

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, April 6, 2022
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting**
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes**
 - 1. March 2, 2022**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances**
 - 1. 14 Broad Street (Zoning appeal and Zoning Variance)**
- H. Ordinance Amendments
- I. Old Business
- J. New Business
- K. Any Other Matter
- L. Liaison Reports
- M. Correspondence
- N. Announcements

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

April 6, 2022 PC Meeting

Application Name	Application (CU, LD, ZO, SD, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date	Comments
The Malvern Institute	LD	P	6/28/2021	7/1/2021	6/30/2021	6/29/2021	8/13/2021	(4) 6/30/2022	2/2/2022	2/15/2022	NA	2/28/2022	
14 Broad St.	V	P	3/28/2022	3/28/2022	NA	NA	3/30/2022		5/4/2022	5/6/2022	5/19/2022	5/27/2021	

Bold = New Application or PC action required

Completed in 2021

Small Wireless Facilities	ZO	F	NA	NA	NA	NA	NA	NA	NA	NA	12/7/2021	NA	AD
Imperial Marble, 1311 WCP	V	Sk	10/25/2021	10/25/2021	NA	NA	10/28/2021		11/3/2021	11/16/2021	12/14/2021	12/24/2021	A
14 Reservoir Rd. / Glossen	V	Sk	5/25/2021	5/25/2021	NA	NA	5/27/2021		6/2/2021	7/6/2021	7/15/2021	7/23/2021	A
ESKE Development LLC	V	S	4/20/2021	4/20/2021	4/27/2021	NA	4/27/2021		5/5/2021	5/11/2021	5/26/2021	6/18/2021	A
Albert and Lynn Greto	V	S	4/26/2021	4/26/2021	NA	NA	4/29/2021		5/5/2021	6/1/2021	6/8/2021	6/25/2021	D
1365 Enterprise Drive	V	Sk	4/1/2021	4/1/2021	NA	NA	4/1/2021		5/5/2021	5/18/2021	TBD	5/31/2021	A
198 Oneida Ln	V	Sk	1/26/2021	1/27/2021	NA	NA	1/28/2021		2/3/2021	1/16/2021	2/25/2021	3/26/2021	A
Pipeline HMS / Consultation Zone Or	ZO / S	DRAFT	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	AD

KEY

A - Approved
AD - Adopted
D - Denied

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
March 2, 2022

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday March 2, 2022 in the Township Building.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Edward Decker

Michael Koza

Mark Levy

Michael Pagnanelli

Also present was:

Mark Gordon, Zoning Officer

Michael Lynch, Township Supervisor

Jeff O'Donnell, Chairman, Business Park Task Force

COMMON ACRONYMS:

BOS – Board of Supervisors

CPTF – Comprehensive Plan Task Force

BC – Brandywine Conservancy

CVS – Community Visioning Session

CB – Conservancy Board

SWM – Storm Water Management

CCPC – Chester Co Planning Commission

ZHB – Zoning Hearing Board

FORMAL MEETING – 7 p.m.

1. John Stipe called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a moment of silence to remember our troops and first responders.
2. John asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. The tracking log was checked and no need for a workshop meeting. Mark mentioned that Malvern Institute has given another extension.
4. The minutes of the January 5, 2022 meeting were approved.

OLD BUSINESS

None

NEW BUSINESS

None

ANY OTHER MATTER

1. Business Park Task Force final report - John asked about the power grid for Mars Coffee. Mark Gordon explained that they have a new coffee so they had to expand and reorganize their warehouse, so the township's inspections, etc. are done. Jeff mentioned that he contacted PECO who said they are going to be doing upgrades in East Goshen in the next few years. Mike Lynch spoke about the upgrades that were done in Goshen Downs a few years ago. Jeff pointed out that the staff members of the companies in East Goshen are very satisfied with the East Goshen staff. They did mention that it would be nice to have some hospitality amenities locally. Jeff also suggested to the Supervisors that they have a breakfast for the businesses at Hershey Mill like there was in the past. Mark explained similar events they had in West Whiteland for the businesses. Mike Lynch mentioned that the alternate route for the Paoli Pike Trail may go through the Corporate Park. Also, geese are a problem in the corporate park.

1
2 2. Pickle Ball Courts - Mark Gordon explained that the Pickle Ball Courts are used all the time, so the
3 Park and Recreation Commission has made the project to expand them a priority instead of the
4 Amphitheater Cover. Ed made a motion that the Planning Commission support the Chester County Grant
5 application for the expansion of the Pickle Ball Courts. John seconded the motion. The motion passed
6 unanimously.

7 There was discussion about the amphitheater. Ed mentioned that when he lived near Wilmington they
8 had a nice park with an amphitheater and they had many concerts there. Ed made a motion to encourage
9 the Park and Recreation Commission to return the Amphitheater to a priority for next year 2023. John
10 seconded the motion. The motion passed unanimously.

