



BOROUGH OF CONSHOHOCKEN

ZONING HEARING BOARD MEETING

AGENDA

May 16th - 7:00 PM

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

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

PETITIONER: Millennium Waterfront Associates II, LP
PREMISES INVOLVED: Parcel 05-00-11856-13-6 (Between 20 Ash St. & 225 Washington St.)
Specially Planned District 2

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

*NOTE: This application will be continued on record to a later date to be announced at the upcoming zoning hearing board meeting.

PETITIONER: Concord Keystone SORA West Owners, LLC.
PREMISES INVOLVED: 46 Fayette St. Conshohocken, PA 19428
Specially Planned District 4

The petitioner is seeking a variance from Section 27-2109.5 of the Conshohocken Zoning Ordinance to permit an additional wall mounted sign.

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

1. Call to Order
2. Appearance of Property
3. Public Comment - (state your name, address, and property reference)
4. Announcements/Discussion
5. Adjournment

The Conshohocken Zoning Hearing Board thanks you in advance for your cooperation during the meeting.



Fox Rothschild LLP
ATTORNEYS AT LAW

Stone Manor Corporate Ctr.
2800 Kelly Road Suite 200
Warrington, PA 18976
Tel 215.345.7500 Fax 215.345.7507
www.foxrothschild.com

BLYTHE ADAMO
Direct No: 215.918.3572
Email: BAdamo@FoxRothschild.com

April 14, 2022

Via Federal Express
Bobbi Jo Myrsiades
Borough Of Conshohocken
400 Fayette St, Suite 200
Conshohocken, Pa 19428

Re: Sora West Hotel, 46 Lafayette Street, Conshohocken Township, Montgomery County, PA

Dear Bobbi Jo:

Please be advised that this office represents Concord Keystone SORA West Owner, LLC ("Owner") in connection with the above-referenced property. In this regard, I have enclosed the following items:

1. One (1) original and two (2) copies of a completed Conshohocken Township Zoning Hearing Board Application with Addendum;
2. Two (2) copies of the Deed;
3. Two (2) copies of a Sign Package Plan prepared by Jones Sign, dated February 24, 2022;
4. Two (2) copies of the Sign Package Plan by Jones Sign, dated February 24, 2022, for the three signs previously approved for building permit;
5. Two (2) copies of the approved Record Site Plan for the SORA West project prepared by Pennoni Associates Inc., dated 07/02/2018;
6. One (1) check payable to Conshohocken Township in the amount of \$500 as the required fee; and

A Pennsylvania Limited Liability Partnership



Via Federal Express
April 14, 2022
Page 2

7. One (1) check payable to Conshohocken Township in the amount of \$1,500 as the required escrow deposit.

Please process the enclosed materials and schedule this matter for a hearing before the Conshohocken Township Zoning Hearing Board at their scheduled meeting on May 16, 2022.

If this application will be reviewed by the Planning Commission and/or the Borough Council, please advise of the dates of those meetings.

Please feel free to contact me should you have any questions, or require additional information, in order to process this application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'BA' with a flourish.

Blythe Adamo
Paralegal

BA/
Enclosures

cc: Eric Johnson, PE (via email, w/enclosures)
Robert W. Gundlach, Jr., Esquire (via email, w/enclosures)
Jessica L. Rice (via email, w/enclosures)
Michael Brookshier (via email, w/enclosures)
Jennifer Rosenberg (via email, w/enclosures)p
Richard Gottlieb (via email, w/enclosures)
Mickey Wiskow, Jones Sign Co. (via email, w/enclosures)



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

Zoning Application

Application: _____
Date Submitted: _____
Date Received: _____

1. Application is hereby made for:

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

2. Section of the Zoning Ordinance from which relief is requested:
27-2205.1.A.

3. Address of the property, which is the subject of the application:
46 Lafayette Street, Conshohocken, PA 19428

4. Applicant's Name: Concord Keystone SORA West Owner, LLC, a Delaware Limited Liability Company
Address: c/o Michael Brookshier, 125 E Elm St, # 400, Conshohocken, PA19428
Phone Number (daytime): 610-980-7000
E-mail Address: mbrookshier@keystonepropertygroup.com

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

6. Property Owner: Concord Keystone SORA West Owner, LLC, a Delaware Limited Liability Company
Address: c/o Michael Brookshier, 125 E Elm St, # 400, Conshohocken, PA19428
Phone Number: 610-980-7000
E-mail Address: mbrookshier@keystonepropertygroup.com

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

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

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

Newly constructed hotel building within the SORA West project. See enclosed plans for details.

10. Please describe the proposed use of the property.

Hotel (same as existing)

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

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

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

Given the unique physical characteristics of the property, additional signage is necessary in order to adequately and safely identify the building. Additional detail and evidence to be presented at hearing.

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

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

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

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

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

Given the unique physical characteristics of the property, additional signage is necessary in order to adequately and safely identify the building. Additional detail and evidence to be presented at hearing.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.
- a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

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

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

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

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

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

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

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

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

c. Phone Number: 215-918-3636

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

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

Applicant

Legal Owner

Date

Robert W. Gundlach Jr.
Legal Counsel to owner/
applicant

4-14-2022

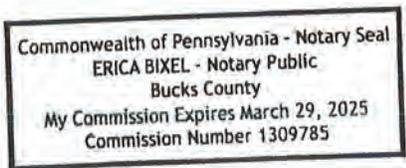
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this April 14th day of
April, 2022.

Erica Bixel
Notary Public

(Seal)





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

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

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

DATE OF ORDER: _____

ADDENDUM TO ZONING HEARING BOARD APPLICATION OF
CONCORD KEYSTONE SORA WEST OWNER, LLC (“Concord Keystone”),
FOR THE HOTEL WITHIN SORA WEST, 46 LAFAYETTE STREET,
T.P.N 05-00-02852-005(the “Property”)
CONSHOHOCKEN BOROUGH, MONTGOMERY COUNTY

A. BACKGROUND

Concord Keystone is the owner of the Property, which is located at the intersection of Fayette Street and West Elm Street and contains a newly constructed hotel. The Property is part of the SORA West project which also includes an office building, restaurant, parking garage and public plaza.

Concord Keystone received approval for a building permit for the installation of three (3) wall signs on the building, as depicted on the enclosed plans prepared by Jones Sign, dated February 24, 2022 a copy of which are enclosed with this application (the “Permitted Signs”). The purpose of the three Permitted Signs are as follows:

1. One wall mounted sign at the entrance to the hotel and the restaurant, located off of the internal access drive.
2. Two wall mounted signs at the top of the hotel building façade (one along each road frontage) to identify the hotel to motorists from a distance.

Concord Keystone is proposing to install one additional wall mounted sign on the hotel building, at ground level and located adjacent to the staircase off of the public plaza (the “Additional Sign”), as shown on the enclosed plans prepared by Jones Sign, dated February 24, 2022. The purpose of the Additional Sign is to identify the building to the public (both motorists and pedestrians) from the street level.

B. REQUESTED RELIEF

1. Variance Relief: Concord Keystone requests a variance from 2205.1.A. of the Conshohocken Township Zoning Ordinance, to allow one additional wall sign on the hotel building located on the Property.



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

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Application: _____
Date Submitted: _____
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Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other _____

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

27-2205.1.A.

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

46 Lafayette Street, Conshohocken, PA 19428

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

Phone Number (daytime): 610-980-7000

E-mail Address: mbrookshier@keystonepropertygroup.com

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

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

Phone Number: 610-980-7000

E-mail Address: mbrookshier@keystonepropertygroup.com

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

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

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

Newly constructed hotel building within the SORA West project. See enclosed plans for details.

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Hotel (same as existing)

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

c. Phone Number: 215-918-3636

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

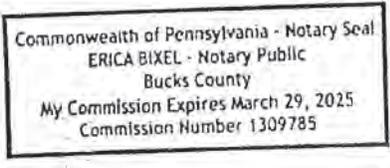
[Signature]
Applicant
[Signature]
Legal Owner
4-14-2022
Date

Robert W. Gundlach, Jr.
Legal Counsel to owner/
applicant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this April 14th day of
April, 2022.

