACCEPTANCE OF DOCUMENT:	
GRANTOR(S)/LESSOR(S) Joseph Bodknik and 2622 FRANKFORD LLC		GRANTEE(S)/LESSEE(S) FRANKFORD PROJECT II, LLC	
STREET ADDRESS 2620 Frankford Avenue		STREET ADDRESS 2620 Frankford Avenue	
CITY Philadelphia	STATE PA	ZIP CODE 19125	CITY Philadelphia
			STATE PA
			ZIP CODE 19125

C. PROPERTY LOCATION		
STREET ADDRESS 2620, 2622, 2624 AND 2626 Frankford Avenue		CITY, TOWNSHIP, BOROUGH Philadelphia City
COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia	TAX PARCEL NUMBER 31-1-1586-01 (a), 31-1-1587-00 (b), 31-1-1588-00 (c), 31-1589-00

D. VALUATION DATA		
1. ACTUAL CASH CONSIDERATION 300,000.00	2. OTHER CONSIDERATION + 0	3. TOTAL CONSIDERATION = 300,000.00
4. COMMON LEVEL RATIO FACTOR 15,400.00 (a) 53,300.00 (b) 15,400.00 (c), 59,800.00 (d)	5. COMMON LEVEL RATIO FACTOR X 1.00	6. MARKET VALUE 15,400.00 (a & c) 53,300.00 (b), 59,800.

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

- 2. Check Appropriate Box Below for Exemption Claimed**
- Will or intestate succession _____
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
 - Transfer to Industrial Development Agency.
 - Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
 - Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
 - Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
 - Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
 - Corrective deed (Attach copy of the prior deed).
 - Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY 	DATE 7/1/15
---	-----------------------

GENERAL AFFIDAVIT

City of Philadelphia
Records Department

BEFORE ME, the undersigned Notary, Joanne Jackson [name of Notary before whom affidavit is sworn], on this 6 day of July [month], 2015, personally appeared Carol Ritzheimer [name of affiant], known to me to be a credible person and of lawful age, who being by me first duly sworn, on her [his or her] oath, deposes and says:

In accordance with Section 2-200 of the City of Philadelphia Code of Ordinances, the attached deed is being filed by Partners Abstract of PA, LLC a

Title Insurance company, as defined in 40 P.S. § 910-1, located at:
Chicago Title Insurance Company, 1515 Market St., Ste 1325, Phila., PA 19103
[address of record for title insurance company]

Law Firm/Individual Attorney, Bar ID #, located at:
[address of record of law firm or individual attorney]

The attached deed submitted for recording is for the following property address:
2620 Frankford Ave., 2622 Frankford Ave., 2624 Frankford Ave., 2626 Frankford Ave., Phila., PA 19125

Carol Ritzheimer
[signature of affiant]

Carol Ritzheimer
[typed name of affiant]

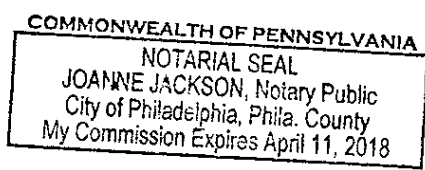
7901 Bustleton Avenue
[address of affiant, line 1]

Philadelphia, PA 19152
[address of affiant, line 2]

Subscribed and sworn to before me, this 6 [day of month] day of July [month], 2015.
[Notary Seal:]

Joanne Jackson
[signature of Notary]

Joanne Jackson
[typed name of Notary]



NOTARY PUBLIC
My commission expires: April 11, 2018.



Title Insurance & Real Estate Solutions
www.AtlantisNationalServices.com
11 Middle Neck Road, 4th Floor
Great Neck, New York, 11021
Phone# 516.829.7100 Fax# 516.487.3635

Judgments

Title Number: ANS25436PA

_____ None Found

_____ X _____ Herein



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Civil Docket Report

A \$5 Convenience fee will be added to the transaction at checkout.

Case Description

Case ID: 170531298
Case Caption: CITY OF PHILA vs FRANKFORD PROJECT II LLC
Filing Date: Saturday , May 27th, 2017
Court: JUDGMENTS
Location: City Hall
Jury: NON JURY
Case Type: CLAIM FOR GAS SERVICE
Status: GAS SERVICE CLAIM JDGMNT FILED

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA
Address:		Aliases: none		
c/o LAW DEPARTMENT 1515 ARCH ST, 14TH FLOOR PHILADELPHIA PA 19107				
2			DEFENDANT	FRANKFORD PROJECT II LLC
Address:		Aliases: none		
2626 FRANKFORD AVENUE PHILADELPHIA PA 19125				

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
27-MAY-2017 09:00 PM	ACTIVE CASE			27-MAY-2017 09:00 PM
Docket Entry: none.				
27-MAY-2017 09:00 PM	GAS SERVICE CLAIM JDGMNT FILED	CITY OF PHILADELPHIA,	\$1,268.77	27-MAY-2017 09:00 PM
Docket Entry: none.				
27-MAY-2017 09:00 PM	CITY CHARGE	CITY OF PHILADELPHIA,		27-MAY-2017 09:00 PM
Docket Entry: none.				

[Case Description](#)
[Related Cases](#)
[Event Schedule](#)
[Case Parties](#)
[Docket Entries](#)



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Civil Docket Report

A \$5 Convenience fee will be added to the transaction at checkout.

Case Description

Case ID: 180130479
Case Caption: CITY OF PHILA vs FRANKFORD PROJECT II LLC
Filing Date: Saturday , January 27th, 2018
Court: JUDGMENTS
Location: City Hall
Jury: NON JURY
Case Type: CLAIM FOR GAS SERVICE
Status: GAS SERVICE CLAIM JDGMNT FILED

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA
Address:		Aliases: none		
c/o LAW DEPARTMENT 1515 ARCH ST, 14TH FLOOR PHILADELPHIA PA 19107				
2			DEFENDANT	FRANKFORD PROJECT II LLC
Address:		Aliases: none		
2622 FRANKFORD AVE PHILADELPHIA PA 19125				

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
27-JAN-2018 09:00 PM	ACTIVE CASE			27-JAN-2018 09:00 PM
Docket Entry: none.				
27-JAN-2018 09:00 PM	GAS SERVICE CLAIM JDGMNT FILED	CITY OF PHILADELPHIA,	\$1,092.46	27-JAN-2018 09:00 PM
Docket Entry: none.				
27-JAN-2018 09:00 PM	CITY CHARGE	CITY OF PHILADELPHIA,		27-JAN-2018 09:00 PM
Docket Entry: none.				

[Case Description](#)
[Related Cases](#)
[Event Schedule](#)
[Case Parties](#)
[Docket Entries](#)



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Civil Docket Report

A \$5 Convenience fee will be added to the transaction at checkout.

Case Description

Case ID: 1809W18004206
Case Caption: CITY OF PHILADELPHIA VS. FRANKFORD PROJECT II LLC
Filing Date: Sunday , September 30th, 2018
Court: MUNICIPAL CLAIM/LIEN
Location: City Hall
Jury: NON JURY
Case Type: CLAIM FOR WATER SERVICE
Status: PHILA WATER DEPT LIEN FILED
Cross Reference: JD LN01353607

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA WATER REVENUE BUREAU
Address:	C/O CITY OF PHILA LAW DEPT 1401 JOHN F KENNEDY BLVD 5TH FLOOR PHILADELPHIA PA 19102 (215)686-0507		Aliases: none	
2			DEFENDANT	FRANKFORD PROJECT II LLC
Address:	270 MADISON AVE 13TH FLOOR NEW YORK NY 10016-0601		Aliases: none	

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
30-SEP-2018 10:43 PM	ACTIVE CASE			30-SEP-2018 10:43 PM
Docket Entry: none.				
30-SEP-2018 10:43 PM	PHILA WATER DEPT LIEN FILED	CITY OF PHILADELPHIA WATER REVENUE BUREAU,		30-SEP-2018 10:43 PM
Docket Entry: THE CITY OF PHILADELPHIA HEREBY FILES A MUNICIPAL CLAIM/LIEN PURSUANT TO 53 P.S. SEC.7101 ET.SEQ. AGAINST THE ABOVE NAMED DEFENDANT(S) AND 02622 FRANKFORD AVE IN THE AMOUNT OF \$1,166.73, WHICH INCLUDES THE LIEN FILING FEE OF \$91.45, FOR UNPAID WATER/SEWER RENTS AND CHARGES FOR PERIODS 17-JUL-2017 TO 31-MAR-2018.				

[Case Description](#)
[Related Cases](#)
[Event Schedule](#)
[Case Parties](#)
[Docket Entries](#)



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Civil Docket Report

A \$5 Convenience fee will be added to the transaction at checkout.

Case Description

Case ID: 1810W18003650
Case Caption: CITY OF PHILADELPHIA VS. FRANKFORD PROJECT II LLC
Filing Date: Wednesday, October 17th, 2018
Court: MUNICIPAL CLAIM/LIEN
Location: City Hall
Jury: NON JURY
Case Type: CLAIM FOR WATER SERVICE
Status: PHILA WATER DEPT LIEN FILED
Cross Reference: JD LN01360094

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA WATER REVENUE BUREAU
Address:	C/O CITY OF PHILA LAW DEPT 1401 JOHN F KENNEDY BLVD 5TH FLOOR PHILADELPHIA PA 19102 (215)686-0507		Aliases: none	
2			DEFENDANT	FRANKFORD PROJECT II LLC
Address:	270 MADISON AVE 13TH FLOOR NEW YORK NY 10016-0601		Aliases: none	

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
17-OCT-2018 10:49 PM	ACTIVE CASE			17-OCT-2018 10:49 PM
Docket Entry:	none.			
17-OCT-2018 10:49 PM	PHILA WATER DEPT LIEN FILED	CITY OF PHILADELPHIA WATER REVENUE BUREAU,		17-OCT-2018 10:49 PM
Docket Entry:	THE CITY OF PHILADELPHIA HEREBY FILES A MUNICIPAL CLAIM/LIEN PURSUANT TO 53 P.S. SEC.7101 ET.SEQ. AGAINST THE ABOVE NAMED DEFENDANT(S) AND 02626 FRANKFORD AVE IN THE AMOUNT OF \$1,183.80, WHICH INCLUDES THE LIEN FILING FEE OF \$91.45, FOR UNPAID WATER/SEWER RENTS AND CHARGES FOR PERIODS 17-JUL-2017 TO 30-JUN-2018.			

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Civil Docket Report

A \$5 Convenience fee will be added to the transaction at checkout.

Case Description

Case ID: 1811W18041174
Case Caption: CITY OF PHILADELPHIA VS. FRANKFORD PROJECT II LLC
Filing Date: Wednesday, November 28th, 2018
Court: MUNICIPAL CLAIM/LIEN
Location: City Hall
Jury: NON JURY
Case Type: CLAIM FOR WATER SERVICE
Status: PHILA WATER DEPT LIEN FILED
Cross Reference: JD LN01361035

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA WATER REVENUE BUREAU
Address:		Aliases:		
C/O CITY OF PHILA LAW DEPT 1401 JOHN F KENNEDY BLVD 5TH FLOOR PHILADELPHIA PA 19102 (215)686-0507		none		
2			DEFENDANT	FRANKFORD PROJECT II LLC
Address:		Aliases:		
270 MADISON AVE 13TH FLOOR NEW YORK NY 10016-0601		none		

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
28-NOV-2018 11:43 PM	ACTIVE CASE			28-NOV-2018 11:43 PM
Docket Entry: none.				
28-NOV-2018 11:43 PM	PHILA WATER DEPT LIEN FILED	CITY OF PHILADELPHIA WATER REVENUE BUREAU,		28-NOV-2018 11:43 PM
Docket Entry: THE CITY OF PHILADELPHIA HEREBY FILES A MUNICIPAL CLAIM/LIEN PURSUANT TO 53 P.S. SEC.7101 ET.SEQ. AGAINST THE ABOVE NAMED DEFENDANT(S) AND 02626 FRANKFORD AVE IN THE AMOUNT OF \$151.45, WHICH INCLUDES THE LIEN FILING FEE OF \$91.45, FOR METER AND OTHER WATER REPAIR CHARGES FOR PERIODS 31-JAN-2018 TO 30-JUN-2018.				

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Civil Docket Report

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Case Description

Case ID: 1901W18004506
Case Caption: CITY OF PHILADELPHIA VS. FRANKFORD PROJECT LLC
Filing Date: Thursday , January 03rd, 2019
Court: MUNICIPAL CLAIM/LIEN
Location: City Hall
Jury: NON JURY
Case Type: CLAIM FOR WATER SERVICE
Status: PHILA WATER DEPT LIEN FILED
Cross Reference: JD LN01368535

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA WATER REVENUE BUREAU
Address:		Aliases:		
C/O CITY OF PHILA LAW DEPT 1401 JOHN F KENNEDY BLVD 5TH FLOOR PHILADELPHIA PA 19102 (215)686-0507		none		
2			DEFENDANT	FRANKFORD PROJECT LLC
Address:		Aliases:		
270 MADISON AVE 13TH FLOOR NEW YORK NY 10016-0601		none		

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
03-JAN-2019 08:13 PM	ACTIVE CASE			03-JAN-2019 08:13 PM
Docket Entry: none.				
03-JAN-2019 08:13 PM	PHILA WATER DEPT LIEN FILED	CITY OF PHILADELPHIA WATER REVENUE BUREAU,		03-JAN-2019 08:13 PM
Documents:		Click link(s) to preview/purchase the documents		Click HERE to purchase all documents related to this one docket entry
		JDPWD_2.pdf		
Docket Entry: THE CITY OF PHILADELPHIA HEREBY FILES A MUNICIPAL CLAIM/LIEN PURSUANT TO 53 P.S. SEC.7101 ET.SEQ. AGAINST THE ABOVE NAMED DEFENDANT(S) AND 02604 FRANKFORD AVE IN THE AMOUNT OF \$1,196.37, FOR UNPAID WATER/SEWER RENTS AND CHARGES FOR PERIODS 18-JUL-2017 TO 30-SEP-2018.				

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Civil Docket Report

A \$5 Convenience fee will be added to the transaction at checkout.

Case Description

Case ID: 181230691
Case Caption: CITY OF PHILA vs FRANKFORD PROJECT LLC
Filing Date: Saturday , December 29th, 2018
Court: JUDGMENTS
Location: City Hall
Jury: NON JURY
Case Type: CLAIM FOR GAS SERVICE
Status: GAS SERVICE CLAIM JDGMNT FILED

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA
Address:		Aliases:		
c/o LAW DEPARTMENT 1515 ARCH ST, 14TH FLOOR PHILADELPHIA PA 19107		none		
2			DEFENDANT	FRANKFORD PROJECT LLC
Address:		Aliases:		
2604 FRANKFORD AVE PHILADELPHIA PA 19125		none		

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
29-DEC-2018 09:00 PM	ACTIVE CASE			29-DEC-2018 09:00 PM
Docket Entry: none.				
29-DEC-2018 09:00 PM	GAS SERVICE CLAIM JDGMNT FILED	CITY OF PHILADELPHIA,	\$358.52	29-DEC-2018 09:00 PM
Docket Entry: none.				
29-DEC-2018 09:00 PM	CITY CHARGE	CITY OF PHILADELPHIA,		29-DEC-2018 09:00 PM
Docket Entry: none.				

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Civil Docket Report

A \$5 Convenience fee will be added to the transaction at checkout.

Case Description

Case ID: 1810W18003631
Case Caption: CITY OF PHILADELPHIA VS. FRANKFORD PROJECT LLC
Filing Date: Wednesday, October 17th, 2018
Court: MUNICIPAL CLAIM/LIEN
Location: City Hall
Jury: NON JURY
Case Type: CLAIM FOR WATER SERVICE
Status: PHILA WATER DEPT LIEN FILED
Cross Reference: JD LN01360075

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA WATER REVENUE BUREAU
Address:	C/O CITY OF PHILA LAW DEPT 1401 JOHN F KENNEDY BLVD 5TH FLOOR PHILADELPHIA PA 19102 (215)686-0507		Aliases: none	
2			DEFENDANT	FRANKFORD PROJECT LLC
Address:	270 MADISON AVE 13TH FLOOR NEW YORK NY 10016-0601		Aliases: none	

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
17-OCT-2018 10:49 PM	ACTIVE CASE			17-OCT-2018 10:49 PM
Docket Entry:	none.			
17-OCT-2018 10:49 PM	PHILA WATER DEPT LIEN FILED	CITY OF PHILADELPHIA WATER REVENUE BUREAU,		17-OCT-2018 10:49 PM
Docket Entry:	THE CITY OF PHILADELPHIA HEREBY FILES A MUNICIPAL CLAIM/LIEN PURSUANT TO 53 P.S. SEC.7101 ET.SEQ. AGAINST THE ABOVE NAMED DEFENDANT(S) AND 02602 FRANKFORD AVE IN THE AMOUNT OF \$1,271.85, WHICH INCLUDES THE LIEN FILING FEE OF \$91.45, FOR UNPAID WATER/SEWER RENTS AND CHARGES FOR PERIODS 16-JAN-2018 TO 30-JUN-2018.			