11
12 3. TND – John asked Mike Lynch if the BOS had any guidance on the TND yet. Mike Lynch spoke
13 about the TND and the proposed corridor image. It was suggested that a joint meeting of the BOS and PC
14 be held to discuss future planning.

15
16 **LIAISON REPORT**

17 None

18
19 **ADJOURNMENT**

20 There being no further business, Ed made a motion to adjourn the meeting. Mike Koza seconded the
21 motion. The meeting was adjourned at 8:15 pm. The next regular meeting will be held on Wednesday,
22 April 6, 2022 at 7:00 pm.

23
24
25 Respectfully submitted,

26
27
28
29 _____
30 *Ruth Kiefer, Recording Secretary*

Memorandum

East Goshen Township

1580 Paoli Pike

West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshe.org

Date: 3/31/2022

To: Planning Commission

From: Mark Gordon, Township Zoning Officer 

Re: **Zoning Hearing Board Application (Appeal and Variance)**
14 Broad St. / Phil Winicov

Planning Commission Members,

The township has received a Zoning Hearing Board application Phillip Winicov, the owner of 14 Broad Street, West Chester, PA 19382. Mr. Winicov purchased 14 Broad Street earlier this year and requested to use an accessory structure on the property as a second dwelling unit. The Township denied the request in accordance with §240-23A. of the zoning ordinance, see the attached letter.

Mr. Winicov has submitted a Zoning Hearing Board application appealing the determination of the Zoning Officer and in the alternative, is requesting a Zoning variance to use the accessory structure as a second dwelling unit. The variance requested is a use variance.

STAFF COMMENTS

On March 7, 2022 the Township denied the applicants request to use an accessory structure on the property as a second dwelling unit, in accordance with the Township zoning ordinance, §240-23.A. The Zoning Ordinance permits no more than one principle use on a lot.

§ 240-23 General regulations.

General regulations applicable to all districts.

A. Limit of one principal use. No more than one principal use shall be permitted on a lot unless specifically permitted by this chapter.

The R-3 District does not permit multiple principal uses.

The applicant is requesting the Zoning Hearing Board to reverse the Zoning Officer's decision, and in the alternative, grant a variance to allow an accessory structure to be a second principle use on the property. I have provided a plot of the property with the accessory structure in question outlined in red.

The Zoning Hearing Board is the quasi-judicial body, which renders decisions on these matters when they arise. The PC is a recommending body and may comment on these matters however, because of the legal nature of this application its best to listen, ask any clarifying questions about the application, and allow the applicant to make their case to the Zoning Hearing Board.

DRAFT MOTION

Mr. Chairman, I move that the Planning Commission take no position on this Zoning Hearing Board Application.

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

March 7, 2022

Mr. Philip Winicov
14 Broad St.
West Chester, PA 19382

Re: Use and Occupancy
TPN 53-6F-16 / 14 Broad St., West Chester, PA 19382

Dear Mr. Winicov:

The above referenced property has recently been issued a Temporary Access Certificate, which allows access to the property in order to correct several safety issues identified during the recent Re-Sale U&O Inspection. Please correct those outstanding issues and call the Township to schedule a final inspection for the Use and Occupancy Certificate.

The above referenced property is located in the R-3 Medium Density Residential zoning district, is improved with a single-family home a garage/barn, and an accessory structure. The lot is zoned for Single Family residential use and has a lot size of +/- .34 ac / +/- 14,810 s.f.

Your request to use the accessory structure as a second dwelling unit on the property is **DENIED**. Lots are permitted to have one principal use, per §240-23 of the Zoning Ordinance. Accordingly, multiple principal uses are not permitted in the R-3 zoning district.

§ 240-23 General regulations.

General regulations applicable to all districts.

A. Limit of one principal use. No more than one principal use shall be permitted on a lot unless specifically permitted by this chapter.

The accessory structure may continue to be used as an accessory structure to the principal use of the single-family detached dwelling in accordance with the provisions of § 240-32 of the Zoning Ordinance (a copy of which is attached hereto for your reference), but it may not be occupied as a dwelling unit.

§240-6 Definitions

ACCESSORY STRUCTURE

A structure serving a purpose customarily incidental to the use of the principal building and located on the same lot as the principal building.

DWELLING UNIT (or HOUSING UNIT)

A single habitable living unit occupied by only one family. See definition of "family." Each dwelling unit shall have its own toilet, bath or shower, sink, sleeping area, stove, oven and refrigerator, and separate access to the outside or to a common hallway or balcony that connects to outside access at ground level. No dwelling unit shall include a separate living area that is completely separated by interior walls so as to prevent interior access from the remainder of the living area, or shall include a second kitchen, unless specifically permitted by this chapter.

FAMILY

A single person occupying a dwelling unit and maintaining a household; two or more persons related by blood, marriage, formal foster relationship or adoption occupying a dwelling unit, living together and maintaining a common household, including not more than one boarder, roomer or lodger; or not more than three unrelated persons occupying a dwelling unit, living together and maintaining a common household.