[Signature]
Notary Public

(Seal) 



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

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

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	Yes	No
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I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

[Signature]
Applicant

[Signature]
Legal Owner

4-14-2022
Date

Robert W. Gundlach, Jr.
Legal Counsel to owner/
applicant

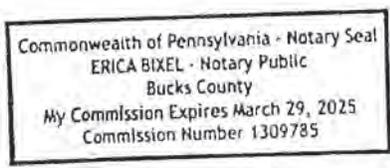
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this April 14th day of
April, 2022.

[Signature]
Notary Public

(Seal)





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

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

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

DATE OF ORDER: _____

ADDENDUM TO ZONING HEARING BOARD APPLICATION OF
CONCORD KEYSTONE SORA WEST OWNER, LLC (“Concord Keystone”),
FOR THE HOTEL WITHIN SORA WEST, 46 LAFAYETTE STREET,
T.P.N 05-00-02852-005(the “Property”)
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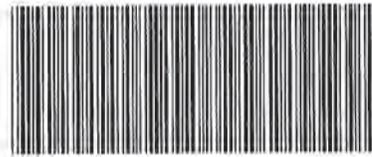
1. Variance Relief: Concord Keystone requests a variance from 2205.1.A. of the Conshohocken Township Zoning Ordinance, to allow one additional wall sign on the hotel building located on the Property.



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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

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



5898793-00278

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 13

Document Type: Deed	Transaction #: 6252543 - 7 Doc(s)
Document Date: 12/08/2020	Document Page Count: 10
Reference Info:	Operator Id: dkrasley
RETURN TO: (Simplifile) First American Title Insurance Company - NCS Philadelphia Two Liberty Place, Suite 2600 50 S. 16th Street Philadelphia, PA 19102 (215) 606-3627	PAID BY: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS PHILADELPHIA

*** PROPERTY DATA:**

Parcel ID #:	05-00-02852-00-5
Address:	46 FAYETTE ST CONDO 2 PA
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

*** ASSOCIATED DOCUMENT(S):**

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

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

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

PHIL 1 8350771v.8 To:
First American Title Insurance Company
National Commercial Services
2 Liberty Place, 50 S. 16th St., Suite 2600
Philadelphia, PA 19102
File No. NCS 945193

Prepared by:

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

Record and Return to:

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

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

\$15.00
JW

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

SPECIAL WARRANTY DEED

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

to

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

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

SPECIAL WARRANTY DEED

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

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the Grantee, its successors and assigns,

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

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

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

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

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

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

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

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

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

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

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

[Signature Pages Follow]

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

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

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

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

By: Marc Rash
Name: Marc Rash
Title: Authorized Signatory

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

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

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

By: Marc Rash
Name: Marc Rash
Title: Authorized Signatory

SORA West Associates, LLC, a Delaware limited liability company

By: Marc Rash
Name: Marc Rash
Title: Authorized Signatory

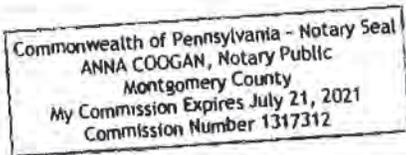
CERTIFICATE OF GRANTEE'S ADDRESS:

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

Marc Rash
On behalf of Grantee

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Montgomery :

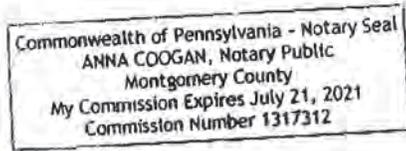
This record was acknowledged before me on December 8th, 2020 by Marc Rash as Authorized Signatory for Keystone River Crossing Elm General, Inc., a Pennsylvania corporation, which is the general partner in Keystone River Crossing Elm General, L.P., a Pennsylvania limited partnership, which is the general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



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

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Montgomery :

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



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

COMMONWEALTH OF PENNSYLVANIA :
 : SS.
 COUNTY OF Montgomery :

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

Anna Coogan

Signature of notarial officer

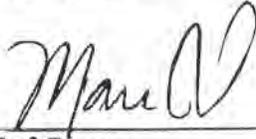
Stamp:

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

Commonwealth of Pennsylvania - Notary Seal
 ANNA COOGAN, Notary Public
 Montgomery County
 My Commission Expires July 21, 2021
 Commission Number 1317312

CERTIFICATE OF GRANTEE'S ADDRESS:

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

A handwritten signature in black ink, appearing to read "Marek", written over a horizontal line.

On behalf of Grantee

EXHIBIT A

Permitted Exceptions

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

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

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

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



1830019105

RECORDER'S USE ONLY

REV-183

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

REALTY TRANSFER TAX
STATEMENT OF VALUE

COMPLETE EACH SECTION

State Tax Paid:	\$51,545.45		
Book:	6215	Page:	
Instrument Number:	00342		
Date Recorded:	03/01/2021 02:13:57 PM		

SECTION I TRANSFER DATA

Date of Acceptance of Document: 12/23/2020

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

SECTION II REAL ESTATE LOCATION

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

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 5,154,545.00	2. Other Consideration +	3. Total Consideration = 5,154,545.00
4. County Assessed Value 761,180.00	5. Common Level Ratio Factor x 2.13	6. Computed Value = 1,621,313.40

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

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

2. Fill in the Appropriate Oval Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

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

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

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

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

Signature of Correspondent or Responsible Party:

Date: 12/23/2020

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



1830019105

1830019105

NCS-945193

Attachment to

State of Pa Realty Transfer Tax Statement of Value

SPECIAL WARRANTY DEED

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

Grantors

to

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

E-recording Report of Recorded Documents

Itemized Fee View

Prepared for: First American Title Insurance Company - NCS Philadelphia (PATQB4)
 Cost center: FAF01516 Philadelphia
 Business unit ID: 01516
 Report generated: 03/02/2021 08:41 AM MST

Documents

Recorded

NAME	TYPE PG	ENTRY	RECORD DATE	AMT	TAX	SF	TOTAL	PROCESSED
Montgomery County, PA								
Mar 1, 2021								
945193-Batch 2		1516						
945193 STAMPEO-DEED#A	Deed	13 E 2021022332 B 6215.P 342	03/01/2021 02:13 PM EST	Recording Fee 110.75	State Transfer Tax 51,545.45	Submission Fee 3.25	51,659.45	03/01/2021
				Indexing Fee 1.50	Local Transfer Tax 51,545.45		51,546.95	03/01/2021
				Statement of Value Fee 1.50		0.00	1.50	03/01/2021
				Affordable Housing Names 1.50		0.00	1.50	03/01/2021
				115.25	103,090.90	3.25	103,209.40	
Totals for Montgomery County, PA				115.25	103,090.90	3.25	103,209.40	

Recording Fee

Totals

COUNTY	RECORD DATE	AMT	TAX	SF	TOTAL
Montgomery County, PA	03/01/2021	115.25	103,090.90	3.25	103,209.40
Totals for Montgomery County, PA		115.25	103,090.90	3.25	103,209.40
Total of All Recording Fees		115.25	103,090.90	3.25	103,209.40

Document Count: 1

Package Count: 1

Questions Contact:

Simplifile Support 800.460.5657, option 3
 5072 North 300 West
 Provo, UT 84604

FILED

Prepared by:

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

Record and Return to:

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

Tax Parcel No: 05-00-02852-00-5

SPECIAL WARRANTY DEED

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

to

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

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

SPECIAL WARRANTY DEED

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

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the Grantee, its successors and assigns,

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

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

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

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

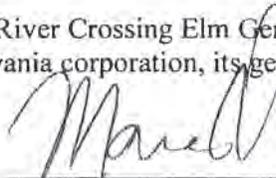
[Signature Pages Follow]

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

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

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

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

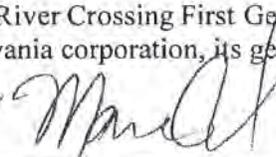
By: 