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Civil Docket Report

A \$5 Convenience fee will be added to the transaction at checkout.

Case Description

Case ID: 180930895
Case Caption: CITY OF PHILA vs FRANKFORD PROJECT LLC
Filing Date: Friday , September 28th, 2018
Court: JUDGMENTS
Location: City Hall
Jury: NON JURY
Case Type: CLAIM FOR GAS SERVICE
Status: GAS SERVICE CLAIM JDGMNT FILED

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA
Address:		Aliases:		
c/o LAW DEPARTMENT 1515 ARCH ST, 14TH FLOOR PHILADELPHIA PA 19107		none		
2			DEFENDANT	FRANKFORD PROJECT LLC
Address:		Aliases:		
2606 FRANKFORD AVE PHILADELPHIA PA 19125		none		

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
28-SEP-2018 09:00 PM	ACTIVE CASE			28-SEP-2018 09:00 PM
Docket Entry: none.				
28-SEP-2018 09:00 PM	GAS SERVICE CLAIM JDGMNT FILED	CITY OF PHILADELPHIA,	\$373.90	28-SEP-2018 09:00 PM
Docket Entry: none.				
28-SEP-2018 09:00 PM	CITY CHARGE	CITY OF PHILADELPHIA,		28-SEP-2018 09:00 PM
Docket Entry: none.				

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Case Description

Case ID: 180530188
Case Caption: CITY OF PHILA vs FRANKFORD PROJECT LLC
Filing Date: Saturday , May 05th, 2018
Court: JUDGMENTS
Location: City Hall
Jury: NON JURY
Case Type: CLAIM FOR GAS SERVICE
Status: GAS SERVICE CLAIM JDGMNT FILED

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA
Address:		Aliases: none		
c/o LAW DEPARTMENT 1515 ARCH ST, 14TH FLOOR PHILADELPHIA PA 19107				
2			DEFENDANT	FRANKFORD PROJECT LLC
Address:		Aliases: none		
2602 FRANKFORD AVE PHILADELPHIA PA 19125				

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
05-MAY-2018 09:00 PM	ACTIVE CASE			05-MAY-2018 09:00 PM
Docket Entry: none.				
05-MAY-2018 09:00 PM	GAS SERVICE CLAIM JDGMNT FILED	CITY OF PHILADELPHIA,	\$813.54	05-MAY-2018 09:00 PM
Docket Entry: none.				
05-MAY-2018 09:00 PM	CITY CHARGE	CITY OF PHILADELPHIA,		05-MAY-2018 09:00 PM
Docket Entry: none.				

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Civil Docket Report

A \$5 Convenience fee will be added to the transaction at checkout.

Case Description

Case ID: 1805W17003959
Case Caption: CITY OF PHILADELPHIA VS. FRANKFORD PROJECT LLC
Filing Date: Thursday , May 03rd, 2018
Court: MUNICIPAL CLAIM/LIEN
Location: City Hall
Jury: NON JURY
Case Type: CLAIM FOR WATER SERVICE
Status: PHILA WATER DEPT LIEN FILED
Cross Reference: JD LN01346624

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

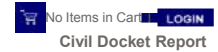
Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA WATER REVENUE BUREAU
Address:		Aliases:		
C/O CITY OF PHILA LAW DEPT 1401 JOHN F KENNEDY BLVD 5TH FLOOR PHILADELPHIA PA 19102 (215)686-0507		none		
2			DEFENDANT	FRANKFORD PROJECT LLC
Address:		Aliases:		
270 MADISON AVE 13TH FLOOR NEW YORK NY 10016-0601		none		

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
03-MAY-2018 10:49 PM	ACTIVE CASE			03-MAY-2018 10:49 PM
Docket Entry: none.				
03-MAY-2018 10:49 PM	PHILA WATER DEPT LIEN FILED	CITY OF PHILADELPHIA WATER REVENUE BUREAU,		03-MAY-2018 10:49 PM
Documents:		Click link(s) to preview/purchase the documents JDPWD_2.pdf		
Docket Entry: THE CITY OF PHILADELPHIA HEREBY FILES A MUNICIPAL CLAIM/LIEN PURSUANT TO 53 P.S. SEC.7101 ET.SEQ. AGAINST THE ABOVE NAMED DEFENDANT(S) AND 02606 FRANKFORD AVE IN THE AMOUNT OF \$1,764.92 FOR UNPAID WATER/SEWER RENTS AND CHARGES.				

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Case Description

Case ID: 920700963
Case Caption: TYRE ETAL VS. CHYBINSKI
Filing Date: Friday , July 10th, 1992
Court: ARBITRATION
Location: ARBITRATION CENTER
Jury: JURY
Case Type: PREMISES LIABILITY, SLIP/FALL
Status: NO APPEAL FILED - DISPOSED

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1	2		PLAINTIFF	TYRE, ELIZABETH
Address:	2628 E LIVINGSTON ST PHILADELPHIA PA 19125	Aliases:	none	
2	1		ATTORNEY FOR PLAINTIFF	MORAN, VINCENT L
Address:	626 EAST GIRARD AVENUE PHILADELPHIA PA 19125 (215)423-3900	Aliases:	none	
3	2		PLAINTIFF	TYRE, WILLIAM
Address:	2628 E LIVINGSTON ST PHILADELPHIA PA 19125	Aliases:	none	
4	9		DEFENDANT	CHYBINSKI, HENRY
Address:	2618 E FRANKFORD AVE PHILADELPHIA PA 19125	Aliases:	none	
5		11-MAY-1998	TEAM LEADER	MANFREDI, WILLIAM J
Address:	510 CITY HALL PHILADELPHIA PA 19107 (215)686-2606	Aliases:	none	
6	4	08-JUL-1999	ATTORNEY FOR DEFENDANT	SCHAER, THEODORE M
Address:	1818 MARKET STREET 13TH FLOOR PHILADELPHIA PA 19103 (215)569-2800	Aliases:	none	
7		02-JUN-1998	TEAM LEADER	NEW, ARNOLD L
Address:	606 CITY HALL PHILADELPHIA PA 19107 (215)686-7260	Aliases:	none	
8		20-AUG-1998	TEAM LEADER	MOSS, SANDRA M
Address:	392 CITY HALL PHILADELPHIA PA 19107 (215)686-7910	Aliases:	none	
9			ATTORNEY FOR DEFENDANT	BANNON, GEORGE P
Address:	533 E. GIRARD AVENUE PHILADELPHIA PA 19125 (000)426-9535	Aliases:	none	

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
10-JUL-1992 10:51 AM	ACTIVE CASE			10-JUL-1992 12:00 AM

Docket Entry:	none.		
10-JUL-1992 10:51 AM	ASSESSMENT OF DAMAGES		13-JUL-1992 12:00 AM
Docket Entry:	ASSESSMENT OF DAMAGES HEARING RE UURED		
10-JUL-1992 10:51 AM	FILING TE T		13-JUL-1992 12:00 AM
Docket Entry:	FILING ATTY-042906 VINCENT L MORAN PROTHY \$114.50 AMOUNT AT ISSUE MORE THAN \$50,000.00		
10-JUL-1992 10:51 AM	FILING TE T		13-JUL-1992 12:00 AM
Docket Entry:	PRAECIPE TO ISSUE WRIT FILED. WRIT OF SUMMONS ISSUED. JURY TRIAL DEMANDED. FEE PAID \$54.00		
27-JUL-1992 09:30 AM	SHERIFF S SERVICE		06-AUG-1992 12:00 AM
Docket Entry:	AFFIDAVIT OF SERVICE OF SUMMONS UPON HENRY CHYBINSKI ON 7/27/92....FILED		
10-JAN-1994 02:37 PM	COMPLAINT/SUMMONS FILED		10-JAN-1994 12:00 AM
Docket Entry:	COMPLAINT WITH NOTICE TO DEFEND, WITHIN TWENTY (20) DAYS AFTER SERVICE, IN ACCORDANCE WITH RULE 1018.1 FILED.		
09-MAY-1994 09:30 AM	SHERIFF S SERVICE		20-MAY-1994 12:00 AM
Docket Entry:	AFFIDAVIT OF SERVICE OF COMPLAINT TO HENRY CHYBINSKI. FILED.		
23-SEP-1994 12:10 PM	JUDGMENT ENTERED BY DEFAULT		26-SEP-1994 12:00 AM
Docket Entry:	AFFIDAVIT OF NON-MILITARY SERVICE FILED. PRAECIPE FOR ENTRY OF JUDGMENT FILED. JUDGMENT FOR PLAINTIFF AGAINST DEFENDANT FOR FAILURE TO FILE ANSWER WITHIN RE UURED TIME. SNOCK PRO-PROTHONOTARY NOTICE UNDER RULE 236. NOTICE UNDER RULE 237.1 JUDGMENT FEE PAID \$18.00		
26-SEP-1994 12:10 PM	JUDGMENT ENTERED BY DEFAULT		\$300,000.00 26-SEP-1994 12:00 AM
Docket Entry:	none.		
26-SEP-1994 12:10 PM	JUDGMENT ENTERED BY DEFAULT		\$.00 26-SEP-1994 12:00 AM
Docket Entry:	none.		
05-MAY-1995 03:53 PM	FILING TE T		09-MAY-1995 12:00 AM
Docket Entry:	BY ORDER OF THE ATTY FOR THE PLTF THIS CASE IS TRANSFERRED FROM MAJOR JURY LISTING TO A NON-JURY LISTING FILED.		
24-OCT-1995 10:10 AM	LISTED FOR TRIAL		24-OCT-1995 12:00 AM
Docket Entry:	none.		
04-DEC-1995 10:10 AM	TRIAL WORKSHEET RESULTS		04-DEC-1995 12:00 AM
Docket Entry:	TRIAL WORK SHEET: ASSESSMENT OF DAMAGES AS FOLLOWS: FINDING OF FACT STATED FOR THE RECORD AFTER TESTIMONY OF ELIZABETH TYRE AND VIDEOTAPE OF DR. JAMES UDELL, THE COURT FINDS AS FOLLOWS: FOR PLTF ELIZABETH TYRE IN SUM OF \$250,000.00 FOR THE ESTATE OF WILLIAM TYRE IN THE SUM OF \$50,000.00...BY THE COURT, JUDGE DOTY, 11-22-95 NOTICE UNDER RULE 236.		
08-DEC-1995 10:10 AM	PETITION TO OPEN JUDGMENT	SCHAER, THEODORE M	08-DEC-1995 12:00 AM
Docket Entry:	63-950120363		
11-JAN-1996 10:10 AM	ANSWER FILED		11-JAN-1996 12:00 AM
Docket Entry:	63-950120363 - ANSWER BY PLAINTIFF- TIMELY		

17-OCT-1996 07:48 AM	STENOGRAPHER S NOTES FILED			17-OCT-1996 12:00 AM
Docket Entry:	ONE (1) VOLUME OF NOTES FILED.			
22-NOV-1996 12:02 PM	LISTED IN ERROR			22-NOV-1996 12:00 AM
Docket Entry:	none.			
30-JAN-1997 10:58 AM	STENOGRAPHER S NOTES FILED			30-JAN-1997 12:00 AM
Docket Entry:	none.			
04-MAR-1997 03:34 PM	ORDER ENTERED/236 NOTICE GIVEN			06-MAR-1997 12:00 AM
Docket Entry:	ORDERED, THAT THE JUDGMENT FOR PLAINTIFFS AGAINST DEFENDANT IS HEREBY OPENED. THE DEFENDANT MAY FILE AN ANSWER TO PLAINTIFFS COMPLAINT WITHIN 20 DAYS OF THIS ORDER.... BY THE COURT- DOTY S.J. 2-7-97.			
04-MAR-1997 03:35 PM	ANSWER TO COMPLAINT FILED			06-MAR-1997 12:00 AM
Docket Entry:	DEFENDANT, HENRY CHYBINSKI S ANSWER TO PLAINTIFFS COMPLAINT WITH NEW MATTER.			
06-JUN-1997 09:56 AM	REPLY FILED			09-JUN-1997 12:00 AM
Docket Entry:	PLAINTIFFS REPLY TO DEFENDANT S NEW MATTER FILED			
30-JUN-1997 11:55 AM	ORDER ENTERED/236 NOTICE GIVEN			30-JUN-1997 12:00 AM
Docket Entry:	ORDER DEFT. S MOTION TO COMPEL IS GRANTED.....COLINS, J., 6-27-97 SEE ORDER FOR TERMS.			
25-SEP-1997 11:42 AM	WAITING TO LIST STATUS CONF			25-SEP-1997 12:00 AM
Docket Entry:	none.			
29-SEP-1997 05:30 PM	LISTED FOR STATUS CONFERENCE			29-SEP-1997 05:30 PM
Docket Entry:	none.			
16-OCT-1997 08:41 AM	CONFERENCE CANCELLED			16-OCT-1997 08:41 AM
Docket Entry:	none.			
16-OCT-1997 08:41 AM	WAITING TO LIST STATUS CONF			16-OCT-1997 12:00 AM
Docket Entry:	none.			
21-OCT-1997 05:47 PM	LISTED FOR STATUS CONFERENCE			21-OCT-1997 05:47 PM
Docket Entry:	none.			
05-NOV-1997 11:08 AM	CONFERENCE CANCELLED			05-NOV-1997 11:08 AM
Docket Entry:	none.			
05-NOV-1997 11:08 AM	WAITING TO LIST STATUS CONF			05-NOV-1997 12:00 AM
Docket Entry:	none.			
18-NOV-1997 11:27 AM	LISTED FOR STATUS CONFERENCE			18-NOV-1997 11:27 AM
Docket Entry:	none.			

04-DEC-1997 02:12 PM	TRANSFERRED TO MAJOR JURY			04-DEC-1997 02:13 PM
Docket Entry:	none.			
04-DEC-1997 02:13 PM	WAITING TO LIST CASE MGMT CONF			04-DEC-1997 12:00 AM
Docket Entry:	none.			
09-APR-1998 01:59 PM	WAITING TO LIST CASE MGMT CONF	MANFREDI, WILLIAM J		09-APR-1998 12:00 AM
Docket Entry:	none.			
09-APR-1998 04:23 PM	LISTED FOR CASE MGMT CONF			09-APR-1998 04:23 PM
Docket Entry:	none.			
13-APR-1998 05:09 PM	NOTICE GIVEN			13-APR-1998 05:09 PM
Docket Entry:	none.			
11-MAY-1998 11:00 AM	CASE MGMT CONFERENCE COMPLETED	FERRARA, ANNETTE		11-MAY-1998 12:00 AM
Docket Entry:	THE ABOVE CAPTIONED ACTION HAS BEEN ASSIGNED TO THE JUNE TRIAL POOL. A CASE MANAGEMENT ORDER WAS GIVEN TO ALL COUNSEL OF RECORD AT THE CONCLUSION OF THE CASE MANAGMENT CONFERENCE.			
11-MAY-1998 11:38 AM	WAITING TO LIST PRE-TRIAL CONF	FERRARA, ANNETTE		11-MAY-1998 11:39 AM
Docket Entry:	none.			
11-MAY-1998 11:43 AM	LISTED FOR PRE-TRIAL CONF			11-MAY-1998 11:43 AM
Docket Entry:	none.			
11-MAY-1998 11:44 AM	LISTED IN TRIAL READY POOL			11-MAY-1998 11:44 AM
Docket Entry:	none.			
11-MAY-1998 04:47 PM	NOTICE GIVEN			11-MAY-1998 04:47 PM
Docket Entry:	none.			
11-MAY-1998 04:59 PM	NOTICE GIVEN			11-MAY-1998 04:59 PM
Docket Entry:	none.			
15-MAY-1998 03:46 PM	LISTED FOR PRE-TRIAL CONF			15-MAY-1998 03:46 PM
Docket Entry:	none.			
15-MAY-1998 03:46 PM	ORDER ENTERED/236 NOTICE GIVEN			15-MAY-1998 03:46 PM
Docket Entry:	none.			
18-MAY-1998 11:08 AM	PET FOR E TRAORDINARY RELIEF	CHYBINSKI, HENRY		19-MAY-1998 12:00 AM
Docket Entry:	00-98051200 RESPONSE DATE 5-28-98			
20-MAY-1998 08:41 AM	NOTICE GIVEN			20-MAY-1998 08:41 AM
Docket Entry:	none.			