You have the right to appeal this zoning determination to the Zoning Hearing Board or to request a variance from the Zoning Ordinance provisions detailed herein. Your **COMPLETE** Zoning Hearing Board Application and Fee of \$550.00 must be received within 30 days of the date of this letter. The Zoning hearing board application is available on the Township Website.

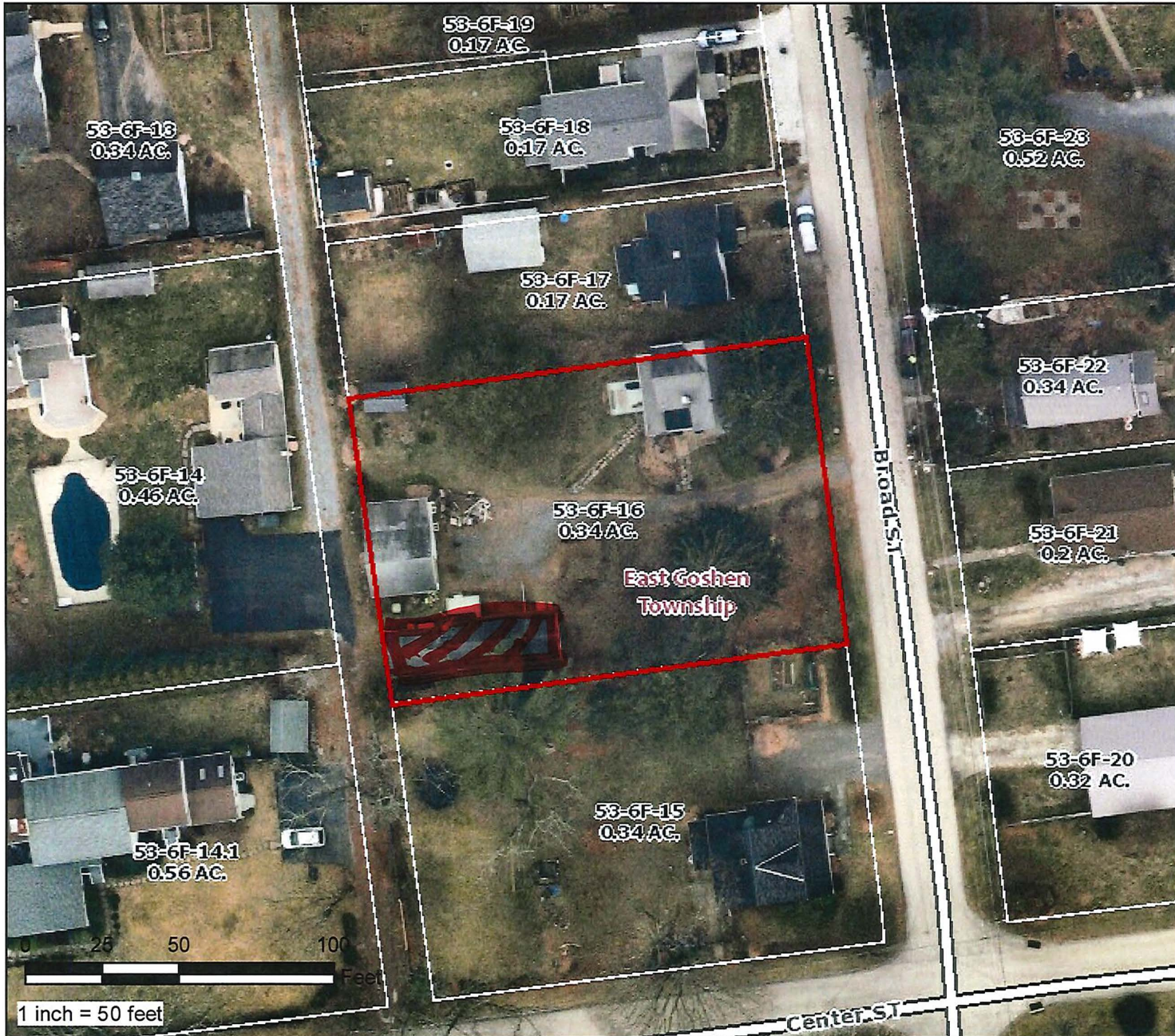
Please call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Gordon', with a horizontal line extending to the right.