Name: Marc Rash
Title: Authorized Signatory

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

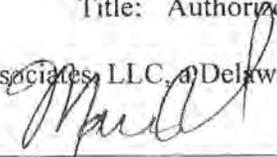
By: Keystone River Crossing First General, L.P., a Pennsylvania limited partnership, its general partner

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

By: 

Name: Marc Rash
Title: Authorized Signatory

SORA West Associates, LLC, a Delaware limited liability company

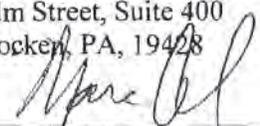
By: 

Name: Marc Rash
Title: Authorized Signatory

CERTIFICATE OF GRANTEE'S ADDRESS:

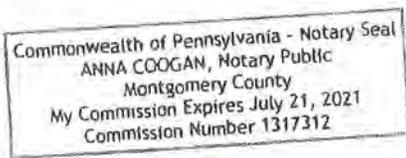
The address of the within named Grantee is:

125 E. Elm Street, Suite 400
Conshohocken, PA, 19428


On behalf of Grantee

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Montgomery :

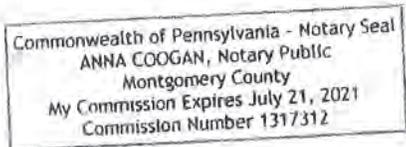
This record was acknowledged before me on December 8th, 2020 by Mark Rash, as Authorized Signatory for Keystone River Crossing Elm General, Inc., a Pennsylvania corporation, which is the general partner in Keystone River Crossing Elm General, L.P., a Pennsylvania limited partnership, which is the general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



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

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Montgomery :

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



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

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Montgomery :

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

Anna Coogan

Signature of notarial officer

Stamp:

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

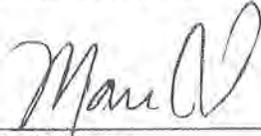
Commonwealth of Pennsylvania - Notary Seal
ANNA COOGAN, Notary Public
Montgomery County
My Commission Expires July 21, 2021
Commission Number 1317312

CERTIFICATE OF GRANTEE'S ADDRESS:

The address of the within named Grantee is:

125 E. Elm Street, Suite 400

Conshohocken, PA, 19428

A handwritten signature in cursive script, appearing to read "Mari A.", written in black ink.

On behalf of Grantee

EXHIBIT A

Permitted Exceptions

1. Subject to all matters shown on the Plans as recorded in the Recorder's Office in Plan Book A-45 Page 138 and Plan Book 51 Page 463.
2. Rights granted to The Bell Telephone Company of Pennsylvania as set forth in Deed Book 4773 Page 282 (affects common elements only).
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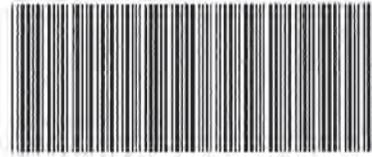
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RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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

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



5898793-00278

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 13

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

RETURN TO: (Simplifile) First American Title Insurance Company - NCS Philadelphia Two Liberty Place, Suite 2600 50 S. 16th Street Philadelphia, PA 19102 (215) 606-3627	PAID BY: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS PHILADELPHIA
---	---

*** PROPERTY DATA:**
Parcel ID #: 05-00-02852-00-5
Address: 46 FAYETTE ST
CONDO 2
PA
Municipality: Conshohocken Borough
(100%)
School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$10.00
TAXABLE AMOUNT: \$5,154,545.00

FEES / TAXES:

Recording Fee:Deed	\$86.75
Affidavit Fee	\$1.50
Additional Pages Fee	\$12.00
Additional Names Fee	\$1.50
Affordable Housing Pages	\$12.00
Affordable Housing Names	\$1.50
State RTT	\$51,545.45
Conshohocken Borough RTT	\$25,772.72
Colonial School District RTT	\$25,772.73
Total:	\$103,206.15

DEED BK 6215 PG 00342 to 00352.2
Recorded Date: 03/01/2021 02:13:57 PM

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



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

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

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

Prepared by:

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

Record and Return to:

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

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-02852-00-5 CONSHOHOCKEN BOROUGH
46 FAYETTE ST CONDO 2
SORA WEST ASSOCIATES LLC \$15.00
B 009 L 2 U 026 4345 03/01/2021 JW

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

SPECIAL WARRANTY DEED

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

to

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

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

SPECIAL WARRANTY DEED

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

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the Grantee, its successors and assigns,

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

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

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

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

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

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

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

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

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

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

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

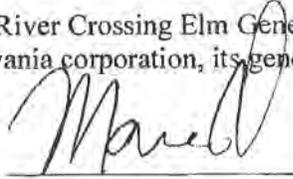
[Signature Pages Follow]

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

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

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

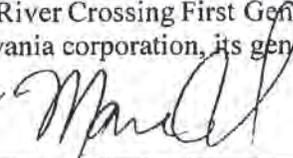
By: Keystone River Crossing Elm General, Inc., a Pennsylvania corporation, its general partner

By: 
Name: Marc Rash
Title: Authorized Signatory

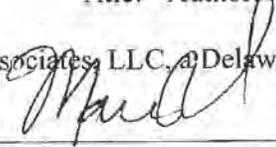
Keystone River Crossing First, L.P., a Pennsylvania limited partnership

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

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

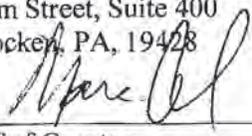
By: 
Name: Marc Rash
Title: Authorized Signatory

SORA West Associates, LLC, a Delaware limited liability company

By: 
Name: Marc Rash
Title: Authorized Signatory

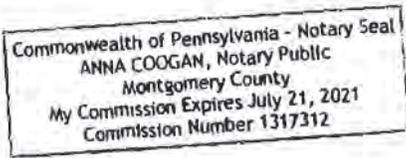
CERTIFICATE OF GRANTEE'S ADDRESS:

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


On behalf of Grantee

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Montgomery :

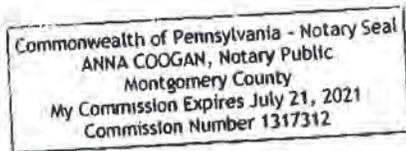
This record was acknowledged before me on December 8th, 2020 by Marc Rash, as Authorized Signatory for Keystone River Crossing Elm General, Inc., a Pennsylvania corporation, which is the general partner in Keystone River Crossing Elm General, L.P., a Pennsylvania limited partnership, which is the general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



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

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

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF *Montgomery* :

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

Anna Coogan

Signature of notarial officer

Stamp:

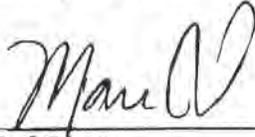
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Commonwealth of Pennsylvania - Notary Seal
ANNA COOGAN, Notary Public
Montgomery County
My Commission Expires July 21, 2021
Commission Number 1317312

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125 E. Elm Street, Suite 400
Conshohocken, PA, 19428



On behalf of Grantee

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1830019105

RECORDER'S USE ONLY

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

REALTY TRANSFER TAX STATEMENT OF VALUE COMPLETE EACH SECTION

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

SECTION I TRANSFER DATA

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

SECTION II REAL ESTATE LOCATION

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

SECTION III VALUATION DATA

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

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

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

- 2. Fill in the Appropriate Oval Below for Exemption Claimed. Will or intestate succession. (Name of Decedent) (Estate File Number). Transfer to a trust. Transfer from a trust. Transfer between principal and agent/straw party. Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. Transfer from mortgagor to a holder of a mortgage in default. Corrective or confirmatory deed. Statutory corporate consolidation, merger or division. Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

See attached for names of Grantor and Grantee, and for explanation of Exemption claimed.

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

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

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete. Signature of Correspondent or Responsible Party: [Signature]. Date: 12/23/2020.