Docket Entry:				
28-MAY-1998 10:18 AM	ANSWER (MOTION/PETITION) FILED	TYRE, ELIZABETH		28-MAY-1998 12:00 AM
Docket Entry:	00-98051200 ANS FILED TO -RELIEF			
02-JUN-1998 12:10 PM	CASE MGMT CONFERENCE COMPLETED			02-JUN-1998 12:10 PM
Docket Entry:	none.			
02-JUN-1998 12:10 PM	CONFERENCE DATE SET			02-JUN-1998 12:10 PM
Docket Entry:	none.			
02-JUN-1998 12:10 PM	PRETRIAL CONFERENCE COMPLETED			02-JUN-1998 12:10 PM
Docket Entry:	none.			
02-JUN-1998 12:11 PM	CASE RESCHEDULED BY COURT			02-JUN-1998 12:11 PM
Docket Entry:	none.			
02-JUN-1998 12:16 PM	LISTED FOR PRE-TRIAL CONF			02-JUN-1998 12:16 PM
Docket Entry:	none.			
02-JUN-1998 12:16 PM	NOTICE GIVEN			02-JUN-1998 12:16 PM
Docket Entry:	none.			
02-JUN-1998 02:35 PM	NOTICE GIVEN			02-JUN-1998 02:35 PM
Docket Entry:	none.			
03-JUN-1998 10:23 AM	ORDER ENTERED/236 NOTICE GIVEN	NEW, ARNOLD L		03-JUN-1998 12:00 AM
Docket Entry:	AMENDED CASE MANAGEMENT ORDER: AND NOW, THIS 2ND DAY OF JUNE, 1998, IT IS HEREBY ORDERED AND DECREED THAT: 1. A PRE TRIAL CONFERENCE IS SCHEDULED FOR JUNE 12, 1998 AT 10:00 A.M. IN COURTROOM 653, CITY HALL, PHILA., PA. 19107. 2. THIS MATTER IS HEREBY TRANSFERRED TO THE JULY POOL. 3. AN EXPERT REPORT MAY BE SUBMITTED BY THE DEFENDANT TO THE PLAINTIFF NO LATER THAN JUNE 12, 1998 AT 10:00 A.M. 4. ALL OTHER ORDERS CONTAINED WITHIN THE CASE MANAGEMENT ORDER DATED THE 11TH DAY OF MAY 1998, SHALL REMAIN IN EFFECT. BY THE COURT: ARNOLD L. NEW, J. 6-2-98			
08-JUN-1998 04:32 PM	MOTION ASSIGNED			08-JUN-1998 04:32 PM
Docket Entry:	00-98051200 PET FOR -RELIEF ASSIGNED TO MANFREDI, J 6/9/98			
12-JUN-1998 11:35 AM	ORDER ENTERED/236 NOTICE GIVEN	MANFREDI, WILLIAM J		12-JUN-1998 11:37 AM
Docket Entry:	00-98051200 IT IS ORDERED THAT DEFT S PETITION FOR EXTRAORDINARY RELIEF IS DENIED...BY THE COURT, JUDGE MANFREDI, 6-11-98			
01-JUL-1998 02:07 PM	LISTED IN TRIAL READY POOL			01-JUL-1998 02:07 PM
Docket Entry:	none.			
01-JUL-1998 02:07 PM	PRETRIAL CONFERENCE COMPLETED	MOSS, SANDRA M		01-JUL-1998 02:07 PM
Docket Entry:	none.			
20-AUG-1998 03:04 PM	TRANSFER TO ARBITRATION	MOSS, SANDRA M		20-AUG-1998 03:06 PM
Docket Entry:	REMAND TO COMMON PLEAS ARBITRATION. HEARING NOT TO TAKE PLACE BEFORE JANUARY, 1999. ...MOSS, J. 8/19/98			

20-AUG-1998 03:06 PM	WAITING TO LIST ARBITRATION			20-AUG-1998 12:00 AM
Docket Entry:	none.			
27-NOV-1998 09:23 AM	ARBITRATION HEARING SCHEDULED			27-NOV-1998 09:23 AM
Docket Entry:	none.			
02-DEC-1998 04:14 PM	NOTICE GIVEN			02-DEC-1998 04:14 PM
Docket Entry:	none.			
29-JAN-1999 02:17 PM	REPORT & AWARD OF ARBITRATORS		\$.00	29-JAN-1999 02:17 PM
Docket Entry:	PLAINTIFF(S) HAVING FAILED TO APPEAR, AN AWARD IS ENTERED IN FAVOR OF THE DEFENDANT(S).			
29-JAN-1999 02:17 PM	NOTICE GIVEN- PA.R.C.P. #1307			29-JAN-1999 02:17 PM
Docket Entry:	none.			
05-FEB-1999 04:05 PM	APPEAL FROM ARBITRATORS' AWARD	MORAN, VINCENT L		09-FEB-1999 12:00 AM
Docket Entry:	NOTICE IS HEREBY GIVEN THAT PLF APPEALS FROM THE AWARD OF ARBITRATORS. JURY TRIAL DEMANDED FEE PAID			
05-FEB-1999 04:05 PM	JURY TRIAL PERFECTED	MORAN, VINCENT L		09-FEB-1999 12:00 AM
Docket Entry:	none.			
09-FEB-1999 11:18 AM	LISTED FOR STATUS CONFERENCE			09-FEB-1999 11:18 AM
Docket Entry:	none.			
09-FEB-1999 11:18 AM	CASE MANAGEMENT ORDER ISSUED			09-FEB-1999 11:18 AM
Docket Entry:	ARBITRATION APPEAL PROGRAM - STANDING CASE MANAGEMENT ORDER - PURSUANT TO ADMINISTRATIVE DOCKET 08 OF 1998, AN APPEAL FROM THE REPORT AND AWARD OF ARBITRATORS HAVING BEEN FILED IN THE ABOVE-CAPTIONED MATTER AND A STATUS HEARING BEEN SCHEDULED, THE FOLLOWING CASE MANAGEMENT ORDER IS ENTERED: 1. STATUS CONFERENCE: ALL COUNSEL AND NON-REPRESENTED PARTIES MUST APPEAR AT THE STATUS CONFERENCE AND SHALL BE PREPARED TO DISCUSS SETTLEMENT OF THE CASE WITH CLIENTS AVAILABLE BY TELEPHONE TO AUTHORIZE SETTLEMENT. ALL COUNSEL ARE REQUIRED TO COMMUNICATE WITH EACH OTHER AND ALL NON-REPRESENTED PARTIES TO ADVISE THEM OF THE STATUS BY FORWARDING A NOTICE OF SAME VIA FACIMILE OR U.S. MAIL. AT THE CONFERENCE, A DATE FOR TRIAL IN THE DESIGNATED "POOL" MONTH AND A PRE-TRIAL SETTLEMENT CONFERENCE DATE SHALL BE ASSIGNED. COUNSEL WILL BE ATTACHED FOR TRIAL. ALSO, AT THE STATUS CONFERENCE, A MEMORANDUM WILL BE GIVEN TO ALL PARTIES WITH DIRECTION TO COMPLETE AND PRESENT THE SAME AT THE TIME OF THE MANDATORY PRE-TRIAL SETTLEMENT CONFERENCE. FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF SAID MEMORANDUM AND/OR FAILURE TO APPEAR FOR EITHER THE PRE-TRIAL SETTLEMENT CONFERENCE OR TRIAL WILL RESULT IN THE IMPOSITION OF APPROPRIATE SANCTIONS. 2. DISCOVERY DEADLINE: ALL DISCOVERY SHALL BE COMPLETED NO LATER THAN 90 DAYS PRIOR TO THE FIRST MONDAY OF THE DESIGNATED "POOL" MONTH. 3. EXPERT DEADLINE: PLAINTIFF'S EXPERT REPORT (IF APPLICABLE), INCLUDING ANY SUPPLEMENTAL REPORT, IS TO BE SERVED ON OPPOSING COUNSEL AND/OR OPPOSING PARTY ON OR BEFORE 60 DAYS PRIOR TO THE FIRST MONDAY OF THE DESIGNATED "POOL" MONTH. 4. DISPOSITIVE MOTIONS: ALL DISPOSITIVE MOTIONS MUST BE FILED NO LATER THAN 50 DAYS PRIOR TO THE FIRST MONDAY OF THE DESIGNATED "POOL" MONTH. HOWEVER, IN ALL LIMITED TORT CASES MOTIONS FOR SUMMARY JUDGMENT MUST BE FILED NO LATER THAN 80 DAYS PRIOR TO THE FIRST MONDAY OF THE DESIGNATED "POOL" MONTH. 5. EXTENSIONS: REQUESTS TO EXTEND ANY CASE MANAGEMENT DEADLINE MUST BE SUBMITTED BY FILING A PETITION FOR EXTRAORDINARY RELIEF AND FILED PRIOR TO THE EXPIRATION OF THE DEADLINE IN QUESTION. 6. CONTINUANCES: ALL REQUESTS FOR CONTINUANCES MUST BE SUBMITTED IN WRITING, WITH A COPY TO OPPOSING PARTY, AND DIRECTED TO THE HONORABLE JOSEPH D. O'KEEFE, SUPERVISING JUDGE, ATTENTION: MARY MCGOVERN, VIA FACSIMILE (215-563-1623) OR U.S. MAIL (12TH FLOOR, COMPLEX LITIGATION CENTER, WANAMAKER BUILDING, PAHILADELPHIA, PA 19107). HOWEVER, SAID REQUEST MAY BE MADE ONLY UNDER EXIGENT CIRCUMSTANCES. ...BY THE COURT: JOSEPH D. O'KEEFE,J.			
25-MAR-1999 11:31 AM	CASE RESCHEDULED BY COURT			25-MAR-1999 12:00 AM
Docket Entry:	STATUS/SETTLEMENT CONFERENCE CONTINUED TO 5/21/99 AT 9:30 AM IN COURTROOM E, COMPLEX LITIGATION CENTER			
13-APR-1999 01:45 PM	MOTION TO WITHDRAW APPEARANCE	SCHAER, THEODORE M		14-APR-1999 12:00 AM
Docket Entry:	14-99040814 MOTION FOR DEFENDENT'S COUNSEL FOR LEAVE TO WITHDRAW			
23-APR-1999 12:12 PM	MOTION HEARING SCHEDULED			23-APR-1999 12:12 PM
Docket Entry:	14-99040814 PETITION TO WITHDRAW APPEARANCE IS LISTED FOR ARGUMENT ON 6-22-99 AT 9:30 A.M. IN COURTROOM 275, CITY HALL			

26-APR-1999 04:36 PM	NOTICE GIVEN			26-APR-1999 04:36 PM
Docket Entry:	none.			
28-MAY-1999 11:28 AM	STATUS HEARING DISPOSED			28-MAY-1999 11:28 AM
Docket Entry:	none.			
28-MAY-1999 11:28 AM	LISTED FOR PRE-TRIAL CONF			28-MAY-1999 11:28 AM
Docket Entry:	none.			
28-MAY-1999 11:28 AM	LISTED IN TRIAL READY POOL			28-MAY-1999 11:28 AM
Docket Entry:	none.			
04-JUN-1999 11:28 AM	MOTION HEARING RESCHEDULED	COLINS, MARY D		04-JUN-1999 11:29 AM
Docket Entry:	14-99040814 PETITION TO WITHDRAW APPEARANCE IS RESCHEDULED TO 7-8-99 AT 9:30 A.M. IN COURTROOM 275, CITY HALL			
04-JUN-1999 11:29 AM	MOTION HEARING SCHEDULED			04-JUN-1999 11:29 AM
Docket Entry:	none.			
07-JUN-1999 04:16 PM	NOTICE GIVEN			07-JUN-1999 04:16 PM
Docket Entry:	none.			
08-JUL-1999 04:23 PM	ORDER ENTERED/236 NOTICE GIVEN	COLINS, MARY D		08-JUL-1999 04:29 PM
Docket Entry:	14-99040814 IT IS ORDERED THAT THE MOTION OF DEFENDANT'S COUNSEL FOR LEAVE TO WITHDRAW IS GRANTED. IT IS FURTHER ORDERED THAT THEODORE M. SCHAEER, ESQUIRE IS PERMITTED TO WITHDRAW HIS APPEARANCE AS COUNSEL OF RECORD FOR THE DEFENDANT IN THE ABOVE-CAPTIONED MATTER. ...COLINS, J. 7-8-99			
15-DEC-1999 04:14 PM	SETTLEMENT CONF COMPLETED			15-DEC-1999 04:14 PM
Docket Entry:	none.			
15-DEC-1999 04:14 PM	TRANSFER TO ARBITRATION	OKEEFE, JOSEPH D		15-DEC-1999 04:14 PM
Docket Entry:	ARBITRATION APPEAL DISMISSED. THE ABOVE CASE IS REMANDED TO ARBITRATION....12/15/99 BY THE COURT: JUDGE JOSEPH D. O'KEEFE			
15-DEC-1999 04:14 PM	WAITING TO LIST ARBITRATION			15-DEC-1999 12:00 AM
Docket Entry:	none.			
03-JAN-2000 01:14 PM	ARBITRATION HEARING SCHEDULED			03-JAN-2000 01:14 PM
Docket Entry:	none.			
05-JAN-2000 03:49 PM	NOTICE GIVEN			05-JAN-2000 03:49 PM
Docket Entry:	none.			
23-FEB-2000 10:14 AM	CASE RESCHEDULED BY COURT			23-FEB-2000 10:14 AM
Docket Entry:	none.			
23-FEB-2000 10:15 AM	ARBITRATION HEARING SCHEDULED			23-FEB-2000 10:15 AM

Docket Entry:	none.		
24-FEB-2000 02:49 PM	NOTICE GIVEN		24-FEB-2000 02:49 PM
Docket Entry:	none.		
24-FEB-2000 02:50 PM	NOTICE GIVEN		24-FEB-2000 02:50 PM
Docket Entry:	none.		
29-MAR-2000 02:53 PM	DEFERRED - BANKRUPTCY		29-MAR-2000 02:53 PM
Docket Entry:	none.		
06-OCT-2003 01:58 PM	RULE ISSUED		06-OCT-2003 01:58 PM
Docket Entry:	none.		
08-OCT-2003 01:00 AM	NOTICE GIVEN		08-OCT-2003 01:00 AM
Docket Entry:	NOTICE OF RULE RETURNABLE ENTERED IN THE ABOVE MATTER TO SHOW CAUSE WHY THIS ACTION SHOULD NOT BE REMOVED FROM DEFERRED STATUS SENT TO ALL COUNSEL OF RECORD AND NON-REPRESENTED PARTIES.		
12-NOV-2003 12:21 PM	EVENT CANCELLED-CASE DEFERRED		12-NOV-2003 12:21 PM
Docket Entry:	none.		
26-AUG-2004 09:44 AM	RECORD DESTROYED		26-AUG-2004 12:00 AM
Docket Entry:	THIS RECORD HAS BEEN DISPOSED IN ACCORDANCE WITH THE PROVISIONS OF THE COUNTY RECORDS ACT AND PA. R.J.A. NO. 507(A)		
08-NOV-2005 03:36 PM	LISTED FOR STATUS CONFERENCE		08-NOV-2005 03:36 PM
Docket Entry:	none.		
10-NOV-2005 12:01 AM	NOTICE GIVEN		10-NOV-2005 12:01 AM
Docket Entry:	none.		
07-DEC-2005 04:07 PM	EVENT CANCELLED-CASE DEFERRED		07-DEC-2005 04:07 PM
Docket Entry:	none.		
03-NOV-2006 04:12 PM	ENTRY OF APPEARANCE	BANNON, GEORGE P	03-NOV-2006 12:00 AM
Docket Entry:	ENTRY OF APPEARANCE OF GEORGE BANNON FILED ON BEHALF OF DFT.		
21-NOV-2006 04:29 PM	REMOVED FROM DEFERRED STATUS		21-NOV-2006 12:00 AM
Docket Entry:	none.		
21-NOV-2006 04:29 PM	WAITING TO LIST ARBITRATION		21-NOV-2006 12:00 AM
Docket Entry:	BANRUPTCY DISPOSED PER GEORGE P. BANNON, ESQ.		
18-JAN-2007 11:53 AM	ARBITRATION HEARING SCHEDULED		18-JAN-2007 11:53 AM
Docket Entry:	none.		
	NOTICE GIVEN		