Mark A. Gordon
Township Zoning Officer

14 Broad St



COUNTY OF CHESTER
PENNSYLVANIA



Find Address Information

PARID: 5306F00160000
UPI: 53-6F-16
Owner1: KUNKLE RICHARD C
Owner2:
Mail Address 1: 14 BROAD ST
Mail Address 2: WEST CHESTER PA
Mail Address 3:
ZIP Code: 19382
Deed Book: 2547
Deed Page: 61
Deed Recorded Date: 8/1/1991 12:00:00 AM
Legal Desc 1: WS OF BROAD ST
Legal Desc 2: LOT GAR & 2 DWGS
Acres: 0.3444
LUC: R-10
Lot Assessment: 56230
Property Assessment: 100350
Total Assessment: 156580
Assessment Date: 12/15/2021 7:48:09 AM
Property Address: 14 BROAD ST
Municipality: EAST GOSHEN
School District: West Chester Area

Map Created:
Monday, February 14, 2022
MG

County of Chester
EGT Code Dept



Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claim to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

**EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: Philip Winicov

Applicant Address: 14 Broad Street
West Chester, PA 19382

Telephone Number: 610-613-5771 Email: phil@philwinicov.com

Email Address: phil@philwinicov.com

Property Address: 14 & 16 Broad Street
West Chester, PA 19382

Tax Parcel Number: 53-6F-16 Zoning District: R-3 Acreage: +/- .34 acr. / +/- 14,810 sq.ft.

Purpose of Application (check one)

- ☐ Variance (Type: ☐ Use Variance ☒ Dimensional Variance)
☐ Special Exception
☒ Appeal determination of the Zoning Officer
☐ Other _____

Sections of Zoning Ordinance in which relief is sought:

Sects. 240-23.A (General Regulations)

Description of the Zoning Relief requested and the future use of the property:

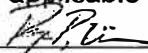
To reverse the zoning officer's decision denying the applicant the ability to use the accessory structure as a second principal structure.

In the alternative, a variance to allow the accessory structure to be used as a second principal use on the property.

Description of the Hardship:

Applicant seeks to live in the principal structure and lease the accessory structure. The current parcel is the combination of 14 & 16 Broad Street, which were separate adjoining parcels #38 & #44 on the original subdivision plan. While the parcels seem to have been combined for mortgage purposes, there is no deed consolidating them into one parcel.

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.



Signature of Applicant

March 25, 2022

Date

***Please review the formal application and review procedures on page three.**

**EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the state of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application process and the Review Process. The application process must be completed in its entirety prior to the applications advancement into the Review Process.

Applicant Name: Philip Winicov

Application Process Checklist (Administration use only):

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form:	_____
2. All related materials submitted:	_____
3. Township application and review fees paid:	_____

Application accepted on _____ by _____

Official Signature _____ Title _____

Review Process Checklist

<u>Item</u>	<u>Date</u>
1. Start date:	_____
2. Date of first formal Planning Commission Meeting following complete application:	_____
3. Date sent to CCPC:	_____
4. Date sent to Township Engineer:	_____
5. Date presented to Planning Commission:	_____
6. Date sent to CB:	_____
7. Date sent To MA:	_____
8. Date sent to HC:	_____
9. Date sent to PRB:	_____
10. Date sent to TAB:	_____
11. Date by which the PC must act:	_____
12. Date by which Board of Supervisors must act:	_____
13. Drop Dead Date; (Day 60):	_____
14. Zoning Hearing Date:	_____
15. Dates of public advertisement:	_____ & _____

EAST GOSHEN TOWNSHIP ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

Procedures for the processing and review of Subdivision, Land Development, Conditional Use, Variance, and Special Exception Applications

August 19, 2002

2nd Revision: March 2, 2006

1. In order for any application to be considered by the Planning Commission it must be submitted to the Township with all required documentation as per the Township Code and with all applicable fees paid. The Township will use a checklist to verify all required documentation has been submitted. Until the application is complete the application will not be considered "filed" by the Township staff. The Planning Commission will acknowledge receipt of the application at their next regularly scheduled meeting.
2. All materials to be considered at the next regular meeting of the Planning Commission must be submitted with at least eleven (11) copies to the Township Staff by not later than close of business the previous Tuesday. Any materials submitted after that time will be held for the following meeting and not provided to the Commission at the upcoming meeting.
3. The application review cycle for Subdivision and Land Development Applications shall begin with the next regular meeting of the Commission after the complete application is filed. The application review cycle for Conditional Use, Variance, and Special Exception Applications shall begin the day a complete application is filed with the Township.
4. Applicants should not distribute material to the Commission during a meeting unless it is directly related to the initial presentation of the application. All materials for the Planning Commission, including any material to be used at a meeting, must be delivered to the Township Staff not later than close of business the previous Tuesday.
5. The burden of supplying necessary materials to the Planning Commission in a timely manner is on the applicant. Late delivery of material may require an extension on the part of the applicant or a recommendation for denial of the application by the Planning Commission.
6. Formal application presentations to the Planning Commission will only be made at the regular meeting after the complete application is submitted and accepted by the Township staff.
7. The application will remain on the Planning Commission's agenda until such time as the Commission has made its recommendation to the Board of Supervisors and or Zoning Hearing Board.
8. Applicants are encouraged to attend each Planning Commission meeting in order to answer questions or address issues concerning their application.
9. Applications will be voted on only during the regular Planning Commission meetings.
10. The Chairman, in his sole discretion, may waive or modify any of this procedure.