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



1830019105

1830019105

NCS-945193

Attachment to

State of Pa Realty Transfer Tax Statement of Value

SPECIAL WARRANTY DEED

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

Grantors

to

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

Grantee

E-recording Report of Recorded Documents

Itemized Fee View

Prepared for: First American Title Insurance Company - NCS Philadelphia (PATQB4)

Cost center: FAF01516 Philadelphia

Business unit ID: 01516

Report generated: 03/02/2021 08:41 AM MST

Documents

Recorded

NAME	TYPE PG	ENTRY	RECORD DATE	AMT	TAX	SF	TOTAL	PROCESSED
Montgomery County, PA								
Mar 1, 2021								
945193-Batch 2	1516							
945193-STAMPED-DEED#4	Deed	13 E 2021022332 B 6215 P 342	03/01/2021 02:13 PM EST	Recording Fee 110.75	State Transfer Tax 51,545.45	Submission Fee 3.25	51,559.45	03/01/2021
				Indexing Fee 1.50	Local Transfer Tax 51,545.45	0.00	51,546.95	03/01/2021
				Statement of Value Fee 1.50	0.00	0.00	1.50	03/01/2021
				Affordable Housing Names 1.50	0.00	0.00	1.50	03/01/2021
				115.25	103,090.90	3.25	103,209.40	
				115.25	103,090.90	3.25	103,209.40	
Totals for Montgomery County, PA				115.25	103,090.90	3.25	103,209.40	

Recording Fee

Totals

COUNTY	RECORD DATE	AMT	TAX	SF	TOTAL
Montgomery County, PA	03/01/2021	115.25	103,090.90	3.25	103,209.40
Totals for Montgomery County, PA		115.25	103,090.90	3.25	103,209.40
Total of All Recording Fees		115.25	103,090.90	3.25	103,209.40

Document Count: 1

Package Count: 1

Questions Contact:

Simplifile Support 800.460.5657, option 3

5072 North 300 West

Provo, UT 84604

FILED

Prepared by:

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

Record and Return to:

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

Tax Parcel No: 05-00-02852-00-5

SPECIAL WARRANTY DEED

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

to

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

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

SPECIAL WARRANTY DEED

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

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the Grantee, its successors and assigns,

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

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

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

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

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

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

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

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

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

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

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

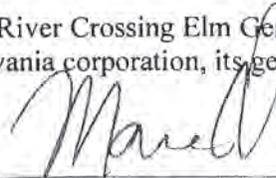
[Signature Pages Follow]

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

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

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

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

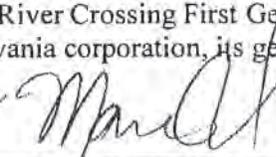
By: 

Name: Marc Rash
Title: Authorized Signatory

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

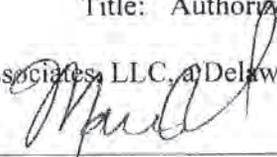
By: Keystone River Crossing First General, L.P., a Pennsylvania limited partnership, its general partner

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

By: 

Name: Marc Rash
Title: Authorized Signatory

SORA West Associates, LLC, a Delaware limited liability company

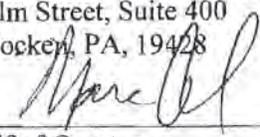
By: 

Name: Marc Rash
Title: Authorized Signatory

CERTIFICATE OF GRANTEE'S ADDRESS:

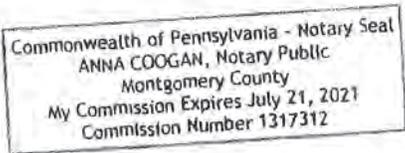
The address of the within named Grantee is:

125 E. Elm Street, Suite 400
Conshohocken, PA, 19428


On behalf of Grantee

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Montgomery :

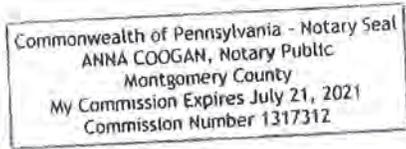
This record was acknowledged before me on December 8th, 2020 by Marc Rash, as Authorized Signatory for Keystone River Crossing Elm General, Inc., a Pennsylvania corporation, which is the general partner in Keystone River Crossing Elm General, L.P., a Pennsylvania limited partnership, which is the general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



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

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Montgomery :

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



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

COMMONWEALTH OF PENNSYLVANIA

:
: SS.

COUNTY OF *Montgomery*

:

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

Anna Coogan

Signature of notarial officer

Stamp:

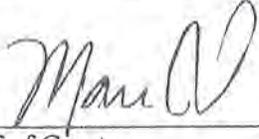
Title of Office: *Keystone Property Group*
My Commission Expires: *7/21/2021*

Commonwealth of Pennsylvania - Notary Seal
ANNA COOGAN, Notary Public
Montgomery County
My Commission Expires July 21, 2021
Commission Number 1317312

CERTIFICATE OF GRANTEE'S ADDRESS:

The address of the within named Grantee is:

125 E. Elm Street, Suite 400
Conshohocken, PA, 19428

A handwritten signature in cursive script, appearing to read "Mari O.", written over a horizontal line.

On behalf of Grantee

EXHIBIT A

Permitted Exceptions

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

Office in Deed Book 6122 page 2206, as amended by Amendment to Parking and Access Easement Agreement by and among Keystone River Crossing First, LP, Keystone River Crossing Elm, LP, Sora West Associates, LLC and the Washington Hose & Steam Fire Engine Co. #1 of Conshohocken dated November 19, 2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.

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

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

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

HOTEL WEST & MAIN

SIGN PACKAGE

DATE: 02.24.22

REQUISITE CHECKLIST

ALL REQUIREMENTS MUST BE MET BEFORE BEING RELEASED TO PRODUCTION

- SURVEY
- ALL VECTOR AND / OR HIGH RESOLUTION ART
*DATE CHECKED (Jeneé S.): 02.24.2022
- ALL PAINT / VINYL / PRINT COLORS (CMYK or PMS) /
ALL STONE, BRICK, VENEER, AND FINISHES

ART CONFIRMED BY

--

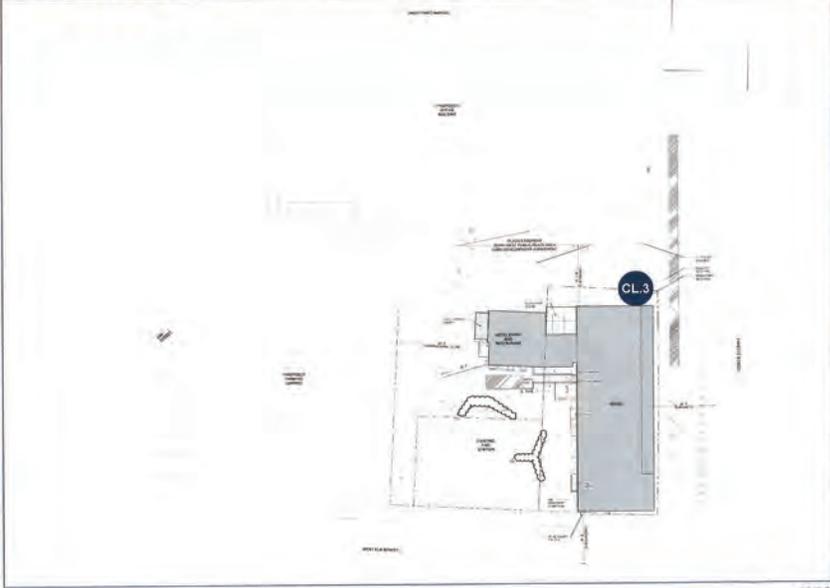
DESIGNER NOTES

- VERIFY WALL SUBSTRATE AND ANCHOR DEPTHS
- CL3 PAINT COLOR REQUIRED

RED LINE OVER TITLE BLOCK ON DRAWING PAGES INDICATES DRAWING IS NOT READY FOR PRODUCTION - ALL TBD ITEMS MUST BE RESOLVED.

HOTEL WEST & MAIN

SITE PLAN



N.T.S.