20-JAN-2007 12:01 AM				20-JAN-2007 12:01 AM
Docket Entry:	<i>none.</i>			
28-FEB-2007 04:06 PM	REPORT & AWARD OF ARBITRATORS		\$40,000.00	28-FEB-2007 04:06 PM
Docket Entry:	FINDING FOR PLAINTIFFS AND AGAINST THE DEFENDANT IN THE AMOUNT OF \$40,000.00 BY AGREEMENT.			
28-FEB-2007 04:06 PM	NOTICE GIVEN- PA.R.C.P. #1307			28-FEB-2007 04:06 PM
Docket Entry:	<i>none.</i>			
05-APR-2007 12:04 AM	NO APPEAL FILED - DISPOSED			05-APR-2007 12:12 AM
Docket Entry:	<i>none.</i>			

[▶ Case Description](#)
[▶ Related Cases](#)
[▶ Event Schedule](#)
[▶ Case Parties](#)
[▶ Docket Entries](#)



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Civil Docket Report

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Case Description

Case ID: 0205T0071
Case Caption: CITY OF PHILA VS CHYBINSKI
Filing Date: Wednesday, May 29th, 2002
Court: REAL ESTATE TAX LIEN PETITION
Location: City Hall
Jury: NON JURY
Case Type: REAL ESTATE TAX LIEN PETITION
Status: DISPOSED-NO DOCKET ACTIVITY
Cross Reference: TL 960127308

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA
Address:	c/o LAW DEPARTMENT 1515 ARCH ST, 14TH FLOOR PHILADELPHIA PA 19107		Aliases: none	
2			DEFENDANT	CHYBINSKI, HENRY
Address:	2620 FRANKFORD AVE PHILADELPHIA PA 19100		Aliases: none	

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
29-MAY-2002 09:44 AM	ACTIVE CASE			29-MAY-2002 09:44 AM
Docket Entry:	none.			
29-MAY-2002 09:45 AM	AMENDED TAX CLAIM FILED	CITY OF PHILADELPHIA,	\$395.35	29-MAY-2002 12:00 AM
Docket Entry:	AMENDED CLAIM FILED. FOR RULE INFORMATION, SEE RECORD.			
29-MAY-2002 09:45 AM	TAX CLAIM-PETITION&RULE FILED	CARRAFIELLO, MATTHEW D		29-MAY-2002 12:00 AM
Docket Entry:	RULE UPON ALL INTERESTED PARTIES TO SELL ABOVE DESCRIBED PREMISES FREE AND CLEAR OF ANY ENCUMBRANCES. EO-DIE PETITION FILED. SIGNED 05/24/2002.			
29-MAY-2002 09:45 AM	CITY CHARGE	CITY OF PHILADELPHIA,		29-MAY-2002 12:00 AM
Docket Entry:	none.			
29-JUL-2002 08:59 AM	AFFIDAVIT OF SERVICE FILED			30-JUL-2002 12:00 AM
Docket Entry:	CERTIFICATION THAT A TRUE AND CORRECT COPY OF THE PETITION FOR RULE TO SHOW CAUSE WHY PROPERTY SHOULD NOT BE SOLD FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES AND THE ORDER SCHEDULING THE RULE RETURNABLE HEARING FOR CIVIL TAX PETITIONS WAS SERVED BY CERTIFIED AND REGULAR MAIL TO: ALL DEFTS			
31-JUL-2002 09:01 AM	AFFIDAVIT OF SERVICE FILED	CITY OF PHILADELPHIA,		31-JUL-2002 12:00 AM
Docket Entry:	OF PETITION AND RULE BY CERTIFIED AND FIRST CLASS MAIL TO ALL INTERESTED PARTIES.			
31-JUL-2002 09:26 AM	TAX CLAIM - DECREE	CARRAFIELLO, MATTHEW D		31-JUL-2002 12:00 AM
Docket Entry:	RULE ABSOLUTE (SEE ORDER) SIGNED 07/30/2002.			
20-SEP-2002 10:33 AM	AFFIDAVIT OF SERVICE FILED	CITY OF PHILADELPHIA,		20-SEP-2002 12:00 AM
Docket Entry:	OF DECREE BY FIRST CLASS MAIL TO ALL INTERESTED PARTIES.			

20-SEP-2002 11:34 AM	SHERIFF S SERVICE	CITY OF PHILADELPHIA,		20-SEP-2002 12:00 AM
Docket Entry: OF PETITION AND RULE BY POSTING PREMISES FILED.				
12-DEC-2002 01:38 PM	SHERIFF S SALE (R.E. WRITS)			12-DEC-2002 12:00 AM
Docket Entry: PROPERTY SOLD TO CITY OF PHILA FOR THE SUM OF \$800 ON 09/18/02.				
01-MAY-2013 08:31 AM	230.2-DOCKET INACTIVITY NOTICE			01-MAY-2013 08:31 AM
Docket Entry: none.				
03-MAY-2013 12:56 AM	NOTICE GIVEN			03-MAY-2013 12:56 AM
Docket Entry: NOTICE PURSUANT TO PARCP 230.2 GIVEN.				
01-JUL-2013 08:33 AM	DISPOSED-NO DOCKET ACTIVITY			01-JUL-2013 08:33 AM
Docket Entry: THIS MATTER IS ADMINISTRATIVELY CLOSED DUE TO DOCKET INACTIVITY OF MORE THAN 24 MONTHS.				

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T0071 MAY 2002

CITY OF PHILADELPHIA

COURT OF COMMON PLEAS

vs.

JANUARY TERM, 1996

Henry Chybinski

NO. 27308 TLD

SCI# 57408

DECREE

AND NOW to wit, this ³⁰ day of *July*, 2002, this cause having come on, the Court being satisfied that service of the Rule upon all parties was made in accordance with the Act of Assembly of May 16, 1923, P.L. 207, its amendments and supplements, the return day having passed and no answers filed by the respondents or any of them, and no other cause having been shown. The court orders and decrees that the premises, to wit:

**FILED
PROPROTHY**

31st Ward

Lot Irreg.

2620 Frankford Avenue,

JUL 31 2002

As fully described in the Tax Information Certificate,

M. TIERNEY

SEP 18 2002

be sold on Wednesday, 2002, by the Sheriff, clear of all claims, liens, mortgages, ground rents, charges, and estates, to the highest bidder at such sale; and the proceeds realized therefrom shall be distributed in accordance with the priority of such claims; and the purchase at such sale shall take and forever thereafter have, an absolute title to the property sold, free and discharged of all tax and municipal claims, liens, mortgages, ground rents, charges, and estates of whatsoever kind, subject only to the right of redemption as provided by law.

BY THE COURT:



J.

CITY OF PHILADELPHIA

T0071 MAY 2002
COURT OF COMMON PLEAS

vs.

JANUARY TERM, 1996

FILED
PRO PROTHY

Henry Chybinski

NO. 27308 TLD

JUL 30 2002

SCI# 57408

S. WULKO

AFFIDAVIT OF SERVICE OF PETITION

Pursuant to Act 135 of 1992, December 14, 1992 amending the Municipal Claims and Tax Liens Act, P.L. 207, March 16, 1923, 53 P.S. §7101 et seq., the City of Philadelphia mailed its Petition for Permission to Sell Property Free and Clear of all Encumbrances and the Rule entered thereon, for the property located at 2620 Frankford Avenue, Philadelphia, PA by certified and first class mail to all interested parties set forth below:

Owner(s)

Henry Chybinski
2620 Frankford Avenue
Philadelphia PA 19125

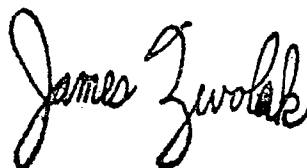
Henry Chybinski
2618 Frankford Avenue
Philadelphia PA 19125

Mortgagee(s)

State and Federal Liens

Other

RECEIVED
JUL 30 2002
10 44 33 AM
MAY 2002



BY: _____
JAMES J. ZWOLAK
Deputy City Solicitor
For the City of Philadelphia

Claim for Registered Taxes

MAY 2002

Filed _____ 20

To the Prothonotary:
Please enter my appearance for Plaintiff, City of Philadelphia.

I 0071

Nelson A. Diaz
City Solicitor

AMENDED

THE CITY OF PHILADELPHIA

COURT OF COMMON PLEAS

vs.

JANUARY TERM, 1996

Henry Chybinski

NO. 27308 TLD

SCI# 57408

The "CITY OF PHILADELPHIA" hereby files a claim for City Taxes against owner, and all that certain lot or piece of ground together with the buildings and improvements thereon erected situate in the 31st Ward of the City of Philadelphia. As fully described in the Tax Information Certificate.

SEE ATTACHED

BRT #31-1-158600

the buildings and improvements being known as, 2620 Frankford Avenue, duly rated and assessed, and registered for non-payment together with the interest, penalties and other charges, due as follows:

City Tax for the year 1995	\$179.16
School Tax for the year 1995	<u>\$216.19</u>
	\$395.35

Interest, penalties and other charges from the date of filing, which is claimed as a lien against said property, the taxes set forth having been levied by Ordinance of The City Council in accordance with the Act of May 16, 1923, as amended.

Nelson A. Diaz
City Solicitor

James J. McElvaney
Revenue Collection Manager

#07350

PRESENTED FOR REVIEW
MAY 29 AM 9:08
TO PROTHONOTARY
CS
mt

DESCRIPTION

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the 31st Ward of the City of Philadelphia.

BEGINNING at a point on the Northwesterly side of Frankford Avenue, at the distance of one hundred seventy-eight feet and three-quarters of an inch Northeastwardly from the Northeasterly side of Huntingdon Street; thence extending Northeastwardly along the Northwesterly side of said Frankford Avenue, eighteen feet, ten inches to a point including the soil of a certain two feet, six inches wide alley; thence extending Northwestwardly at right angles to said Frankford Avenue, thirty-one feet to a point; thence extending Southwestwardly one foot, six inches to a point; thence extending North fifty-six degrees, twenty minutes West forty-seven feet two and one-quarter inches to a point; thence extending South forty-six degrees fourteen minutes eleven seconds West sixteen feet seven and seven-eighths inches to a point; and thence extending Southeastwardly on a line at right angles to Frankford Avenue, eighty-one feet, eight and three-quarters inches to the first mentioned point and place of beginning.

NUMBERED and known as 2620 Frankford Avenue.

TOGETHER with the free and common use, right, liberty and privilege of the said alley as and for a passageway and watercourse at all times hereafter, forever.

CITY PLAN/PARCEL NUMBER: 20N17-198

STREET CODE/HOUSE NUMBER: 34960-02620

SELLING LIEN: CP Jan Term 1996 #27308

RO/pds

(Order #W30767)

CITY OF PHILADELPHIA

COURT OF COMMON PLEAS **MAY 2002**

vs.

JANUARY TERM, 1996

Henry Chybinski

NO. 27308 TLD

T 0071

SCI# 57408

RULE

AND NOW, this 24 day of May, 2002, upon consideration of within Petition, this Court hereby grants a Rule (or notice) upon the above named respondent to show cause why a Decree should not be entered permitting the SALE of the following premises,

31st Ward Lot Irreg. 2620 Frankford Avenue,

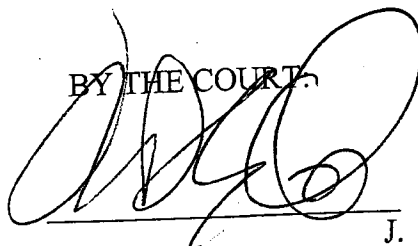
As fully described in the Tax Information Certificate,

by the Sheriff of Philadelphia County because of delinquent real estate taxes.

Service and notice of this Rule shall be made in the manner provided in the Act of Assembly of May 16, 1923, P.L. 207, and the amendments thereto, and as required by Act 135 of 1992, December 14, 1992, as amended, for notice of Rules to show cause, and to be returnable fifteen days after such service.

The said Rule is returnable (i.e., an Answer must be filed) within fifteen (15) days of service or a Rule Absolute may be entered i.e., the property may be immediately SCHEDULED FOR SHERIFF'S SALE.

BY THE COURT.


J.

PRESENTED FOR REVIEW
02 MAY 29 AM 9:08
PRO PROTHY

MT



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge John J. Joyce, Deputy Court Administrator

STATEMENT OF CLAIM

Code: Other - (13)

SC-18-12-18-5031

RUGGIERO PLANTE LAND DESIGN LLC
AKA/DBA: BY ANGELA RUGGIERO- AUTH REP
4220 MAIN STREET
PHILADELPHIA, PA 19127

SAUL MAZOR
268 DEAN STREET SUITE B
BROOKLYN, NY 11217

Plaintiff(s)

Defendant(s)

Service Address (information) if other than above:

To the Defendant: Plaintiff is seeking a money judgment against the Defendant(s) based on the following claim:

THE PLAINTIFF ENTERED INTO AN AGREEMENT WITH THE DEFENDANT TO PROVIDE LAND SURVEYING AND CIVIL ENGINEERING DESIGN SERVICES AT 1143 N DELAWARE AVENUE FOR THE SUM OF \$5257.00. THE PLAINTIFF HAS MADE NUMEROUS ATTEMPTS TO RESOLVE THIS MATTER TO NO AVAIL. THE PLAINTIFF NOW SEEKS A JUDGMENT IN THE AMOUNT OF \$5257.00 PLUS COURT COSTS.

Summons to the Defendant

You are hereby ordered to appear at a hearing scheduled as follows:

Citation al Demandado

Por la presenta, Usted esta dirlijido a presentarse a la siguiente:

1339 Chestnut Street 6th Floor
Philadelphia, PA 19107
Hearing Room: 6

February 1st, 2019


01:15 PM

Amount Claimed

Principal	\$	5257.00
Interest	\$	0.00
Attorney Fees	\$	0.00
Other Fees	\$	0.00
Subtotal	\$	5257.00
Service	\$	0.00
State Fee	\$	14.75
Automation Fee	\$	5.50
Convenience Fee	\$	0.00
JCS St. Add. Surcharge	\$	11.25
JCS St. Add. Fee	\$	2.25
ATJ Fee	\$	2.00
ATJ Surcharge	\$	10.00
Court Costs	\$	44.00
TOTAL CLAIMED	\$	5346.75
Date Filed:		12/18/2018

I am an attorney for the plaintiff(s), the plaintiff's authorized representative or have a power of attorney for the plaintiff(s) in this statement of claims action. I hereby verify that I am authorized to make this verification; that I have sufficient knowledge, information and belief to take this verification or have gained sufficient knowledge, information and belief from communications with the plaintiff or the persons listed below and that the facts set forth are true and correct to the best of my knowledge, information and belief. I understand that this verification is made subject to the penalties set forth in 18 Pa. C.S. § 4904, which concerns the making of unsworn falsifications to authorities. If I am an authorized representative or have a power of attorney, I have attached a completed Philadelphia Municipal Court authorized representative form or a completed power of attorney form.

BY ANGELA RUGGIERO - AUTH REP



Signature Plaintiff/Attorney
Atty ID #: _____

Address & Phone 4220 MAIN STREET
PHILADELPHIA, PA 19127

NOTICE TO THE DEFENDANT, YOU HAVE BEEN SUED IN COURT.
PLEASE SEE ATTACHED NOTICES

AVISO AL DEMANDADO LE HAN DEMANDADO EN CORTE. VEA POR FAVOR
LOS AVISOS ASOCIADOS.

If you wish to resolve this matter without appearing in court, please contact the attorney shown above immediately.



PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge Patricia R. McDermott, Deputy Court Administrator

CODE ENFORCEMENT COMPLAINT

CE-17-12-32-0145

Table with 2 columns: Plaintiff (City of Philadelphia: Department of Licenses and Inspections) and Defendants(s) (FRANKFORD PROJECT LLC, FRANKFORD PROJECT II LLC)

The within-named defendant(s) is (are) in violation of the code(s) or ordinance(s) of the City of Philadelphia or statute(s) of Commonwealth of Pennsylvania as listed below. Request is made for imposition of penalties or fines as provided by law.