Zoning Hearing Board Procedural Rule for Hearing Continuances: ADOPTED: May 13, 2009

1. The Zoning Hearing Board may grant one application for hearing continuance. Subject to the limited circumstances referenced in paragraph 2 below, the rescheduled hearing shall be held unless the applicant withdraws the application.
2. The continuance after the first one shall only be granted in an extraordinary circumstance.
3. The Zoning Hearing board has the sole discretion whether to grant any continuance.

EXHIBIT 'A'

EXHIBIT 'B'

EXHIBIT 'B

Prepared by and Return to:

ATLANTIC SEARCH & ABSTRACT, INC
1233 Haddonfield Berlin Road
Ste 3
Voorhees, NJ 08043
856-435-7878,
File No. ASA2806
APN: 53-6F-16 ✓

Local Tax: \$4,499.00

State Tax: \$4,499.00



14 Broad Street, West Chester PA 19382

This Indenture, made the 22nd day of February, 2022,

Between

RICHARD C. KUNKLE

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

PHILIP P. WINICOV AND MARGAUX ARAR, HUSBAND AND WIFE

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

Witnesseth, that the said Grantor for and in consideration of sum of **Four Hundred Forty-Nine Thousand Nine Hundred And 00/100 Dollars (\$449,900.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THAT CERTAIN messuage and lot of land, SITUATE in the Township of East Goshen, Chester County, Pennsylvania, bounded and described as follows: those two lots known as Lot No. 38 and Lot No. 44 on Plan of Lots of Goshen Heights of record in the Office of the Recorder of Chester County, Pennsylvania in Plan Book 1, Page 44.

BEGINNING at a point in the Western side of Broad Street, a corner of the herein described premises and Lot No. 49 conveyed to Harry F. Sickler; said point being 100 feet from the North side of Center Street and extending Northwardly along Broad Street 100 feet to Lot No. 33; thence extending Westwardly between parallel straight lines 150 feet to a 16 feet wide public alley.

BEING bounded on the North by Lot No. 33, on the East by Broad Street, on the South by Lot No. 49 and on the West by a 16 feet wide public alley.

UPI-NO. 5306F00160000

BEING the same premises which Howard L. Cordrey, Jr., and Marian Cordrey, his wife, by Deed dated 08/01/1991 and recorded 08/15/1991 in the Office of the Recorder of

Deeds in and for the County of Chester in Record Book 2547, Page 61, granted and conveyed unto Richard C. Kunkle.

BEING the same premises which Howard L. Cordrey, Jr., and Marian Cordrey, his wife, by Deed dated August 1, 1991, and recorded August 15, 1991, in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania, in Book 2547, Page 61, granted and conveyed unto Richard C. Kunkle, in fee.

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

To have and to hold the said lot or piece of ground 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 heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against him, the said Grantor, and his heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will

Warrant and Forever Defend.

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

Sealed and Delivered
in the Presence of Us:


RICHARD C. KUNKLE (SEAL)

Commonwealth of Pennsylvania } ss
County of Delaware

On this, the 22nd day of February, 2022, before me, the undersigned Notary Public, personally appeared **RICHARD C. KUNKLE**, 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.

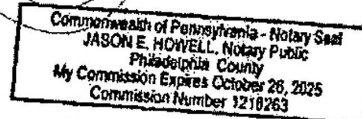
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires 10-26-25

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

220 S. Scott Avenue
Glenolden, PA 19036


On behalf of the Grantees



Deed

UPI # 53-6F-16

RICHARD C. KUNKLE

TO

PHILIP P. WINICOV and MARGAUX
ARAE

ATLANTIC SEARCH & ABSTRACT, INC
1233 Haddonfield Berlin Road
Ste 3
Voorhees, NJ 08043
Phone: 856-435-7878, Fax: 856-783-7961

EXHIBIT 'C'

EXHIBIT "C"

RETURN TO
Commonwealth Land Title Insurance Company TAX PARCEL: 53-6P-16
FILE: D 012 322 HE

This Indenture Made this 1st day of August 1991 Between

Howard L. Cordrey, Jr. and Marian Cordrey, his wife (hereinafter called the Grantors).

Richard G. Kunkle (hereinafter called the Grantee).

Witnesseth That the said Grantors for and in consideration of the sum of
ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00)
lawful money of the United States of America, unto them well and truly paid by the said Grantee, or
before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and
sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm
unto the said Grantee, his heirs and assigns,

ALL THAT CERTAIN messuage and lot of land, SITUATE in the Township of
East Goshen, Chester County, Pennsylvania, bounded and described as
follows: Those two lots known as Lot 138 and 144 on Plan of Lots of
Goshen Heights of record in the Office of the Recorder of Chester
County, Pennsylvania in Plan Book 11 Page 44.