WORK SCOPE

CL.3 HALO LIT CHANNEL LETTERS w/ NON-LIT RINGS (QTY 1)

CODE ALLOWANCE

CODE INFORMATION...

JONES SIGN
Your Vision. Accomplished.
A HILTON COMPANY

JOB # 269883-R2
DATE 01.13.2022
DESIGNER J. Soika
SALES REP. X. Xxxxxx
PULLLIST: M. Wislow

REV	DATE	BY	DESCRIPTION
1	01-13-22	JS	ISSUE VECTOR/WORK AND WALL SECTION AND POWER OUT LOCATIONS NOTES PER PM
2	01-13-22	JS	
3	01-13-22	JS	
4	01-13-22	JS	
5	01-13-22	JS	
6	01-13-22	JS	
7	01-13-22	JS	
8	01-13-22	JS	
9	01-13-22	JS	
10	01-13-22	JS	

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE

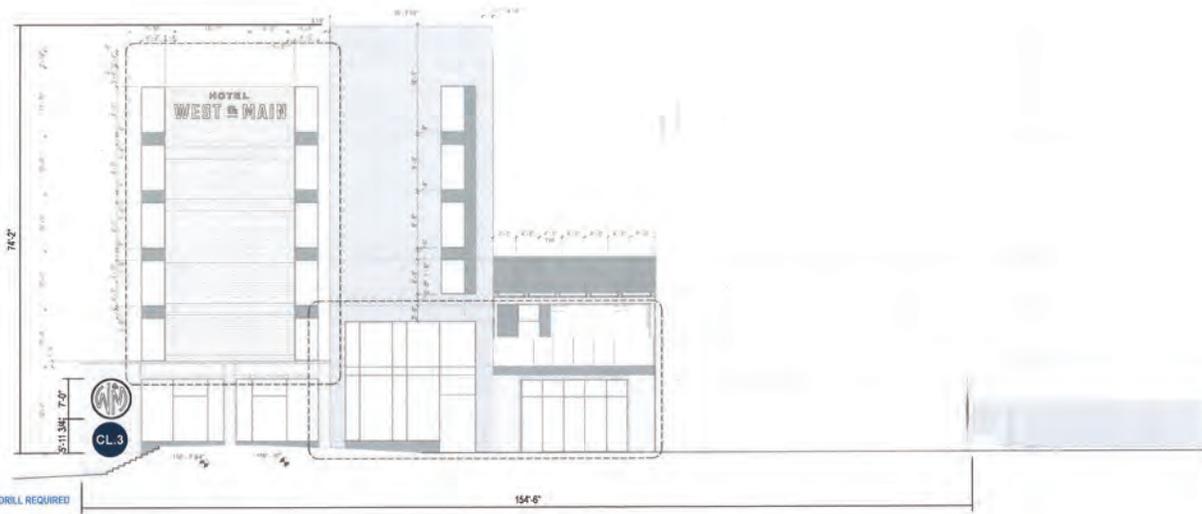
**HOTEL
WEST & MAIN**

HOTEL WEST & MAIN:
HILTON TAPESTRY
46 LAFAYETTE STREET
CONSHOHOCKEN, PA 19428

SHEET NUMBER
1.0

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ELEVATIONS



NORTH ELEVATION - PLAZA ENTRY
SCALE: 1/16" = 1'-0"

JONES SIGN
Your Vision. Accomplished.
A HILTON COMPANY

JOB #: 269883-R2
DATE: 01.13.2022
DESIGNER: J. Sotka
SALES REP: X.Xxxxxx
PROJECT MGR: M. Waskow

REV	DATE	BY	DESCRIPTION
1	01.13.22	JS	ISSUE FOR PERMIT
2	02.24.22	JS	UPDATE VECTOR ANTIWASH / ADD WALL SECTIONS AND POWER CUT LOCATIONS / NOTES PER PM
3	03.03.22	JS	ISSUE FOR PERMIT
4	03.03.22	JS	ISSUE FOR PERMIT
5	03.03.22	JS	ISSUE FOR PERMIT
6	03.03.22	JS	ISSUE FOR PERMIT
7	03.03.22	JS	ISSUE FOR PERMIT
8	03.03.22	JS	ISSUE FOR PERMIT

CLIENT APPROVAL: _____ DATE: _____
LANDLORD APPROVAL: _____ DATE: _____

**HOTEL
WEST & MAIN**

HOTEL WEST & MAIN:
HILTON TAPESTRY
46 LAFAYETTE STREET
CONSHOHOCKEN, PA 19428

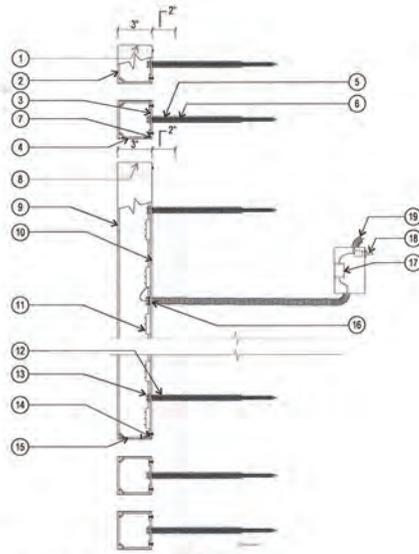
SHEET NUMBER
2.0

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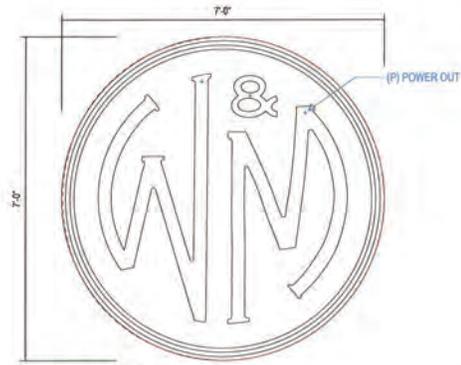
CL.3 HALO LIT CHANNEL LETTERS w/ NON-LIT RINGS (QTY 1)

SQUARE FOOTAGE: 38.5

PAINT COLOR REQUIRED



CROSS SECTION VIEW
SCALE: 1 1/2" = 1'-0"



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



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



NIGHT VIEW
SCALE: NTS

JONES SIGN Your Vision. Accomplished. <small>A HILTON COMPANY</small>	JOB #: 269883-R2 DATE: 01.13.2022 DESIGNED: J. Sobka SALES REP: X. Xxxxxx PROJECT: M. Waskow	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01.24.22</td> <td>JS</td> <td>UPDAYS VECTOR APPROX/ADD BILL SECTIONS AND POWER OUT LOCATIONS / NOTES PER PH</td> </tr> <tr> <td>2</td> <td>01.27.22</td> <td>JS</td> <td></td> </tr> <tr> <td>3</td> <td>01.28.22</td> <td>JS</td> <td></td> </tr> <tr> <td>4</td> <td>01.28.22</td> <td>JS</td> <td></td> </tr> <tr> <td>5</td> <td>01.28.22</td> <td>JS</td> <td></td> </tr> <tr> <td>6</td> <td>01.28.22</td> <td>JS</td> <td></td> </tr> <tr> <td>7</td> <td>01.28.22</td> <td>JS</td> <td></td> </tr> <tr> <td>8</td> <td>01.28.22</td> <td>JS</td> <td></td> </tr> <tr> <td>9</td> <td>01.28.22</td> <td>JS</td> <td></td> </tr> <tr> <td>10</td> <td>01.28.22</td> <td>JS</td> <td></td> </tr> <tr> <td>11</td> <td>01.28.22</td> <td>JS</td> <td></td> </tr> <tr> <td>12</td> <td>01.28.22</td> <td>JS</td> <td></td> </tr> <tr> <td>13</td> <td>01.28.22</td> <td>JS</td> <td></td> </tr> <tr> <td>14</td> <td>01.28.22</td> <td>JS</td> <td></td> </tr> <tr> <td>15</td> <td>01.28.22</td> <td>JS</td> <td></td> </tr> </tbody> </table>	REV	DATE	BY	DESCRIPTION	1	01.24.22	JS	UPDAYS VECTOR APPROX/ADD BILL SECTIONS AND POWER OUT LOCATIONS / NOTES PER PH	2	01.27.22	JS		3	01.28.22	JS		4	01.28.22	JS		5	01.28.22	JS		6	01.28.22	JS		7	01.28.22	JS		8	01.28.22	JS		9	01.28.22	JS		10	01.28.22	JS		11	01.28.22	JS		12	01.28.22	JS		13	01.28.22	JS		14	01.28.22	JS		15	01.28.22	JS		CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____	HOTEL WEST & MAIN WEST & MAIN	HOTEL WEST & MAIN: HILTON TAPESTRY 46 LAFAYETTE STREET CONSHOHOCKEN, PA 19428	SHEET NUMBER 3.0
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HOTEL WEST & MAIN