DESCRIPTION OR NATURE OF VIOLATION

Violation Premises: 02606 FRANKFORD AVE
9-3905 The owner of any structure that lacks the habitual presence of human beings who have a legal right to be on the premises...
A-601 & 1-109 Pursuant to the Philadelphia Code, each violation stated above is subject to a fine of not less than \$150.00 and not more than \$300.00 per day...

Summons to the Defendant

You are hereby ordered to appear at a Hearing scheduled as follows:

Citation al Demandado

Por la presenta, Usted esta dirlijido a presentarse A la siguiente:

1339 Chestnut Street 6th Floor
Philadelphia, PA 19107
Hearing Room: 4

February 13th, 2018
09:00 AM

WHEREFORE, the City of Philadelphia requests this Court enter a fine jointly and severally against each defendant in the Judgment amount and court costs will be determined at time of hearing.

Amount Due \$
Court Costs \$
TOTAL CLAIMED \$
Date Filed: 12/15/2017

I am an attorney for the plaintiff(s), the plaintiff's authorized representative or have a power of attorney for the plaintiff(s) in this code enforcement action. I hereby verify that I am authorized to make this verification; that I have sufficient knowledge, information and belief to take this verification or have gained sufficient knowledge, information and belief from communications with the plaintiff or the persons listed below and that the facts set forth are true and correct to the best of my knowledge, information and belief.

ELLEN CORRIGAN

1515 ARCH STREET
PHILADELPHIA, PA 19102
Roger S. Tenant Sr, Acting Manager 215-686-1441
or 215-686-1442
215.683.5365

Signature Plaintiff/Attorney
Attorney # 318345

Address &
Phone

DIVISIONAL DEPUTY CITY SOLICITOR - JOANNA KLEIN

NOTICE TO THE DEFENDANT, YOU HAVE BEEN SUED IN COURT. PLEASE SEE ATTACHED NOTICES.

AVISO AL DEMANDADO HAN DEMANDADO EN CORTE. VEA POR FAVOR LOS AVISOS ASOCIADOS.

To resolve this matter without appearing in court, contact the attorney shown above immediately. All corporations (Plaintiff and Defendant) must be represented by an attorney.



A MUNICIPAL COURT
CITY OF PHILADELPHIA

Philadelphia, PA 19107
McDermott, Deputy Court Administrator

CE BY MAIL
E-17-12-32-0145

Notice of Intent to Defe

I, _____ (Your requested) letter addressed to _____ (Defendant's Name) 2215051 at _____

the following address (Address you mailed letter to):
FRANKFORD PROJECT II LLC
623 EAGLE ROCK AVE. SUITE 112
WEST ORANGE, NJ 07052

on _____ and a copy of the return receipt is attached to this affidavit.
(Date you mailed the letter)

our Si nature

TE9T 8E7E UUUU 09TO 2T02

CERTIFIED MAIL RECEIPT

COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

000 (check box, add fee)
1 (hardcopy) \$
1 (electronic) \$
Restricted Delivery \$
Required \$
Restricted Delivery \$

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reverse
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mailpiece.

A. Agent
B. Received by (Name) X
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

Total Postage \$
Sent To
Street and Apt.
City, State, ZIP

PHILADELPHIA, PA
II LLC

LC
Ste 112
052

3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery over \$500
Priority Mail Express
Registered Mail
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation
Signature Confirmation Restricted Delivery
Domestic Return Receipt

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unsworn falsifications to authorities. I
authorized representative form or a completed power of attorney form.

3
in this code enforcement action. I hereby
this verification or have gained sufficient
facts set forth are true and correct to the best of my
Pa. C.S. § 4904, which concerns the making of
d a completed Philadelphia Municipal Court

NOTE: EITHER FILL OUT SECTIONS 1 AND 3, OR SECTIONS 2 AND 3.

75-08/23 01



10003-2332877-10-81





**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge John J. Joyce, Deputy Court Administrator

CODE ENFORCEMENT COMPLAINT

CE-19-01-82-0066

City of Philadelphia AKA/DBA: Water Revenue Bureau Municipal Services Building Philadelphia, PA 19102 <p align="right"><i>Plaintiff</i></p>	FRANKFORD PROJECT II LLC 270 MADISON AVE NEW YORK, NY 10016 <p align="right"><i>Defendants(s)</i></p>
REFERENCE NUMBER	941499

The within-named defendant(s) is (are) in violation of the code(s) or ordinance(s) of the City of Philadelphia or statute(s) of Commonwealth of Pennsylvania as listed below. Request is made for imposition of penalties or fines as provided by law.

DESCRIPTION OR NATURE OF VIOLATION
Violation Premises: 2622 FRANKFORD AVE 19125 0103496002622001 TO THE DEFENDANT(S): The City of Philadelphia demands judgment in this Court against you for fines and/or unpaid water/sewer rents in the total amount of \$589.20 plus costs (including the reasonable cost of collection) and interest and penalties as provided by law upon the following claims: 1. Unpaid water/sewer rents from 201807 cycle to 201812 cycle in the amount of \$339.20. 2. Section 19-1607 of the Philadelphia Code provides that any property owner who does not physically reside at a premises connected to the City's water/sewer systems must pay a water/sewer rent bill within 90 days of any cycle's due date or be subject to a \$100.00 fine for each offense. The Defendant has failed to pay 6 cycle(s) bills timely; therefore, the City of Philadelphia requests that this court enter a fine against the defendant(s) in the amount of \$250.00.

Summons to the Defendant

You are hereby ordered to appear at a Hearing scheduled as follows:

Citation al Demandado

Por la presenta, Usted esta dirlijido a presentarse A la siguiente:

1339 Chestnut Street 6th Floor
 Philadelphia, PA 19107
 Hearing Room: 1

March 6th, 2019
 10:30 AM

WHEREFORE, the City of Philadelphia requests this Court enter a fine jointly and severally against each defendant in the

Amount Due	\$ 589.20
Court Costs	\$ <u>67.75</u>
TOTAL CLAIMED	\$ 656.95
Date Filed: <u>01/08/2019</u>	

I am an attorney for the plaintiff(s), the plaintiff's authorized representative or have a power of attorney for the plaintiff(s) in this code enforcement action. I hereby verify that I am authorized to make this verification; that I have sufficient knowledge, information and belief to take this verification or have gained sufficient knowledge, information and belief from communications with the plaintiff or the persons listed below and that the facts set forth are true and correct to the best of my knowledge, information and belief. I understand that this verification is made subject to the penalties set forth in 18 Pa. C.S. § 4904, which concerns the making of unsworn falsifications to authorities. If I am an authorized representative or have a power of attorney, I have attached a completed Philadelphia Municipal Court authorized representative form or a completed power of attorney form.

DAVID WILLIAM BIRNBAUM

7332 FRANKFORD AVENUE SECOND FLOOR
 PHILADELPHIA, PA 19136

 Signature Plaintiff/Attorney
 Attorney # 316522

Address &
 Phone 215-288-2380

CHIEF REVENUE COUNSEL – FRANK PAIVA

**NOTICE TO THE DEFENDANT, YOU HAVE BEEN
 SUED IN COURT. PLEASE SEE ATTACHED NOTICES.**

**AVISO AL DEMANDADO HAN DEMANDADO EN CORTE.
 VEA POR FAVOR LOS AVISOS ASOCIADOS.**

To resolve this matter without appearing in court, contact the attorney shown above immediately.
 All corporations (Plaintiff and Defendant) must be represented by an attorney.



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge John J. Joyce, Deputy Court Administrator

CODE ENFORCEMENT COMPLAINT

CE-18-02-32-0349

City of Philadelphia: Department of Licenses and Inspections 1401 JFK Blvd., 11th Floor Code Enforcement Unit Philadelphia, PA 19102 <p align="right"><i>Plaintiff</i></p>	FRANKFORD PROJECT II LLC 270 MADISON AVE 13TH FL NEW YORK, NY 10016 FRANKFORD PROJECT II LLC 00623 EAGLEROCK AVENUE #112 WEST ORANGE, NJ 07052 <p align="right"><i>Defendants(s)</i></p>
NON HAZARDOUS L 608051; 2018Q1B9604	

The within-named defendant(s) is (are) in violation of the code(s) or ordinance(s) of the City of Philadelphia or statute(s) of Commonwealth of Pennsylvania as listed below. Request is made for imposition of penalties or fines as provided by law.

DESCRIPTION OR NATURE OF VIOLATION	
Violation Premises: 02624 FRANKFORD AVE 9-3904 A-601 & 1-109 (continued...)	The owner of the lot referenced in this order and on which no structure is built and no productive activity has been conducted with the owner's permission for at least the past three (3) months is required to obtain a Vacant Lot License. 9-3904 OWNER MUST OBTAIN THE REQUIRED & CURRENT VACANT LOT LICENSE. @2624 FRANKFORD AVE Pursuant to the Philadelphia Code, each violation stated above is subject to a fine of not less than \$150.00 and not more than \$300.00 per day from the issuance of a notice of violation until the Department of Licenses and Inspections determines the violations are complied. A Notice of Violation for the above stated violation(s) was issued on OCTOBER 12, 2017. As of the date of filing, the violation(s) are not complied. In this action, the City of Philadelphia is seeking

Summons to the Defendant

You are hereby ordered to appear at a Hearing scheduled as follows:

Citation al Demandado

Por la presenta, Usted esta dirlijido a presentarse A la siguiente:

1339 Chestnut Street 6th Floor
 Philadelphia, PA 19107
 Hearing Room: 4

April 13th, 2018
 09:00 AM

WHEREFORE, the City of Philadelphia requests this Court enter a fine jointly and severally against each defendant in the

Amount Due	\$ 600.00
Court Costs	\$ 73.25
TOTAL CLAIMED	\$ 673.25
Date Filed: <u>02/22/2018</u>	

I am an attorney for the plaintiff(s), the plaintiff's authorized representative or have a power of attorney for the plaintiff(s) in this code enforcement action. I hereby verify that I am authorized to make this verification; that I have sufficient knowledge, information and belief to take this verification or have gained sufficient knowledge, information and belief from communications with the plaintiff or the persons listed below and that the facts set forth are true and correct to the best of my knowledge, information and belief. I understand that this verification is made subject to the penalties set forth in 18 Pa. C.S. § 4904, which concerns the making of unsworn falsifications to authorities. If I am an authorized representative or have a power of attorney, I have attached a completed Philadelphia Municipal Court authorized representative form or a completed power of attorney form.

ELLEN CORRIGAN

Signature Plaintiff/Attorney
 Attorney # 318345

1515 ARCH STREET 15TH FLOOR
 PHILADELPHIA, PA 19102
 Address & Roger S. Tenant Sr, Acting Manager 215-686-1441
 Phone or 215-686-1442
 215.683.5110

DIVISIONAL DEPUTY CITY SOLICITOR – JOANNA KLEIN

**NOTICE TO THE DEFENDANT, YOU HAVE BEEN
 SUED IN COURT. PLEASE SEE ATTACHED NOTICES.**

**AVISO AL DEMANDADO HAN DEMANDADO EN CORTE.
 VEA POR FAVOR LOS AVISOS ASOCIADOS.**

To resolve this matter without appearing in court, contact the attorney shown above immediately.
 All corporations (Plaintiff and Defendant) must be represented by an attorney.



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge

John J. Joyce, Deputy Court Administrator

CODE ENFORCEMENT COMPLAINT

CE-18-02-32-0349

City of Philadelphia: Department of Licenses and Inspections
1401 JFK Blvd., 11th Floor Code Enforcement Unit
Philadelphia, PA 19102

Plaintiff

FRANKFORD PROJECT II LLC
270 MADISON AVE 13TH FL
NEW YORK, NY 10016

FRANKFORD PROJECT II LLC
00623 EAGLEROCK AVENUE #112
WEST ORANGE, NJ 07052

Defendant(s)

NON HAZARDOUS L 608051; 2018Q1B9604

The within-named defendant(s) is (are) in violation of the code (s) or ordinance(s) of the City of Philadelphia or statute(s) of Commonwealth of Pennsylvania as listed below. Request is made for imposition of penalties or fines as provided by law.

DESCRIPTION OF NATURE OF VIOLATION

the imposition of a fine for each violation for every 30 day period beginning with date of the Notice of Violation in the preceding paragraph until the date of compliance, as determined by the Department of Licenses and Inspections, or the date of a hearing on the merits, whichever occurs first.
The City is seeking \$150.00 for each violation, except for Fire Code (F or FC) violations for which the City is seeking \$300.00 per violation. The fine being sought totals \$600.00 as of the date of this filing. This amount will increase by \$150.00 for each additional 30 day period that accrues from the date of the Notice of Violation.



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge John J. Joyce, Deputy Court Administrator

AFFIDAVIT OF SERVICE BY MAIL

Notice of Intent to Defend: NO

CE-18-02-32-0349

SECTION I

I, _____, do hereby affirm that I sent a certified mail (return receipt requested) letter addressed to FRANKFORD PROJECT II, LLC 2237911 at _____ (Your Name) (Defendant's Name)

the following address (Address you mailed letter to):
FRANKFORD PROJECT II LLC
00623 EAGLEROCK AVENUE #112
WEST ORANGE, NJ 07052

on _____ and a copy of the return receipt is attached to this affidavit.
(Date you mailed the letter)

(Your Signature)

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL U.S. MAIL

Certified Mail Fee \$ _____
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____
Postage \$ _____
Total Postage \$ _____
Sent To
Street and City, State, ZIP+4®
FRANKFORD PROJECT II LLC
00623 EAGLEROCK AVENUE
WEST ORANGE, NJ 07052
PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FRANKFORD PROJECT II LLC
00623 EAGLEROCK AVENUE #112
WEST ORANGE, NJ 07052



9590 9402 3121 7166 2296 35

2. Article Number (Transfer from service label)

7015 1730 0000 8116 4891

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Jessica Steinfeld Agent Addressee
B. Received by (Printed Name) Jessica Steinfeld C. Date of Delivery _____
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below: _____

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
 Insured Mail Signature Confirmation Restricted Delivery (over \$500)

Your Signature: _____

I am an attorney for the plaintiff(s), the plaintiff's authorized representative or a power of attorney for the plaintiff(s) in this court enforcement action. I hereby verify that I am authorized to make this verification; that I have sufficient knowledge, information and belief to take this verification or have gained sufficient knowledge, information and belief from communications with the plaintiff or the persons listed below and that the facts set forth are true and correct to the best of my knowledge, information and belief. I understand that this verification is made subject to the penalties set forth in 18 Pa. C.S. § 4904, which concerns the making of unsworn falsifications to authorities. If I am an authorized representative or have a power of attorney, I have attached a completed Philadelphia Municipal Court authorized representative form or a completed power of attorney form.

NOTE: EITHER FILL OUT SECTIONS 1 AND 3, OR SECTIONS 2 AND 3.

75-08/23/01



10003-2360855-10-sz



7015 1730 0000 8116 4891



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge

John J. Joyce, Deputy Court Administrator

CODE ENFORCEMENT COMPLAINT

CE-18-02-32-0347

City of Philadelphia: Department of Licenses and Inspections
1401 JFK Blvd., 11th Floor Code Enforcement Unit
Philadelphia, PA 19102

Plaintiff

FRANKFORD PROJECT II LLC
270 MADISON AVE 13TH FL
NEW YORK, NY 10016

FRANKFORD PROJECT II LLC
00623 EAGLEROCK AVENUE #112
WEST ORANGE, NJ 07052

Defendant(s)

NON HAZARDOUS L 608013; 2018Q1B9604

The within-named defendant(s) is (are) in violation of the code (s) or ordinance(s) of the City of Philadelphia or statute(s) of Commonwealth of Pennsylvania as listed below. Request is made for imposition of penalties or fines as provided by law.

DESCRIPTION OF NATURE OF VIOLATION

In this action, the City of Philadelphia is seeking the imposition of a fine for each violation for every 30 day period beginning with date of the Notice of Violation in the preceding paragraph until the date of compliance, as determined by the Department of Licenses and Inspections, or the date of a hearing on the merits, whichever occurs first. The City is seeking \$150.00 for each violation, except for Fire Code (F or FC) violations for which the City is seeking \$300.00 per violation. The fine being sought totals \$600.00 as of the date of this filing. This amount will increase by \$150.00 for each additional 30 day period that accrues from the date of the Notice of Violation.