BEGINNING at a point in the Western side of Broad Street, a corner of
the herein described premises and Lot 144 conveyed to Harry F. Sichter,
said point being 100 feet from the North side of Center Street and
extending Westwardly along Broad Street 100 feet to Lot 133; thence
extending Westwardly between parallel straight lines 150 feet to a 16
foot wide public alley.

BEING bounded on the North by Lot 133, on the East by Broad Street, on
the South by Lot 144 and on the West by a 16 foot wide public alley.

CONTAINING (being) more or less of land, be the same more or less,
BEING in Chester County,
Chester County Tax Parcel 53-6P-16

BEING the same premises which Florence C. Supplee, widow by Deed dated
01/11/1928 and recorded in Chester County, in Deed Book E-30 page 912
conveyed unto Howard L. Cordrey, Jr. and Marian Cordrey, his wife, as
tenants by entirety.

BK2547PG061

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, so in any wise appertaining, and the severals and remainders, rents, issues, and profits thereof and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, in, and to the same.

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

(SPECIAL WARRANTY)

And the said Grantors, for themselves, their heirs and assigns do by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that they the said Grantors all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be with the appurtenances unto the said Grantee, his heirs and assigns, against them the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or (claiming) the same or any part thereof, by from, or under them or any of them, shall and will subject to a Foreclosed, WARRANT and forever DEFEND.

OR

(TRUSTEE'S WARRANTY)

the said do covenant, promise and agree, to and with the said and assigns, by these presents, that the said has/have not done, committed or knowingly or willfully suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

Witness my hand and seal this 1st day of February 1962

Howard L. Cordray, Jr. (SEAL)
Marion Cordray (SEAL)

BK 2547 PG 062



COMMONWEALTH OF PENNSYLVANIA) ss.
COUNTY OF *Delaware*

On this, the *1st* day of August, A.D. 1991, before me,
the undersigned officer, personally appeared Howard L. Cordrey, Jr. and Marian Cordrey, his wife,
known to me (or satisfactorily proven) to be the person whose name is (are) 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.

James E. Sindorf
Notary Public
My Commission Expires:

OFFICIAL SEAL
James E. Sindorf, Commissioner of Deeds
For Commonwealth of Penna. From out of State
Gloucester Twp., Camden Co., N.J.
Office: Media, Del. Co., Pa.
My Commission Expires April 20, 1995

COMMONWEALTH OF PENNSYLVANIA) ss.
COUNTY OF

On this, the *1st* day of August, A.D. 1991, before me,
the undersigned officer, personally appeared *Howard L. Cordrey, Jr. and Marian Cordrey, his wife*
known to me (or satisfactorily proven) to be the person whose name is (are) 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:

RETURN TO
COMMONWEALTH LAND
TITLE INSURANCE COMPANY
FILE, D 012 322 ME

DEED

Howard L. Cordrey, Jr. and
Marian Cordrey, his wife

Richard G. Kunkle

53-65-16

14 Broad Street
Township of East Goshen
County of Chester
State of Pennsylvania

SEND TAX BILLS TO:
14 Broad Street
West Chester, PA 19380

GRANTOR:

GRANTEE:

TAX PARCEL:

PREMISES:

The address of the above-named Grantee
is 14 Broad Street
West Chester, PA 19380
James E. Sindorf
On behalf of the Grantee

BK2547PG063

042497

RECORDER OF DEEDS
CHESTER COUNTY, PA
91 AUG 15 AM 9:55



H42497

DEED

13.00

TAX

0.50

E ROSEN 1500.00

STATE STAMPS 1500.00

SUBTL 3000.00

TOTAL 3000.00

CHECK 1500.00

CHECK 1500.00

ITEM 2

08-15-91 THU NO RETRY 2304 09:52TH

*East - 15.50
8/15*

8K2547PG064



EXHIBIT 'D'

JUN 13 12 13 PM '68

No. 335 P For State Use - Treasurer
Tob A. Lohrman Co., 11 N. 15th St., Philadelphia

RECEIVED OFFICE

This Indenture Made the 11th
 day of June in the year of our Lord one thousand nine
 hundred and Sixty-eight 1968
 Between FLORENCE G. SUPPLE, widow,
 of Chester County and State of Pennsylvania

(hereinafter called the Grantor), of the one part, and
 HOWARD L. CORBIN, JR. and MARILYN CORBIN, his wife, of the said County and State;

(hereinafter called the Grantee), of the other part;
Witnesseth, That the said Grantor for and in consideration of the sum of
Twenty One Thousand Five Hundred Dollars lawful
 money of the United States of America, unto her well and truly paid by the said
 Grantee at and before the sealing and delivery of these presents, the receipt whereof is
 hereby acknowledged, he granted, bargained, sold, aliened, conveyed, released and
 confirmed, and by these presents do grant, bargain, sell, alien, convey, release and
 confirm unto the said Grantee, their heirs and assigns

as tenants by entirety.