SIGN PACKAGE

DATE: 02.24.22

REQUISITE CHECKLIST

ALL REQUIREMENTS MUST BE MET BEFORE BEING RELEASED TO PRODUCTION



SURVEY



ALL VECTOR AND / OR HIGH RESOLUTION ART

*DATE CHECKED (Jeneé S.): 02.24.2022

ART CONFIRMED BY

--



ALL PAINT / VINYL / PRINT COLORS (CMYK or PMS) /
ALL STONE, BRICK, VENEER, AND FINISHES

DESIGNER NOTES

- VERIFY WALL SUBSTRATE AND ANCHOR DEPTHS
- CL3 PAINT COLOR REQUIRED

RED LINE OVER TITLE BLOCK ON DRAWING PAGES INDICATES DRAWING IS NOT READY FOR PRODUCTION - ALL TBD ITEMS MUST BE RESOLVED.

HOTEL WEST & MAIN



N.T.S.

WORK SCOPE

CL.3 HALO LIT CHANNEL LETTERS w/ NON-LIT RINGS (QTY 1)

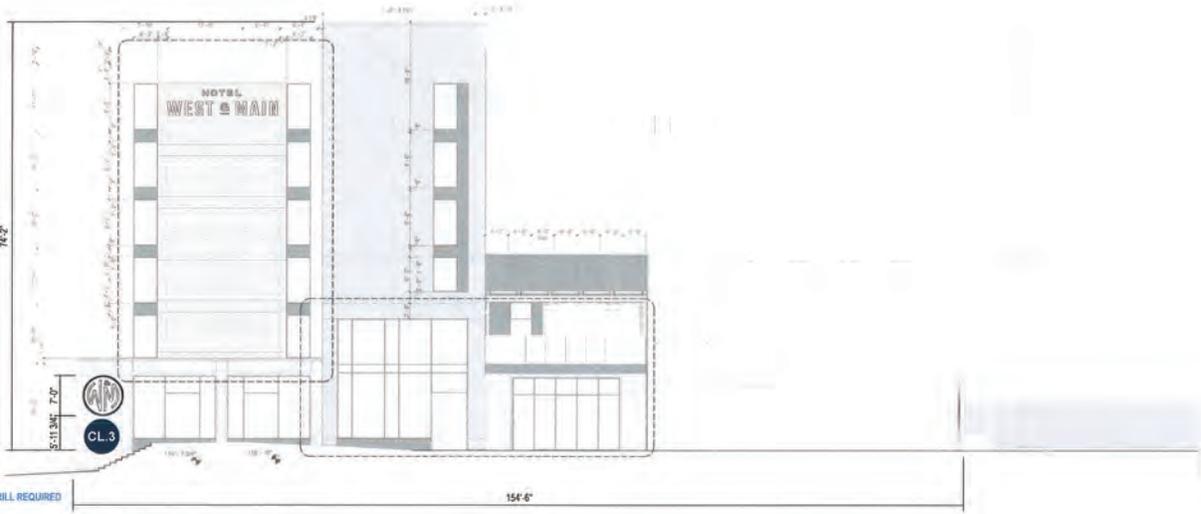
CODE ALLOWANCE

CODE INFORMATION...

JONES SIGN Your Vision, Accomplished. <small>A SIGNAGE COMPANY</small>	JOB # 269883-R2 DATE 01.13.2022 DESIGNER J. Sotka SALES REP X. Xxxxx PROJECT M. Wiskow	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01.13.22</td> <td>JS</td> <td>UPDATE VECTOR NETWORK ADD BILL SECTIONS AND POWER OUT LOCATIONS/NOTES PER PM</td> </tr> <tr> <td>2</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>3</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>4</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>5</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>6</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>7</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>8</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>9</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>10</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> </tbody> </table>	REV	DATE	BY	DESCRIPTION	1	01.13.22	JS	UPDATE VECTOR NETWORK ADD BILL SECTIONS AND POWER OUT LOCATIONS/NOTES PER PM	2	01.13.22	JS		3	01.13.22	JS		4	01.13.22	JS		5	01.13.22	JS		6	01.13.22	JS		7	01.13.22	JS		8	01.13.22	JS		9	01.13.22	JS		10	01.13.22	JS		CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____	HOTEL WEST & MAIN	HOTEL WEST & MAIN: HILTON TAPESTRY 46 LAFAYETTE STREET CONSHOHOCKEN, PA 19428	SHEET NUMBER 1.0
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ELEVATIONS



NORTH ELEVATION - PLAZA ENTRY
SCALE: 1/16" = 1'-0"

JONES SIGN
Your Vision. Accomplished.
A HILTON BRAND COMPANY

JOB #: 269883-R2
DATE: 01.13.2022
DESIGNER: J. Szoka
DRAUGHTSMAN: X. Xxxxx
PROJECT MGR: M. Wiskow

REV	DATE	BY	DESCRIPTION
1	01.13.22	JS	UPDATE VECTOR AND/OR ADD WALL SECTIONS AND POWER OUT LOCATIONS / NOTES PER PM
2	01.13.22	JS	
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8	01.13.22	JS	
9	01.13.22	JS	
10	01.13.22	JS	

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE

**HOTEL
WEST & MAIN**

HOTEL WEST & MAIN:
HILTON TAPESTRY
46 LAFAYETTE STREET
CONSHOHOCKEN, PA 19428

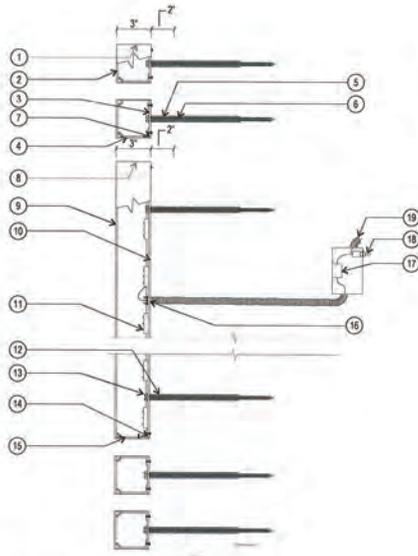
SHEET NUMBER
2.0

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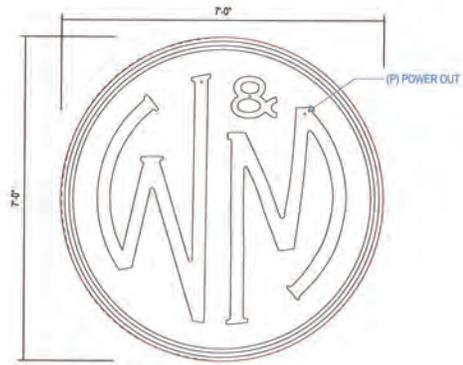
CL.3 HALO LIT CHANNEL LETTERS w/ NON-LIT RINGS (QTY 1)

SQUARE FOOTAGE: 38.5

PAINT COLOR REQUIRED



CROSS SECTION VIEW
SCALE: 1 1/2" = 1'-0"