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge John J. Joyce, Deputy Court Administrator

AFFIDAVIT OF SERVICE BY MAIL

Notice of Intent to Defend: No

CE-18-02-32-0347

SECTION 1

I, _____, do hereby affirm that I sent a certified mail (return receipt requested) letter addressed to FRANKFORD PROJECT II LLC 2237907 at _____ (Your Name) (Defendant's Name)

the following address (Address you mailed letter to):
FRANKFORD PROJECT II LLC
00623 EAGLEROCK AVENUE #112
WEST ORANGE, NJ 07052

on _____ and a copy of the return receipt is attached to this affidavit.
(Date you mailed the letter)

(Your Signature)

SECTION 2

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ 3.45

Certified Mail Restricted Delivery \$ 2.50

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

Sent To
Street and Apt. No. FRANKFORD PROJECT II LLC
00623 Eaglerock Avenue #112
City, State, ZIP+4® WEST ORANGE, NJ 07052

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FRANKFORD PROJECT II LLC
00623 Eaglerock Avenue #112
WEST ORANGE, NJ 07052

9590 9402 3121 7166 2296 04

2. Article Number (Transfer from service label)

7015 1730 0000 8116 5003

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Marsha H. Neifield Agent

B. Received by (Printed Name) Jessica Steinfeld C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Return Receipt for Merchandise

Collect on Delivery Signature Confirmation™

Insured Mail Signature Confirmation Restricted Delivery

Insured Mail Restricted Delivery (over \$500)

Your Signature: _____

I am an attorney for the plaintiff(s), the plaintiff's authorized representative, or the defendant's authorized representative. I verify that I am authorized to make this verification; that the facts set forth are true and correct to the best of my knowledge, information and belief from communications with the plaintiff or the persons listed below and that the facts set forth are true and correct to the best of my knowledge, information and belief. I understand that this verification is made subject to the penalties set forth in 18 Pa. C.S. § 4904, which concerns the making of unsworn falsifications to authorities. If I am an authorized representative or have a power of attorney, I have attached a completed Philadelphia Municipal Court authorized representative form or a completed power of attorney form.

NOTE: EITHER FILL OUT SECTIONS 1 AND 3, OR SECTIONS 2 AND 3.

75-08/23/01





**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge John J. Joyce, Deputy Court Administrator

CODE ENFORCEMENT COMPLAINT

CE-18-02-32-0136

City of Philadelphia: Department of Licenses and Inspections 1401 JFK Blvd., 11th Floor Code Enforcement Unit Philadelphia, PA 19102 <p align="right"><i>Plaintiff</i></p>	FRANKFORD PROJECT II LLC 623 EAGLEROCK AVENUE #112 WEST ORANGE, NJ 07052 FRANKFORD PROJECT II LLC 270 MADISON AVE 13TH FL NEW YORK, NY 10016 <p align="right"><i>Defendants(s)</i></p>
NON HAZARDOUS L 608055 2018Q1B9585	

The within-named defendant(s) is (are) in violation of the code(s) or ordinance(s) of the City of Philadelphia or statute(s) of Commonwealth of Pennsylvania as listed below. Request is made for imposition of penalties or fines as provided by law.

DESCRIPTION OR NATURE OF VIOLATION	
Violation Premises: 02622 FRANKFORD AVE 0000000 9-3905 A-601 & 1-109 (continued...)	Vacant property license required - The owner of any structure that lacks the habitual presence of human beings who have a legal right to be on the premises, or at which substantially all lawful business or construction operations or residential occupancy has ceased within the past three (3) months, shall obtain a Vacant Structure License. Pursuant to the Philadelphia Code, each violation stated above is subject to a fine of not less than \$150.00 and not more than \$300.00 per day from the issuance of a notice of violation until the Department of Licenses and Inspections determines the violations are complied. A Notice of Violation for the above stated violation(s) was issued on 13 OCTOBER 2017. As of the date of filing, the violation(s) are not complied. In this action, the City of Philadelphia is seeking

Summons to the Defendant

You are hereby ordered to appear at a Hearing scheduled as follows:

Citation al Demandado

Por la presenta, Usted esta dirlijido a presentarse A la siguiente:

1339 Chestnut Street 6th Floor
 Philadelphia, PA 19107
 Hearing Room: 4

April 20th, 2018
 09:00 AM

WHEREFORE, the City of Philadelphia requests this Court enter a fine jointly and severally against each defendant in the

Amount Due	\$ 450.00
Court Costs	\$ <u>73.25</u>
TOTAL CLAIMED	\$ 523.25
Date Filed: <u>02/07/2018</u>	

I am an attorney for the plaintiff(s), the plaintiff's authorized representative or have a power of attorney for the plaintiff(s) in this code enforcement action. I hereby verify that I am authorized to make this verification; that I have sufficient knowledge, information and belief to take this verification or have gained sufficient knowledge, information and belief from communications with the plaintiff or the persons listed below and that the facts set forth are true and correct to the best of my knowledge, information and belief. I understand that this verification is made subject to the penalties set forth in 18 Pa. C.S. § 4904, which concerns the making of unsworn falsifications to authorities. If I am an authorized representative or have a power of attorney, I have attached a completed Philadelphia Municipal Court authorized representative form or a completed power of attorney form.

BRENDAN J. PHILBIN

1515 ARCH STREET 15TH FLOOR
 PHILADELPHIA, PA 19102
 Roger S. Tenant Sr, Acting Manager 215-686-1441
 or 215-686-1442
 215.683.5028

Signature Plaintiff/Attorney
 Attorney # 307276

Address &
 Phone

DIVISIONAL DEPUTY CITY SOLICITOR – JOANNA KLEIN

**NOTICE TO THE DEFENDANT, YOU HAVE BEEN
 SUED IN COURT. PLEASE SEE ATTACHED NOTICES.**

**AVISO AL DEMANDADO HAN DEMANDADO EN CORTE.
 VEA POR FAVOR LOS AVISOS ASOCIADOS.**

To resolve this matter without appearing in court, contact the attorney shown above immediately.
 All corporations (Plaintiff and Defendant) must be represented by an attorney.



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge John J. Joyce, Deputy Court Administrator

CODE ENFORCEMENT COMPLAINT

CE-18-02-32-0136

<p>City of Philadelphia: Department of Licenses and Inspections 1401 JFK Blvd., 11th Floor Code Enforcement Unit Philadelphia, PA 19102</p> <p align="right"><i>Plaintiff</i></p>	<p>FRANKFORD PROJECT II LLC 623 EAGLEROCK AVENUE #112 WEST ORANGE, NJ 07052</p> <p>FRANKFORD PROJECT II LLC 270 MADISON AVE 13TH FL NEW YORK, NY 10016</p> <p align="right"><i>Defendant(s)</i></p>
<p>NON HAZARDOUS L 608055 2018Q1B9585</p>	

The within-named defendant(s) is (are) in violation of the code (s) or ordinance(s) of the City of Philadelphia or statute(s) of Commonwealth of Pennsylvania as listed below. Request is made for imposition of penalties or fines as provided by law.

DESCRIPTION OF NATURE OF VIOLATION

<p>totals \$150</p>	<p>the imposition of a fine for each violation for every 30 day period beginning with date of the Notice of Violation in the preceding paragraph until the date of compliance, as determined by the Department of Licenses and Inspections, or the date of a hearing on the merits, whichever occurs first. The City is seeking \$150 for each violation, except for Fire Code (F or FC) violations for which the City is seeking \$300 per violation. The fine being sought \$450 as of the date of this filing. This amount will increase by for each additional 30 day period that accrues from the date of the Notice of Violation.</p>
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**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107
Marsha H. Neifield, President Judge John J. Joyce, Deputy Court Administrator

AFFIDAVIT OF SERVICE BY MAIL

Notice of Intent to Defend: NO

CE-18-02-32-0136

SECTION 1

I, _____, do hereby affirm that I sent a certified mail (return receipt requested) letter addressed to ^N FRANKFORD PROJECT II LLC 2232831 at _____ (Defendant's Name)

the following address (Address you mailed letter to):
FRANKFORD PROJECT II LLC
623 EAGLEROCK AVENUE #112
WEST ORANGE, NJ 07052

on _____ and a copy of the return receipt is attached to this affidavit.

(Date you mailed the letter)

(Your Signature)

2640 1172

3RSE
iece,
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livery

COMPLETE THIS SECTION ON DELIVERY
If YES, enter delivery address below: NO

Post
He

LLC

623 Eaglerock Ave,
West Orange, NJ 07052

CT II LL
112
52



9590 9402 3121 7166 2279 21

2 Article Number (Transfer from service label)

7017 0190 0000 2640 1172

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery over \$500
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

I am the plaintiff's authorized representative or have a power of attorney for the plaintiff(s) in this code enforcement action. I hereby verify that I have sufficient knowledge, information and belief to take this verification or have gained sufficient communications with the plaintiff or the persons listed below and that the facts set forth are true and correct to the best of my understanding. I understand that this verification is made subject to the penalties set forth in 18 Pa. C.S. § 4904, which concerns the making of a false statement. I am an authorized representative or have a power of attorney. I have attached a completed Philadelphia Municipal Court return receipt or a completed power of attorney form.

NOTE: EITHER FILL OUT SECTIONS 1 AND 3, OR SECTIONS 2 AND 3.

75-08/23/01



10003-235425





**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge Patricia R. McDermott, Deputy Court Administrator

CODE ENFORCEMENT COMPLAINT

CE-17-12-32-0145

City of Philadelphia: Department of Licenses and Inspections 1401 JFK Blvd., 11th Floor Code Enforcement Unit Philadelphia, PA 19102 <p align="right"><i>Plaintiff</i></p>	FRANKFORD PROJECT LLC 270 MADISON AVE 13TH FL NEW YORK, NY 10016 FRANKFORD PROJECT II LLC 623 EAGLE ROCK AVE. SUITE 112 WEST ORANGE, NJ 07052 <p align="right"><i>Defendants(s)</i></p>
NON HAZARDOUS L 578885; 2017Q4B9517	

The within-named defendant(s) is (are) in violation of the code(s) or ordinance(s) of the City of Philadelphia or statute(s) of Commonwealth of Pennsylvania as listed below. Request is made for imposition of penalties or fines as provided by law.

DESCRIPTION OR NATURE OF VIOLATION	
Violation Premises: 02606 FRANKFORD AVE 9-3905	The owner of any structure that lacks the habitual presence of human beings who have a legal right to be on the premises, or at which substantially all lawful business or construction operations or residential occupancy has ceased within the past three (3) months, shall obtain a Vacant Structure License 9-3905 OWNER MUST OBTAIN THE REQUIRED VACANT PROPERTY LICENSE FOR VACANT PROPERTY. @2606 FRANKFORD AVE
A-601 & 1-109	Pursuant to the Philadelphia Code, each violation stated above is subject to a fine of not less than \$150.00 and not more than \$300.00 per day from the issuance of a notice of violation until the Department of Licenses and Inspections determines the violations are complied. A Notice of Violation for the above stated violation(s) was issued on April 13, 2017. As of the date of filing, the (continued...)

Summons to the Defendant

You are hereby ordered to appear at a Hearing scheduled as follows:

Citation al Demandado

Por la presenta, Usted esta dirlijido a presentarse A la siguiente:

1339 Chestnut Street 6th Floor
 Philadelphia, PA 19107
 Hearing Room: 4

February 13th, 2018
 09:00 AM

WHEREFORE, the City of Philadelphia requests this Court enter a fine jointly and severally against each defendant in the Judgment amount and court costs will be determined at time of hearing.

Amount Due	\$ _____
Court Costs	\$ _____
TOTAL CLAIMED	\$ _____
Date Filed: <u>12/15/2017</u>	

I am an attorney for the plaintiff(s), the plaintiff's authorized representative or have a power of attorney for the plaintiff(s) in this code enforcement action. I hereby verify that I am authorized to make this verification; that I have sufficient knowledge, information and belief to take this verification or have gained sufficient knowledge, information and belief from communications with the plaintiff or the persons listed below and that the facts set forth are true and correct to the best of my knowledge, information and belief. I understand that this verification is made subject to the penalties set forth in 18 Pa. C.S. § 4904, which concerns the making of unsworn falsifications to authorities. If I am an authorized representative or have a power of attorney, I have attached a completed Philadelphia Municipal Court authorized representative form or a completed power of attorney form.

ELLEN CORRIGAN

1515 ARCH STREET
 PHILADELPHIA, PA 19102
 Roger S. Tenant Sr, Acting Manager 215-686-1441
 or 215-686-1442
 215.683.5365

Signature Plaintiff/Attorney
 Attorney # 318345

Address &
 Phone

DIVISIONAL DEPUTY CITY SOLICITOR – JOANNA KLEIN

**NOTICE TO THE DEFENDANT, YOU HAVE BEEN
 SUED IN COURT. PLEASE SEE ATTACHED NOTICES.**

**AVISO AL DEMANDADO HAN DEMANDADO EN CORTE.
 VEA POR FAVOR LOS AVISOS ASOCIADOS.**

To resolve this matter without appearing in court, contact the attorney shown above immediately.
 All corporations (Plaintiff and Defendant) must be represented by an attorney.



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge

Patricia R. McDermott, Deputy Court Administrator

CODE ENFORCEMENT COMPLAINT

CE-17-12-32-0145

<p>City of Philadelphia: Department of Licenses and Inspections 1401 JFK Blvd., 11th Floor Code Enforcement Unit Philadelphia, PA 19102</p> <p style="text-align: right;"><i>Plaintiff</i></p>	<p>FRANKFORD PROJECT LLC 270 MADISON AVE 13TH FL NEW YORK, NY 10016</p> <p>FRANKFORD PROJECT II LLC 623 EAGLE ROCK AVE. SUITE 112 WEST ORANGE, NJ 07052</p> <p style="text-align: right;"><i>Defendant(s)</i></p>
<p>NON HAZARDOUS L 578885; 2017Q4B9517</p>	

The within-named defendant(s) is (are) in violation of the code (s) or ordinance(s) of the City of Philadelphia or statute(s) of Commonwealth of Pennsylvania as listed below. Request is made for imposition of penalties or fines as provided by law.

DESCRIPTION OF NATURE OF VIOLATION

violation(s)

are not complied.

In this action, the City of Philadelphia is seeking the imposition of a fine for each violation for every 30 day period beginning with date of the Notice of Violation in the preceding paragraph until the date of compliance, as determined by the Department of Licenses and Inspections, or the date of a hearing on the merits, whichever occurs first.

The City is seeking \$150.00 for each violation, except for Fire Code (F or FC) violations for which the City is seeking \$300.00 per violation. The fine being sought totals \$1,200.00 as of the date of this filing. This amount will increase by \$150.00 for each additional 30 day period that accrues from the date of the Notice of Violation.



A MUNICIPAL COURT
CITY OF PHILADELPHIA
Philadelphia, PA 19107

McDermott, Deputy Court Administrator

CE BY MAIL

CE-17-12-32-0145

Notice of Intent to Defe

I, _____ (Your requested) letter addressed to _____ (Defendant's Name) 2215051 at _____

the following address (Address you mailed letter to):
FRANKFORD PROJECT II LLC
623 EAGLE ROCK AVE. SUITE 112
WEST ORANGE, NJ 07052

on _____ and a copy of the return receipt is attached to this affidavit.
(Date you mailed the letter)

our Si nature

TEPT 4472 0000 0670 2702

CERTIFIED MAIL RECEIPT

COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

000 (check box, add fee)
1 (hardcopy) \$
1 (electronic) \$
Restricted Delivery \$
Required \$
Restricted Delivery \$

07 2 - 2 20
Postm
Hert

reverse
DU.
mailpiece.

A. Agent
B. Received by (Name) X
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

Total Postage \$
Sent To
Street and Apt.
City, State, ZIP

PHILADELPHIA, PA
II LLC

LC
Ste 112
052

3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery over \$500
Priority Mail Express
Registered Mail
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation
Signature Confirmation Restricted Delivery
Domestic Return Receipt

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unsworn falsifications to authorities. I
authorized representative form or a completed power of attorney form.

3
in this code enforcement action. I hereby
this verification or have gained sufficient
facts set forth are true and correct to the best of my
Pa. C.S. § 4904, which concerns the making of
d a completed Philadelphia Municipal Court

NOTE: EITHER FILL OUT SECTIONS 1 AND 3, OR SECTIONS 2 AND 3.