ALL THAT CERTAIN messuage and lot of land situate in the Township of East Doshen,
 Chester County, Pennsylvania, bounded and described as follows; Those two lots
 known as lots #38 and #44 on Plan of Lots of Gosben Heights, of record in the Office
 of the Recorder of Chester County, Pennsylvania in Plan Book #1, page 44.

BEGINNING at a point in the Western side of Broad Street, a corner of the herein
 described premises and lot #49 conveyed to Harry T. Sickler; said point being One
 Hundred feet from the North side of Center Street and extending Northwardly along
 Broad Street One Hundred feet to lot #33; thence extending Westwardly between
 parallel straight lines One Hundred Fifty feet to a Sixteen feet wide public alley,
 BEING bounded on the North by lot #33 on the East by Broad Street on the South by
 lot #49 and on the West by a Sixteen feet wide public alley,

CONTAINING 15,000 square feet of land, be the same more or less.

Being 14 Broad Street.

BEING the same premises which Ernestine M. Devan and Walter E. at vir by Deed

E 38 MAY 913

dated June 26, 1928 and recorded in Chester County in Deed Book S-17. Vol. 415,
page 104 conveyed unto Florence C. Supplee in fee.

Together with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their Heirs and Assigns, to and for the only proper use and behoof of the said Grantee, their Heirs and Assigns forever, as tenants by entireties.

VALUE OF PREMISES AS DEFINED BY
ORDINANCE IS \$1,500.00. NOTAR
PAID ON FEB.

REAL ESTATE TRANSFER TAX
PAID ON \$1,500.00

James B. Guff

215

LAND
S. C. SUPPLEE COMPANY

Florence C. Supplee



And the said Grantor, for herself, her

Heirs, Executors, and Administrators Does by these presents covenant, grant and agree, to and with the said Grantee, their Heirs and Assigns, that she the said Grantor, her

Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their Heirs and Assigns, against her the said Grantor, her

Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them. Shall and Will

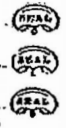
WARRANT and forever DEFEND.

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

Signed, sealed and Delivered

James B. Guff

Florence C. Supplee
Florence C. Supplee



For state stamp defined represents
tax on full consideration including
liens and encumbrances.

James B. Guff

E 38 REC 914

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF *Philadelphia* } ss.

On this, the *11th* day of *June* 1968, before me, a Notary Public for
Commonwealth of Pennsylvania, the undersigned officer,
personally appeared: FLORENCE C. SUPPES, widow
known to me (or satisfactorily proven) to be the person whose name is subscribed to the within
instrument, and acknowledged that she executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Henry C. Levine

Notary Public, Philadelphia, Pennsylvania Co.
My Commission Expires (January 1, 1971)

Title of Office

RECEIVED
COMMONWEALTH LAND
THE INSURANCE COMPANY
C-317-963-n

FLORENCE C. SUPPES
WIDOW

to

HOWARD L. COHEN, JR., et al.

Premises: 14 Broad Street
East Chester Twp.
Chester County
Pennsylvania

No. 1262
For A. Levine Co., 11 N. 2nd St., Philadelphia

PA 1373

R.C. in Ches. Co. Pa. in Dd Bx E-38 pg 913

E 38 REC 915

The residence of the within named Grantor is

14 Broad St
East Chester, Pa.
On behalf of said Grantor
[Signature]

EXHIBIT 'E'

104

DIED

ERNESTINE M. DEVAN, ET AL
TO
FLORENCE C. SUPPLE

This Indenture,

Made the Twenty-sixth day of

June

In the year of our Lord one thousand nine hundred and twenty-eight.

BETWEEN Ernestine M. Devan and Walter E. Devan, her husband, of the Township of East Chester, County of Chester, and State of Pennsylvania, parties of the first part, AND Florence C. Supple of the Borough of West Chester, County and State aforesaid, party

of the second part; Witnesseth, That the said part 1st of the first part, for and in consideration of the sum of One Dollar of the second part in the said part 1st of the first part at and before the making and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, conveyed, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said part y of the second part her Heirs and Assigns,

ALL THAT CERTAIN Messuage and lot of land situate in the township of East Chester, Chester County, Pennsylvania, bounded and described as follows: These two lots known as Lots Nos. 38 and 44 on Plan of Lots of Graham Heights, of record in the Office of the Recorder of Chester County, Pa., in Plan Book No. 2, page 44; BEGINNING at a point in the western side of Broad Street, a corner of the herein described premises and lot No. 48, conveyed to Harry P. Sickler; said point being one hundred feet from the north side of Center Street, and extending northwardly along Broad Street one hundred feet to lot No. 33; thence extending westwardly between parallel straight lines one hundred and fifty feet to a sixteen feet wide Public Alley;

BEING bounded on the north by Lot No. 33 on the east by Broad Street, and the south by lot No. 48 and on the west by a sixteen feet wide Public Alley. CONTAINING fifteen thousand square feet of land, be the same more or less.