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



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



NIGHT VIEW
SCALE: NTS

JONES SIGN Your Vision. Accomplished. <small>A Hilton Tapestry Company</small>	JOB #: 269883-R2 DATE: 01.13.2022 DESIGNER: J. Solka SELLER: X.Xxxxx PROJECT: M. Wiskow	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01-13-22</td> <td>JS</td> <td>UPDATES VECTOR LETTERING / ADD WALL SECTION AND POWER OUT LOCATION / NOTES PER PM</td> </tr> <tr> <td>2</td> <td>01-13-22</td> <td>JS</td> <td></td> </tr> <tr> <td>3</td> <td>01-13-22</td> <td>JS</td> <td></td> </tr> <tr> <td>4</td> <td>01-13-22</td> <td>JS</td> <td></td> </tr> <tr> <td>5</td> <td>01-13-22</td> <td>JS</td> <td></td> </tr> <tr> <td>6</td> <td>01-13-22</td> <td>JS</td> <td></td> </tr> <tr> <td>7</td> <td>01-13-22</td> <td>JS</td> <td></td> </tr> <tr> <td>8</td> <td>01-13-22</td> <td>JS</td> <td></td> </tr> <tr> <td>9</td> <td>01-13-22</td> <td>JS</td> <td></td> </tr> <tr> <td>10</td> <td>01-13-22</td> <td>JS</td> <td></td> </tr> <tr> <td>11</td> <td>01-13-22</td> <td>JS</td> <td></td> </tr> <tr> <td>12</td> <td>01-13-22</td> <td>JS</td> <td></td> </tr> <tr> <td>13</td> <td>01-13-22</td> <td>JS</td> <td></td> </tr> <tr> <td>14</td> <td>01-13-22</td> <td>JS</td> <td></td> </tr> <tr> <td>15</td> <td>01-13-22</td> <td>JS</td> <td></td> </tr> </tbody> </table>	REV	DATE	BY	DESCRIPTION	1	01-13-22	JS	UPDATES VECTOR LETTERING / ADD WALL SECTION AND POWER OUT LOCATION / NOTES PER PM	2	01-13-22	JS		3	01-13-22	JS		4	01-13-22	JS		5	01-13-22	JS		6	01-13-22	JS		7	01-13-22	JS		8	01-13-22	JS		9	01-13-22	JS		10	01-13-22	JS		11	01-13-22	JS		12	01-13-22	JS		13	01-13-22	JS		14	01-13-22	JS		15	01-13-22	JS		CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____	HOTEL WEST & MAIN WEST & MAIN	HOTEL WEST & MAIN: HILTON TAPESTRY 46 LAFAYETTE STREET CONSHOHOCKEN, PA 19428	SHEET NUMBER 3.0
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HOTEL WEST & MAIN

SIGN PACKAGE

DATE: 02.24.22

REQUISITE CHECKLIST

ALL REQUIREMENTS MUST BE MET BEFORE BEING RELEASED TO PRODUCTION



SURVEY



ALL VECTOR AND / OR HIGH RESOLUTION ART

*DATE CHECKED (Jeneé S.): 02.24.2022

ART CONFIRMED BY

-



ALL PAINT / VINYL / PRINT COLORS (CMYK or PMS) /
ALL STONE, BRICK, VENEER, AND FINISHES

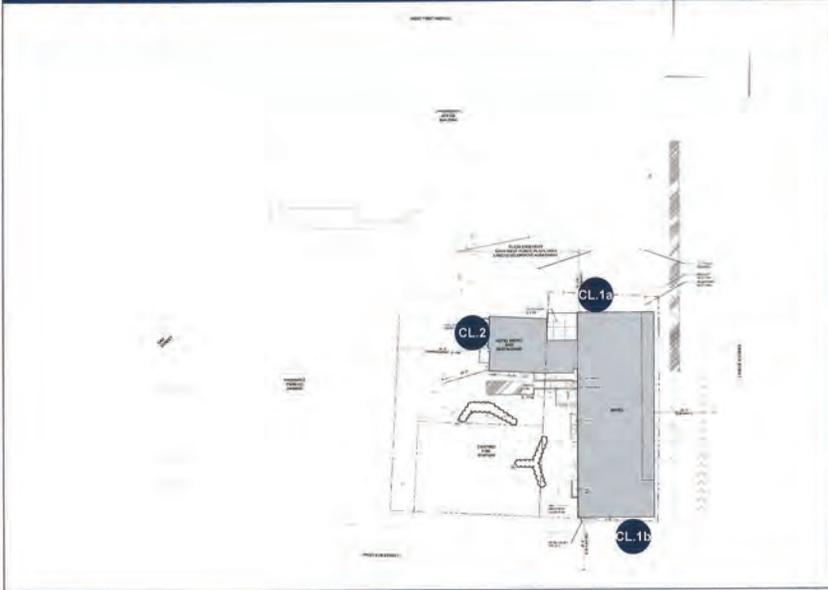
DESIGNER NOTES

- VERIFY WALL SUBSTRATE AND ANCHOR DEPTHS
- CL-2 PAINT COLOR REQUIRED

RED LINE OVER TITLE BLOCK ON DRAWING PAGES INDICATES DRAWING IS NOT READY FOR PRODUCTION - ALL TBD ITEMS MUST BE RESOLVED.

HOTEL WEST & MAIN

SITE PLAN



N.T.S.

WORK SCOPE

- CL.1a TRIMLESS FACE LIT CHANNEL LETTERS (QTY 1)
- CL.1b TRIMLESS FACE LIT CHANNEL LETTERS (QTY 1)
- CL.2 HALO LIT CHANNEL LETTERS w/ NON-LIT RINGS (QTY 1)

CODE ALLOWANCE

CODE INFORMATION...

JONES SIGN
Your Vision. Accomplished.
A HILTON COMPANY

JOB # 269883-R2
DATE 01.13.2022
DESIGNED BY J. Sotik
DRAWN BY X. XXXXXX
CHECKED BY M. Wiskow

REV	DATE	BY	DESCRIPTION
1	01.13.22	JG	UPDATES SECTION METROW / ADD WALL SECTIONS AND POWER OUT LOCATIONS / NOTES FOR PM
2	01.13.22	JG	
3	01.13.22	JG	
4	01.13.22	JG	
5	01.13.22	JG	
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7	01.13.22	JG	
8	01.13.22	JG	
9	01.13.22	JG	
10	01.13.22	JG	

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE

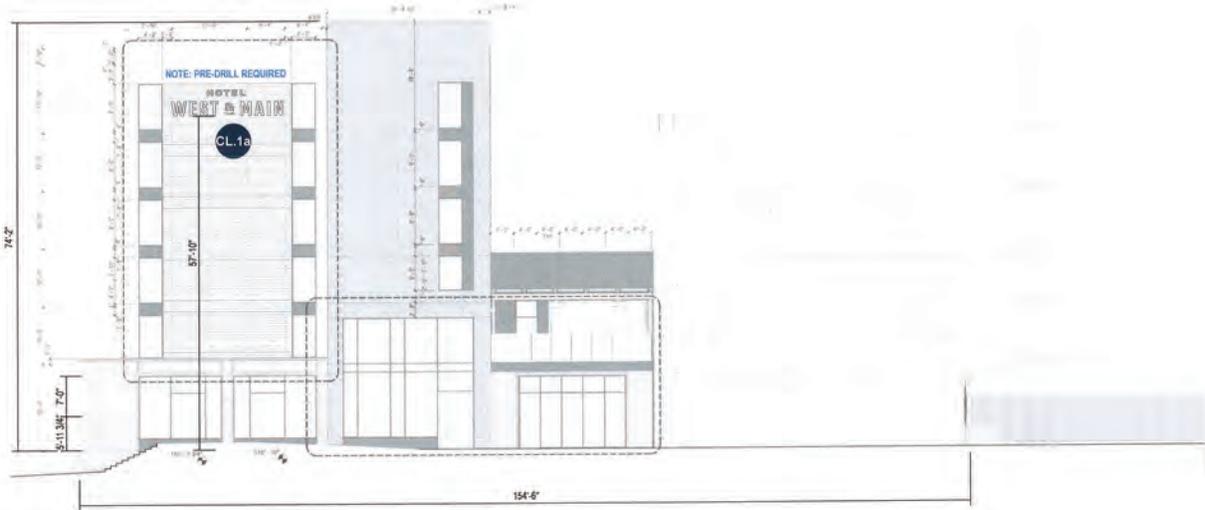
**HOTEL
WEST & MAIN**

HOTEL WEST & MAIN:
HILTON TAPESTRY
46 LAFAYETTE STREET
CONSHOHOCKEN, PA 19428

SHEET NUMBER
1.0

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ELEVATIONS



NORTH ELEVATION - PLAZA ENTRY
SCALE: 1/16" = 1'-0"