75-08/23 01



10003-2332877-10-81





**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge John J. Joyce, Deputy Court Administrator

CODE ENFORCEMENT COMPLAINT

CE-18-12-72-0075

City of Philadelphia Law Department, Water Revenue Bureau Municipal Services Building 1401 JFK Boulevard, 5th Floor Philadelphia, PA 19102 <p align="right"><i>Plaintiff</i></p>	FRANKFORD PROJECT I LLC 2606 FRANKFORD AVE PHILADELPHIA, PA 19125 FRANKFORD PROJECT I LLC 270 MADISON AVE 13TH FL NEW YORK, NY 10016 <p align="right"><i>Defendants(s)</i></p>
010-34960-02606-001 20180703 OFFLOC-Y	

The within-named defendant(s) is (are) in violation of the code(s) or ordinance(s) of the City of Philadelphia or statute(s) of Commonwealth of Pennsylvania as listed below. Request is made for imposition of penalties or fines as provided by law.

DESCRIPTION OR NATURE OF VIOLATION
Violation Premises: 2606 FRANKFORD AVE 010-34960-02606-001 TO THE DEFENDANT(S): The City of Philadelphia demands judgment in this Court against you for fines and/or unpaid water/sewer rents in the total amount of \$2,113.17 plus costs (including the reasonable cost of collection) and interest and penalties as provided by law upon the following claims: 1. Unpaid water/sewer rents from July 18, 2017 cycle to June 03, 2018 cycle in the amount of \$1,813.17. 2. Section 19-1607 of the Philadelphia Code provides that any property owner who does not physically reside at a premises connected to the City's water/sewer systems must pay a water/sewer rent bill within 90 days of any cycle's due date or be subject to a \$100.00 fine for each offence. The Defendant has failed to pay 10 cycle(s) bills timely; therefore, the City of Philadelphia requests that this court enter a fine against the defendant(s) in the amount of \$300.00.

Summons to the Defendant

You are hereby ordered to appear at a Hearing scheduled as follows:

Citation al Demandado

Por la presenta, Usted esta dirlijido a presentarse A la siguiente:

1339 Chestnut Street 6th Floor
 Philadelphia, PA 19107
 Hearing Room: 4

February 4th, 2019
 10:30 AM

WHEREFORE, the City of Philadelphia requests this Court enter a fine jointly and severally against each defendant in the

Amount Due	\$ 2113.17
Court Costs	\$ <u>122.25</u>
TOTAL CLAIMED	\$ 2235.42
Date Filed: <u>12/21/2018</u>	

I am an attorney for the plaintiff(s), the plaintiff's authorized representative or have a power of attorney for the plaintiff(s) in this code enforcement action. I hereby verify that I am authorized to make this verification; that I have sufficient knowledge, information and belief to take this verification or have gained sufficient knowledge, information and belief from communications with the plaintiff or the persons listed below and that the facts set forth are true and correct to the best of my knowledge, information and belief. I understand that this verification is made subject to the penalties set forth in 18 Pa. C.S. § 4904, which concerns the making of unsworn falsifications to authorities. If I am an authorized representative or have a power of attorney, I have attached a completed Philadelphia Municipal Court authorized representative form or a completed power of attorney form.

Adriana K. Gonzalez

Municipal Services Building 1401 JFK Boulevard,
 5th Floor
 Philadelphia, PA 19102

Signature Plaintiff/Attorney
 Attorney # 318831

Address &
 Phone

DIVISIONAL DEPUTY CITY SOLICITOR – SUSAN M. CROSBY

**NOTICE TO THE DEFENDANT, YOU HAVE BEEN
 SUED IN COURT. PLEASE SEE ATTACHED NOTICES.**

**AVISO AL DEMANDADO HAN DEMANDADO EN CORTE.
 VEA POR FAVOR LOS AVISOS ASOCIADOS.**

To resolve this matter without appearing in court, contact the attorney shown above immediately.
 All corporations (Plaintiff and Defendant) must be represented by an attorney.



PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

A7

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107
Marsha H. Neifield, President Judge John J. Joyce, Deputy Court Administrator

CE-18-12-72-0075

Petitioner/Plaintiff: City of Philadelphia Law Department, Water Revenue Bureau Municipal Services Building 1401 JFK Boulevard, 5th Floor Philadelphia, PA 19102	Hearing Date: 02/04/2019
Respondent/Defendant: FRANKFORD PROJECT I LLC 2606 FRANKFORD AVE PHILADELPHIA, PA 19125	Defendant #: 2327545 Courtroom/Time: 4 10:30 AM

Notice of Intent to Defend: No

AFFIDAVIT OF SERVICE

1) I served _____ on 1/1, at _____, M.

2) Location of Service Address 2606 Frankford Ave.
 at home place of business other

3) (fill in one box)

- Defendant personally served.
- Adult family member with whom said Defendant(s) reside(s).
- Adult in charge of Defendant(s) residence.
- Adult in charge of Defendant(s) residence who refuses to give name or relationship.
- Manager/Clerk of Place of Lodging In Which Defendant(s) Reside(s).
- Agent or person in charge of Defendant(s) office or usual place of business.

Other _____

Name _____ Title/Relationship _____

Age _____ Height _____ Weight _____ Race _____ Sex _____

AFFIDAVIT OF NO SERVICE

- 1) 1/3/19, at 845 A, Moved Unknown No Answer Vacant Other
- 2) _____, at _____, M. Moved Unknown No Answer Vacant Other
- 3) _____, at _____, M. Moved Unknown No Answer Vacant Other

If Other _____

(Explanation)

I VERIFY that: 1) I am a competent adult over the age of eighteen, 2) I am not a party to this action, or an employee of a party in the action, and 3) that all of the statements made herein are true and correct and I acknowledge that I am subject to the penalties of 18 PA C.S. §4904 relating to Unsworn Falsification to Authorities.

Signature of Server

Print or Type:

Name of Server:

FRANK R. ARGENZIO
1000 N DELAWARE AVE
215-925-8400

Phone Number:



10003-2482434-10-nd

56-10/05/01

PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT PHILADELPHIA
1339 Chestnut Street, 10th Floor,

Marsha H. Neifield, President Judge John J. Joyce, Deputy Court Administrator

AFFIDAVIT OF SERVICE BY MAIL

Notice of Intent to Defendant: No

1 - 075

Your Name: MEAGAN VOSS

Your Address: 141 JFK BLVD. PHILADELPHIA, PA 19102

Your Signature:

Date Signed:

and 3.
address on the reverse
the card to you.
back of the mailpiece,
e permits.

(Printed Name) C. Di

D. Is delivery address different from item 1?
If YES, enter delivery address below:

Postmark
Here

D PROJECT I LLC
ON AVE 3TH FL
RK, NY 10016



18121 863 65

from service label)

0 0006 9279 8164

3. Service

- Add-on nature
- Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- (International Mail)
- Priority Mail Express®
- Registered Mail™
- Restricted Mail Restriction
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

il Restricted Delivery

7017 1450 0001 9279 8164

Postage

Total

\$ Sent

Street

City,

FRANKFORD PROJECT
270 MADISON AVE 131
NEW YORK, NY 10017



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge John J. Joyce, Deputy Court Administrator

CODE ENFORCEMENT COMPLAINT

CE-18-02-32-0348

City of Philadelphia: Department of Licenses and Inspections 1401 JFK Blvd., 11th Floor Code Enforcement Unit Philadelphia, PA 19102 <p align="right"><i>Plaintiff</i></p>	TLK MANAGEMENT LLC, FRANKFORD PROJECT (continued...) <p align="right"><i>Defendants(s)</i></p>
NON HAZARDOUS L 608061; 2018Q1B9604	

The within-named defendant(s) is (are) in violation of the code(s) or ordinance(s) of the City of Philadelphia or statute(s) of Commonwealth of Pennsylvania as listed below. Request is made for imposition of penalties or fines as provided by law.

DESCRIPTION OR NATURE OF VIOLATION	
Violation Premises: 02608 FRANKFORD AVE 9-3905 PM-304.6 A-601 & 1-109 (continued...)	The owner of any structure that lacks the habitual presence of human beings who have a legal right to be on the premises, or at which substantially all lawful business or construction operations or residential occupancy has ceased within the past three (3) months, shall obtain a Vacant Structure License 9-3905 OWNER MUST OBTAIN THE REQUIRED & CURRENT VACANT PROPERTY LICENSE. @2608 FRANKFORD AVE ALL EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS; AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION PM-304.6 AT TIME OF INSPECTION EXTERIOR REAR WALL WAS IN DISREPAIR & MISSING SHINGLES. OWNER MUST PROPERLY REPAIR. @2608 FRANKFORD AVE - REAR WALL Pursuant to the Philadelphia Code, each violation stated above is subject to a fine of not less than \$150.00 and not more than \$300.00 per day from the issuance of a notice of violation until the

Summons to the Defendant

You are hereby ordered to appear at a Hearing scheduled as follows:

Citation al Demandado

Por la presenta, Usted esta dirlijido a presentarse A la siguiente:

1339 Chestnut Street 6th Floor
 Philadelphia, PA 19107
 Hearing Room: 4

April 13th, 2018
 09:00 AM

WHEREFORE, the City of Philadelphia requests this Court enter a fine jointly and severally against each defendant in the

Amount Due	\$ 1200.00
Court Costs	\$ <u>73.25</u>
TOTAL CLAIMED	\$ 1273.25
Date Filed: <u>02/22/2018</u>	

I am an attorney for the plaintiff(s), the plaintiff's authorized representative or have a power of attorney for the plaintiff(s) in this code enforcement action. I hereby verify that I am authorized to make this verification; that I have sufficient knowledge, information and belief to take this verification or have gained sufficient knowledge, information and belief from communications with the plaintiff or the persons listed below and that the facts set forth are true and correct to the best of my knowledge, information and belief. I understand that this verification is made subject to the penalties set forth in 18 Pa. C.S. § 4904, which concerns the making of unsworn falsifications to authorities. If I am an authorized representative or have a power of attorney, I have attached a completed Philadelphia Municipal Court authorized representative form or a completed power of attorney form.

ELLEN CORRIGAN

1515 ARCH STREET 15TH FLOOR
 PHILADELPHIA, PA 19102
 Roger S. Tenant Sr, Acting Manager 215-686-1441
 or 215-686-1442
 215.683.5110

Signature Plaintiff/Attorney
 Attorney # 318345

Address &
 Phone

DIVISIONAL DEPUTY CITY SOLICITOR – JOANNA KLEIN

**NOTICE TO THE DEFENDANT, YOU HAVE BEEN
 SUED IN COURT. PLEASE SEE ATTACHED NOTICES.**

**AVISO AL DEMANDADO HAN DEMANDADO EN CORTE.
 VEA POR FAVOR LOS AVISOS ASOCIADOS.**

To resolve this matter without appearing in court, contact the attorney shown above immediately.
 All corporations (Plaintiff and Defendant) must be represented by an attorney.



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge

John J. Joyce, Deputy Court Administrator

CODE ENFORCEMENT COMPLAINT

CE-18-02-32-0348

TLK MANAGEMENT LLC
270 MADISON AVE 13TH FL 13TH FL
NEW YORK, NY 10016

FRANKFORD PROJECT
AKA/DBA: KIMMEL TUVIA
00623 EAGLEROCK AVENUE #112
WEST ORANGE, NJ 07052

Plaintiff(s)

Defendant(s)



PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge John J. Joyce, Deputy Court Administrator

AFFIDAVIT OF SERVICE BY MAIL

Notice of Intent to Defend: No

CE-18-02-32-0348

SECTION I

I, (Your Name), do hereby affirm that I sent a certified mail (return receipt requested) letter addressed to FRANKFORD PROJECT, AKA/DBA: KIMMEL TUVIA 2237909 at (Defendant's Name)

the following address (Address you mailed letter to): FRANKFORD PROJECT, AKA/DBA: KIMMEL TUVIA 00623 EAGLEROCK AVENUE #112 WEST ORANGE, NJ 07052

on and a copy of the return receipt is attached to this affidavit. (Date you mailed the letter)

(Your Signature)

U.S. Postal Service CERTIFIED MAIL RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee amount) Return Receipt (hardcopy) Return Receipt (electronic) Certified Mail Restricted Delivery Adult Signature Required Adult Signature Restricted Delivery

Postage

Total Price

Sent To

Street &

City, St

FRANKFORD PROJECT aka/dba: KIMMEL TUVIA 00623 Eaglerock Ave., #112 West Orange, NJ 07052

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FRANKFORD PROJECT aka/dba: KIMMEL TUVIA 00623 Eaglerock Ave., #112 West Orange, NJ 07052



9590 9402 3121 7166 2297 03

2. Article Number (Transfer from service label)

7015 1730 0000 8116 4822

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X (Signature) Agent Addressee

B. Received by (Printed Name)

(Signature) C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type

- Adult Signature Adult Signature Restricted Delivery Certified Mail Certified Mail Restricted Delivery Collect on Delivery Collect on Delivery Restricted Delivery Insured Mail Insured Mail Restricted Delivery (over \$500) Priority Mail Express Registered Mail Registered Mail Restricted Delivery Return Receipt for Merchandise Signature Confirmation Signature Confirmation Restricted Delivery

Your Signature:

I am an attorney for the plaintiff(s), the plaintiff's authorized representative, or the plaintiff(s) in this code enforcement action. I hereby verify that I am authorized to make this verification; that I have sufficient knowledge, information and belief to take this verification or have gained sufficient knowledge, information and belief from communications with the plaintiff or the persons listed below and that the facts set forth are true and correct to the best of my knowledge, information and belief. I understand that this verification is made subject to the penalties set forth in 18 Pa. C.S. § 4904, which concerns the making of unsworn falsifications to authorities. If I am an authorized representative or have a power of attorney, I have attached a completed Philadelphia Municipal Court authorized representative form or a completed power of attorney form.

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

NOTE: EITHER FILL OUT SECTIONS 1 AND 3, OR SECTIONS 2 AND 3.

75-08/23/01



10003-2360853-10-AD

Case Docket View : CE-97-06-32-0944

Parties			
Complaint claim			
CITY OF PHILA L&I H&F	<i>Plaintiff</i>	CHYBINSKI HENRY	<i>Defendant #1</i>
	MSB 1 401 JFK BD 11FL PHILA. , PA 19102	Disposed	5919 TORRESDALE AVE PHILA. , PA 19135

Docket Entries					
#	Filing Date	Description	Results / Comments	Parties Involved	Action
1	05/30/1997	Code Enforcement Complaint	Hearing Scheduled: 08/04/1997 Incident Date: Fee: \$0 Interviewer Code: 300	MCV User Filer CITY OF PHILA P L&I H&F CHYBINSKI D1 HENRY	
2	08/04/1997	Disposition - Fine Not Paid	Judgment Amount: 122.50 Date Filed: 08/04/1997	Alan K. Silberstein Filer CHYBINSKI D1 HENRY	

Case Docket View : CE-91-09-32-1686

Parties			
Complaint claim			
CITY OF PHILA L&I H&F	<i>Plaintiff</i>	CHYBINSKI HENRY	<i>Defendant #1</i>
M.S.B .ROOM 700 PHILA. , PA 19107		Disposed	2616 FRANKFORD AVE PHILA. , PA 19125

Docket Entries					
#	Filing Date	Description	Results / Comments	Parties Involved	Action
1	08/30/1991	Code Enforcement Complaint	Hearing Scheduled: 10/29/1991 Incident Date: Fee: \$0 Interviewer Code: 300	MCV User Filer CITY OF PHILA P L&I H&F CHYBINSKI D1 HENRY	
2	10/29/1991	Disposition - Fine Not Paid	Judgment Amount: 2543.50 Date Filed: 10/29/1991	Edward G. Mekel Filer CHYBINSKI D1 HENRY	

AGENCY01

C I T Y O F P H I L A D E L P H I A
M U N I C I P A L C L A I M S / L I E N S

02/19/19
1:24 PM

OWNER...: FRANKFORD PROJECT II LLC	FILE DATE...: 10/23/2017
PROPERTY: 02624 FRANKFORD AVE	
SUFFIX: ZIP: 19125-1412 BRT: 885374700	PRINCIPAL DUE.: 762.69
BILL DATE: 09/27/2017 BILL NUMBER: 05595785	INTEREST DUE...: 68.58
AGENCY TYPE.....: L LICENSES & INSPECTION	LIEN DUE.....: 44.63
WORK DESCRIPTION.....: 20 L&I CLEAN & SEAL (GF)	OTHER DUE.....:
VIOLATION NOTICE DATE: 07/25/2017	TOTAL DUE.....: 875.90
WORK COMPLETION DATE.: 08/04/2017	PRINCIPAL PAID:
LIEN NUMBER.....: 17100663	INTEREST PAID.:
LIEN CODE: C01	LIEN PAID.....:
CLEAN AND SEAL UP VACANT BUILDING	OTHER PAID.....:
PHILADELPHIA CODE CITATION:	TOTAL PAID.....:
WORK DONE PURSUANT TO TITLE 4	
SIGNATURE: SOZI PEDRO TULANTE CITY SOLICITOR	
FIRST CLASS FRANKFORD PROJECT II LLC	
MAIL SENT TO...: 270 MADISON AVE 13TH FL	