BEING the same premises which Harry P. Taylor and wife, by deed dated March 31st, 1925 and recorded in the Recorder's Office of Chester County in Deed Book G-18, Vol. 372, page 108, granted and conveyed unto Ernestine M. Devan, in fee.

TOGETHER with all and singular the Buildings, Improvements, Woods, Ways, Rights, Liberties, Privileges, Hereditaments and Appurtenances to the same belonging, or in any wise appertaining, and the recesses and reversions, remainder and reversion, rents, issues, and profits thereon, and of every part and parcel thereof; AND ALSO, all the estate, right, title, interest, power, jurisdiction, claim and demand whatsoever both in law and equity of the said part 1st of the first part, of, in and to the said premises, with the appurtenances;

TO HAVE AND TO HOLD the said premises all and singular the appurtenances, unto the said part y of the second part, her Heirs and Assigns forever And the said parties of the first part, for themselves, their Heirs, Executors and Administrators, do by these presents covenant, grant and agree, to and with the said part y of the second part, her Heirs and Assigns forever, that they the said parties of the first part, for themselves, their Heirs, all and singular the beneficiaries and premises hereto of the second part her Heirs, and against all and every other person, or person, administrators, fully intending or to claim the same or any part thereof, by, from or under him, her, them or any of them SHALL AND WILL, by these presents WARRANT AND FOREVER DEFEND IN WITNESS WHEREOF, The said part 1st of the first part to these presents have become set their hands and seal & Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of

Harry P. Taylor
Wm. Williams.

Ernestine M. Devan (SEAL)
Walter E. Devan, (SEAL)

Received the day of the date of the above signature of the above named Florence C. Supple the full amount of the within named purchase money.

Ernestine M. Devan.

State of Pennsylvania County of Chester ss:
ON THE 26th day of June Anno Domini 1928 before me a Justice of the Peace duly commissioned, in and for said County and State, personally appeared the above named Ernestine M. Devan and Walter E. Devan, her husband

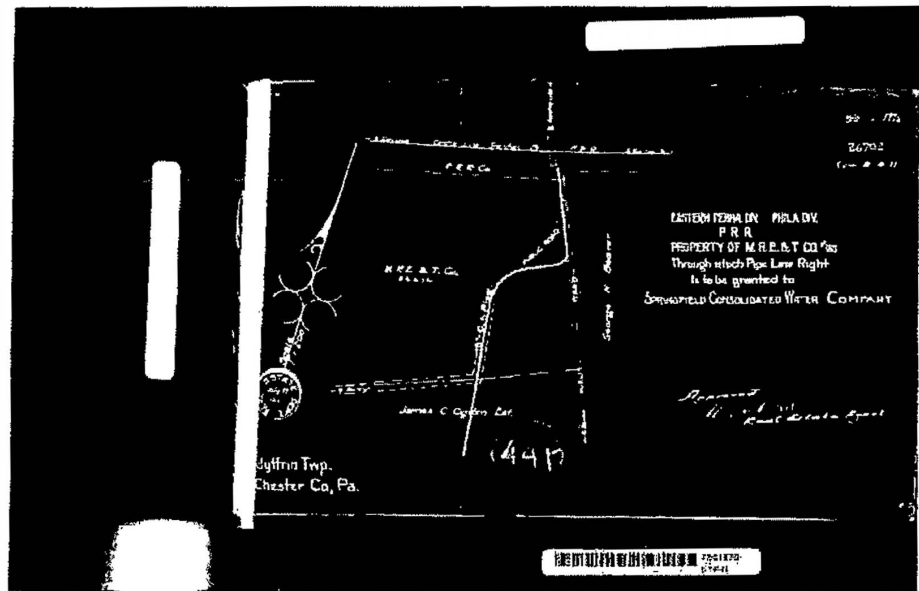
and in due form of law acknowledged the above INDENTURE to be their and each of their act and deed, and desired the same might be recorded as such.

Witness my hand and Official seal the day and year aforesaid
Recorded June 26, 1928

Harry P. Taylor, Justice of the Peace.
My Commission Expires Jan. 6th, 1932.

OFFICIAL
SEAL

EXHIBIT 'F'



پروانہ پبلشرز، لاہور

சென்னை, 12.12.2019

וְהַיְהוּדִים יִשְׁמְרוּ אֶת הַמִּצְוֹת וְהַכֹּהֲנִים יִשְׁמְרוּ אֶת הַמִּצְוֹת

[Faint handwritten text in Arabic script]

[illegible]

John B. Johnson,
Boston, Currier

[illegible]

... ۴۴۴ ...

مجلس علماء وادباء ورجال

'T'anna, Kiriwina, Dikika & Uvea. Volume 6

5

وَمَا يَدْرَأُكَ بِاللَّهِ وَمَا يَدْرَأُكَ بِهِ لِقَاءُ رَبِّكَ

طابق و مزاجی کے لیے طبیعت کی اصلاح اور ترقی