NEW YORK NY 10016

PRESS PF12 TO EXIT

AGENCY01

C I T Y O F P H I L A D E L P H I A
M U N I C I P A L C L A I M S / L I E N S

02/19/19
1:24 PM

OWNER...: FRANKFORD PROJECT II LLC
PROPERTY: 02624 FRANKFORD AVE
SUFFIX: ZIP: 19125-1412 BRT: 885374700
BILL DATE: 07/15/2017 BILL NUMBER: 22591166
AGENCY TYPE.....: L LICENSES & INSPECTION
WORK DESCRIPTION.....: 24 CLIP PROGRAM
VIOLATION NOTICE DATE: 06/29/2017
WORK COMPLETION DATE.: 07/15/2017
LIEN NUMBER.....: 17110148
LIEN CODE: C06

FILE DATE...: 11/08/2017
PRINCIPAL DUE.: 831.46
INTEREST DUE...: 83.02
LIEN DUE.....: 48.07
OTHER DUE.....:
TOTAL DUE.....: 962.55
PRINCIPAL PAID:
INTEREST PAID.:
LIEN PAID.....:
OTHER PAID.....:
TOTAL PAID.....:

CLEAN UP AND REMOVE RUBBISH
PHILADELPHIA CODE CITATION:
WORK DONE PURSUANT TO TITLE 4
SIGNATURE: SOZI PEDRO TULANTE CITY SOLICITOR
FIRST CLASS FRANKFORD PROJECT II LLC
MAIL SENT TO...: 270 MADISON AVE 13TH FL

NEW YORK NY 10016

PRESS PF12 TO EXIT

AGENCY01

C I T Y O F P H I L A D E L P H I A
M U N I C I P A L C L A I M S / L I E N S

02/19/19
1:24 PM

OWNER...: FRANKFORD PROJECT II LLC	FILE DATE...: 12/12/2017
PROPERTY: 02624 FRANKFORD AVE	
SUFFIX: ZIP: 19125-1412 BRT: 885374700	PRINCIPAL DUE.: 370.79
BILL DATE: 12/09/2017 BILL NUMBER: 05608049	INTEREST DUE...: 29.60
AGENCY TYPE.....: L LICENSES & INSPECTION	LIEN DUE.....: 25.03
WORK DESCRIPTION.....: 20 L&I CLEAN & SEAL (GF)	OTHER DUE.....:
VIOLATION NOTICE DATE: 10/12/2017	TOTAL DUE.....: 425.42
WORK COMPLETION DATE.: 10/20/2017	PRINCIPAL PAID:
LIEN NUMBER.....: 18010278	INTEREST PAID.:
LIEN CODE: C01	LIEN PAID.....:
CLEAN AND SEAL UP VACANT BUILDING	OTHER PAID.....:
PHILADELPHIA CODE CITATION:	TOTAL PAID.....:
WORK DONE PURSUANT TO TITLE 4	
SIGNATURE: SOZI PEDRO TULANTE CITY SOLICITOR	
FIRST CLASS FRANKFORD PROJECT II LLC	
MAIL SENT TO...: 270 MADISON AVE 13TH FL	

NEW YORK NY 10016

----- PRESS PF12 TO EXIT -----



Title Insurance & Real Estate Solutions
www.AtlantisNationalServices.com
11 Middle Neck Road, 4th Floor
Great Neck, New York, 11021

Contact Information
Phone# 516.829.7100 Fax# 516.487.3635

COVENANTS, RESTRICTIONS & EASEMENTS

CERTIFICATE OF COMPLETION

THIS CERTIFICATION made this 21th day of July, 2009, by THE REDEVELOPMENT AUTHORITY OF THE CITY OF PHILADELPHIA, a body politic and corporate of the Commonwealth of Pennsylvania ("Authority") to Joseph Bodnik ("Redeveloper").

Recitals

By Agreement dated November 29th, 2008 ("Agreement"), the Redeveloper agreed with the Authority to develop certain property including the premises described in Exhibit A attached hereto and referred to in the Agreement as 2620 Frankford Avenue (the "Premises"). The Agreement was recorded on March 4, 2009 in the Department of Records of the City of Philadelphia as Document ID# 52032591 and provides that, promptly upon completion of the improvements required to be constructed by the Redeveloper pursuant to the Agreement, the Authority will furnish a written instrument in recordable form so certifying.

Certification

The Authority hereby certifies to the Redeveloper, and the successors, heirs and assigns of any of them, that:

1. Members of the Authority's staff have inspected the Premises and improvements thereon erected.
2. Based on the inspections and the recommendations of its staff, the Authority, pursuant to Resolution No. 12,889 adopted on March 5, 1986, hereby certifies that the improvements erected on the Premises have been completed in accordance with the requirements of the Agreement.
3. This certification shall be a conclusive determination that the terms, conditions and obligations of the Agreement with respect to the Premises shall be deemed completed and/or terminated except for those covenants contained in the deed to the Redeveloper which are covenants running with the land.

ATTEST:

REDEVELOPMENT AUTHORITY OF THE
CITY OF PHILADELPHIA

BY: 

Deputy Executive Director

[Corporate Seal]

BY: 

Teresa Gillen
Executive Director

Approved as to Legal Form

Redevelopment Authority of the
City of Philadelphia

By: 

Attorney-at-Law



52101782

Page: 1 of 3

08/04/2009 10:55AM

This Document Recorded
08/04/2009
10:55AM
Doc Code: DM

Doc Id: 52101782
Receipt #: 821676
Rec Fee: 0.00

Commissioner of Records: City of Philadelphia

COMMONWEALTH OF PENNSYLVANIA :

: SS

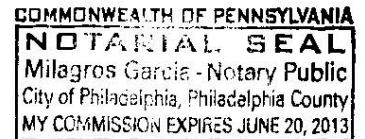
COUNTY OF PHILADELPHIA :

On this 27th day of July, 2009, before me the undersigned officer, personally appeared Teresa Gillen who acknowledged herself to be the Executive Director of the Redevelopment Authority of the City of Philadelphia being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Redevelopment Authority of the City of Philadelphia by herself as Executive Director.

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


NOTARY PUBLIC

My Commission expires:



**NEW KENSINGTON / FISHTOWN URA
REVESTMENT PARCEL**

ALL THAT CERTAIN lot or piece of ground situated in the 31st Ward of the City of Philadelphia and described as follows:

BEGINNING at a point on the Northwestern side of Frankford Avenue (60 feet wide) at the distance of 178 feet 0 $\frac{3}{4}$ of an inch Northeastwardly from the Northeasterly side of Huntindon Street (50 feet wide);

THENCE extending Northeastwardly along the Northwestern side of the said Frankford Avenue; 18 feet 10 inches, to a point including the soil of a certain 2 feet 6 inches wide alley extending Northwestwardly to a point;

THENCE extending Northwestwardly at right angles to the said Frankford Avenue; 31 feet to a point;

THENCE extending Southwestwardly; 1 foot 6 inches, to a point;

THENCE extending N56d 20' 00"W, 47 feet 2 $\frac{1}{4}$ inches to a point;

THENCE extending S46d14'11"W, 16 feet 7 $\frac{7}{8}$ inches to a point;

THENCE extending Southeastwardly at right angles to the said Frankford Avenue; 81 feet 8 $\frac{3}{4}$ inches to the first mentioned point and place of beginning.

BEING KNOWN AS: 2620 FRANKFORD AVENUE
CONTAINING IN AREA: 1,404.6 Sq. Ft. or 0.0322 Acres

REVESTMENT AGREEMENT

BETWEEN

**REDEVELOPMENT AUTHORITY OF THE
CITY OF PHILADELPHIA
(GRANTOR)**

AND

**JOSEPH BODNIK
(GRANTEE)**

**PREMISES: 2620 FRANKFORD STREET
PHILADELPHIA, PA**

THIS AGREEMENT entered into as of this *29th* day of *November*, 2008, by and between the Redevelopment Authority of the City of Philadelphia (the "Redevelopment Authority") and Joseph Bodnik ("Grantee").

WITNESSETH THAT:

WHEREAS, the Redevelopment Authority is a public body corporate and politic duly created and organized pursuant to and in accordance with the provisions of the Urban Redevelopment Law of May 24, 1945, P.L. 991 and laws supplemental thereto; and is authorized to purchase and acquire land, to exercise the right of eminent domain, to clear buildings thereon, to convey to others for the purpose of redevelopment of said land and buildings, to eliminate blighted areas and areas which are inadequately planned, and to eliminate defective design and erection of buildings or faulty street or lot layout, or economically or socially undesirable land uses, and in connection therewith to take all such action as is provided for herein; and



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Page: 1 of 10
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11:56AM
Doc Code: DC
Commissioner of Records, City of Philadelphia

Doc Id: 52032591
Receipt #: 779872
Rec Fee: 0.00

WHEREAS, on October 25, 2006, the Redevelopment Authority filed a declaration of taking in the Court of Common Pleas of Philadelphia County, docketed as of October Term 2006, No. 3358 (the "Declaration of Taking"), in accordance with the Pennsylvania Eminent Domain Code, 26 Pa.C.S.A. §§101, *et seq.*, and Resolution No. 18,298 adopted by the Board of the Redevelopment Authority on October 24, 2006, that condemned certain properties in fee simple as part of the New Kensington and Fishtown Redevelopment Area, New Kensington and Fishtown Renewal Area, Condemnation No. 4A; and

WHEREAS, Grantee was the owner of record of certain land and improvements known as 2620 Frankford Avenue, Philadelphia, PA, as more particularly described in **Exhibit A**, attached hereto and made a part hereof (the "Premises"); and

WHEREAS, the Premises was included in the Declaration of Taking; and

WHEREAS, the Redevelopment Authority has made no payment to Grantee for the Premises nor has Grantee tendered possession of the Premises to the Redevelopment Authority; and

WHEREAS, the Redevelopment Authority and Grantee desire to execute and record an agreement containing the terms and conditions set forth below; and

WHEREAS, the Redevelopment Authority has authorized the execution, delivery and recording of this Revestment Agreement pursuant to Resolution No. *18,767* of the Redevelopment Authority adopted *January 13, 2009*.

NOW THEREFORE, the parties hereto, each of which intends to be legally bound, in consideration of the premises and mutual undertakings, agree as follows:

1. The legal description of the Premises to be revested is as shown in **Exhibit A**.
2. Upon the execution of this Agreement, title in fee simple to the Premises, to the extent that the Redevelopment Authority acquired title, shall revest in Grantee as of the date of the filing of the Declaration of Taking, *i.e.*, October 25, 2006.
3. The Redevelopment Authority makes no warranties or representations concerning the environmental condition of the Premises or the existence of any environmental contamination on the Premises, or upon any adjoining land or improvements. Grantee, for itself and its successors, agrees that the Redevelopment Authority is not, at any time and under any circumstances, liable for any such conditions or for the cure, remedy or removal of environmental contamination, in any form, from the Premises, and that Grantee is accepting title to the Premises in its present "**AS-IS**", "**WHERE-IS**" and "**WITH ALL FAULTS**" condition.
4. All mortgages, liens and other encumbrances, if any, existing of record against the Premises as of October 25, 2006 shall be reinstated.
5. It is agreed that the Redevelopment Authority and Grantee, their successors and assigns, are released and discharged of any and all liability or obligations arising from the condemnation of the Premises which occurred on October 25, 2006, including, but not limited to, suits at law or in equity, damages, claims, benefits, compensation, liabilities and obligations which may arise under the Pennsylvania Eminent Domain Code, 26 Pa.C.S.A. §§101*et seq.*, and

the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and any regulations pursuant thereto.

6. Grantee agrees that in the event that any person(s) or legal entity(s) of any kind who have acquired, or at any time hereafter may acquire, any interest in the Premises shall make any demand(s) or claim(s) or institute legal or other proceedings against the Redevelopment Authority, or join the Redevelopment Authority in any legal or other proceedings, Grantee will hold the Redevelopment Authority harmless from any and all such demands, claims, liabilities, judgments, awards, fines and penalties related to environmental contamination, whether arising by judicial or administrative decision, determination or action, or by order, fine or otherwise; which indemnification shall include all legal, professional and consulting fees, costs and expenses incurred by the Redevelopment Authority in defending such proceedings; and which indemnification shall be paid to the Redevelopment Authority as incurred thereby, upon presentation of invoices. The Redevelopment Authority therefore shall be released and discharged from any and all liabilities, duties and obligations of every kind and nature whatsoever, excepting only such liabilities, duties and obligations, if any, expressly agreed to and assumed in writing by the Redevelopment Authority.

Grantee agrees that this indemnity shall be legally binding upon Grantee and Grantee's heirs, successors, administrators, executors and assigns; shall run with the land, may be recorded by the Redevelopment Authority, shall be legally binding upon all successors in interest to Grantee and shall survive any settlement and closing with respect to any transfer at any time present and thereafter, of any interest in the Premises by Grantee.

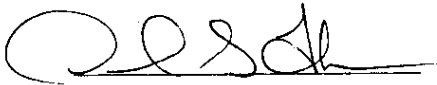
7. In consideration of the Redevelopment Authority revesting title of the Premises to Grantee, Grantee agrees to rehabilitate the Premises to City Code standards within one year from the date of this Agreement and to maintain the Premises and the improvements developed thereon in such manner and in such condition to assure its continuance as a desirable property for housing accommodations; to remove and keep out the elements of blight and to provide and enforce adequate safeguards to assure such maintenance.

8. Grantee shall be responsible for payment of all costs associated with the recording of this Agreement including, but not limited to, fees payable to the Recorder of Deeds and City and State transfer taxes, if applicable.

IN WITNESS WHEREFORE, the Redevelopment Authority and Grantee have caused this Agreement to be executed by their proper representatives and their respective seals affixed and attested the day and year above written.

ATTEST:

REDEVELOPMENT AUTHORITY OF THE
CITY OF PHILADELPHIA


TERESA GILLEN
EXECUTIVE DIRECTOR

{CORPORATE SEAL}

WITNESS:

GRANTEE


JOSEPH BODNIK

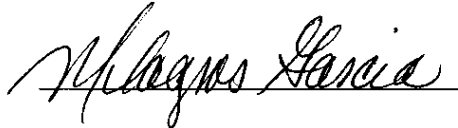
COMMONWEALTH OF PENNSYLVANIA :

SS

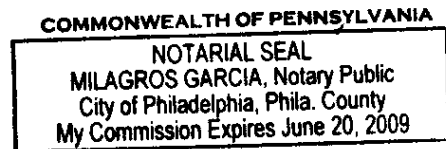
COUNTY OF PHILADELPHIA

On this 10th day of February, 2009, before me the undersigned officer, personally appeared Teresa Gillen, who acknowledged herself to be the Executive Director of the Redevelopment Authority of the City of Philadelphia being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Redevelopment Authority of the City of Philadelphia by herself as Executive Director.

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



NOTARY PUBLIC



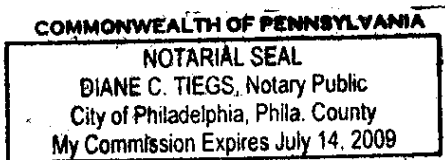
COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF PHILADELPHIA

On this *29* day of *November*, 2008, before me the undersigned officer, personally appeared Joseph Bodnik, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

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



Diane Tieg

NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION

**NEW KENSINGTON / FISHTOWN URA
REVESTMENT PARCEL**

ALL THAT CERTAIN lot or piece of ground situated in the 31st Ward of the City of Philadelphia and described as follows:

BEGINNING at a point on the Northwestern side of Frankford Avenue (60 feet wide) at the distance of 178 feet 0 $\frac{3}{4}$ of an inch Northeastwardly from the Northeasterly side of Huntindon Street (50 feet wide);

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BEING KNOWN AS: 2620 FRANKFORD AVENUE
CONTAINING IN AREA: 1,404.6 Sq. Ft. or 0.0322 Acres

I certify that the mailing address for the grantee is:

4720 Convent Lane
Philadelphia, PA 19114

Joseph Brink