JONES SIGN
Your Vision. Accomplished.
A HILTON COMPANY

JOB # 269883-R2
DATE 01.13.2022
DESIGNER J. Solla
SALES/REPRESENTATIVE X. XXXXXX
PROJECT M. Wislow

REV	DATE	BY	DESCRIPTION
1	11.23.21	JS	ISSUE FOR CONSTRUCTION - SIGNAGE - ADD POWER-UP LIGHT SIGNAGE
2	02.24.22	JS	SIGNAGE SELECT MATERIALS / ADD BALL SECTION AND POWER-UP LOCATIONS / NOTES FOR PM
3	02.24.22	JS	
4	02.24.22	JS	
5	02.24.22	JS	
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7	02.24.22	JS	
8	02.24.22	JS	

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE

**HOTEL
WEST & MAIN**

HOTEL WEST & MAIN:
HILTON TAPESTRY
48 LAFAYETTE STREET
CONSHOHOCKEN, PA 19428

SHEET NUMBER
2.0

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ELEVATIONS



WEST ELEVATION - MAIN ENTRY
SCALE: 1/8" = 1'-0"

<p>JONES SIGN Your Vision. Accomplished. A HILTON TAPESTRY COMPANY</p>	<p>JOB # 269883-R2 DATE 01.13.2022 DESIGNER J. Sotik SALES REP X. XXXXXX PROJECT M. Wiskow</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>02.24.22</td> <td>JR</td> <td>UPDTE VECTOR NETWORK / ADD BALL BECTIONS AND POWER OUT LOCATIONS / NOTES PER PM</td> </tr> <tr> <td>2</td> <td>03.01.22</td> <td>JR</td> <td></td> </tr> <tr> <td>3</td> <td>03.01.22</td> <td>JR</td> <td></td> </tr> <tr> <td>4</td> <td>03.01.22</td> <td>JR</td> <td></td> </tr> <tr> <td>5</td> <td>03.01.22</td> <td>JR</td> <td></td> </tr> <tr> <td>6</td> <td>03.01.22</td> <td>JR</td> <td></td> </tr> <tr> <td>7</td> <td>03.01.22</td> <td>JR</td> <td></td> </tr> <tr> <td>8</td> <td>03.01.22</td> <td>JR</td> <td></td> </tr> <tr> <td>9</td> <td>03.01.22</td> <td>JR</td> <td></td> </tr> <tr> <td>10</td> <td>03.01.22</td> <td>JR</td> <td></td> </tr> </tbody> </table>	REV	DATE	BY	DESCRIPTION	1	02.24.22	JR	UPDTE VECTOR NETWORK / ADD BALL BECTIONS AND POWER OUT LOCATIONS / NOTES PER PM	2	03.01.22	JR		3	03.01.22	JR		4	03.01.22	JR		5	03.01.22	JR		6	03.01.22	JR		7	03.01.22	JR		8	03.01.22	JR		9	03.01.22	JR		10	03.01.22	JR		<p>CLIENT APPROVAL _____ DATE _____</p> <p>LANDLORD APPROVAL _____ DATE _____</p>	<p>HOTEL WEST & MAIN</p>	<p>HOTEL WEST & MAIN: HILTON TAPESTRY 48 LAFAYETTE STREET CONSHOHOCKEN, PA 19428</p>	<p>SHEET NUMBER 2.1</p>
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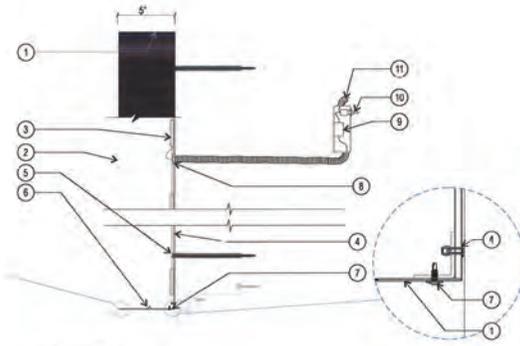
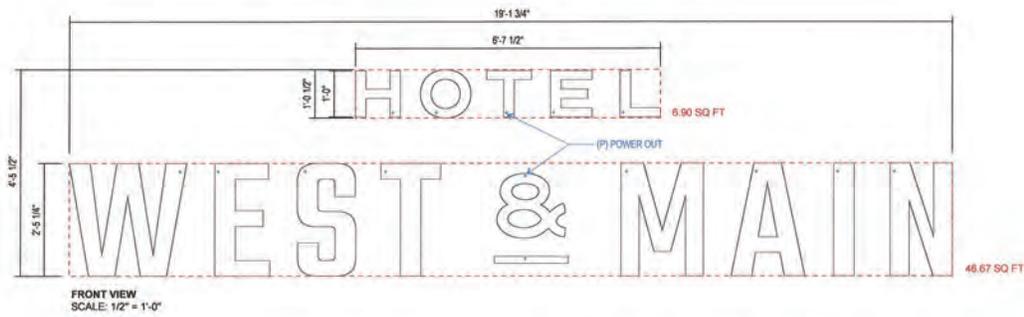
ELEVATIONS



<p>JONES SIGN Your Vision. Accomplished. <small>A HILTON TAPESTRY COMPANY</small></p>	<p>JOB # 269883-R2 DATE 01.13.2022 DESIGNER J. Sotia MARKER X, XXXXXX PROJECT M. Wiskow</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01.13.22</td> <td>JS</td> <td>UPDATE VECTOR NETWORK / ADD BALL SECTION AND POWER OUT LOCATIONS / NOTES PER PER</td> </tr> <tr> <td>2</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>3</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>4</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>5</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>6</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>7</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> </tbody> </table>	REV	DATE	BY	DESCRIPTION	1	01.13.22	JS	UPDATE VECTOR NETWORK / ADD BALL SECTION AND POWER OUT LOCATIONS / NOTES PER PER	2	01.13.22	JS		3	01.13.22	JS		4	01.13.22	JS		5	01.13.22	JS		6	01.13.22	JS		7	01.13.22	JS		<p>CLIENT APPROVAL _____ DATE _____</p> <p>LANDLORD APPROVAL _____ DATE _____</p>	<p>HOTEL WEST & MAIN</p>	<p>HOTEL WEST & MAIN: HILTON TAPESTRY 46 LAFAYETTE STREET CONSHOHOCKEN, PA 19428</p>	<p>SHEET NUMBER 2.2</p>
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CL.1a TRIMLESS FACE LIT CHANNEL LETTERS (QTY 1)

SQUARE FOOTAGE: 53.57

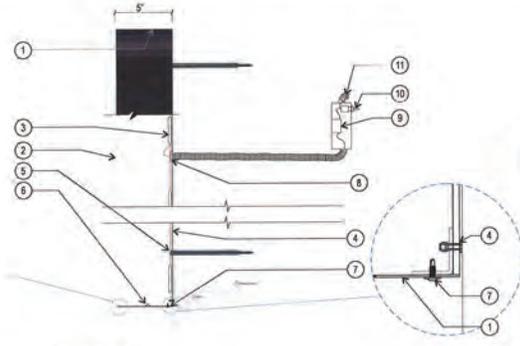
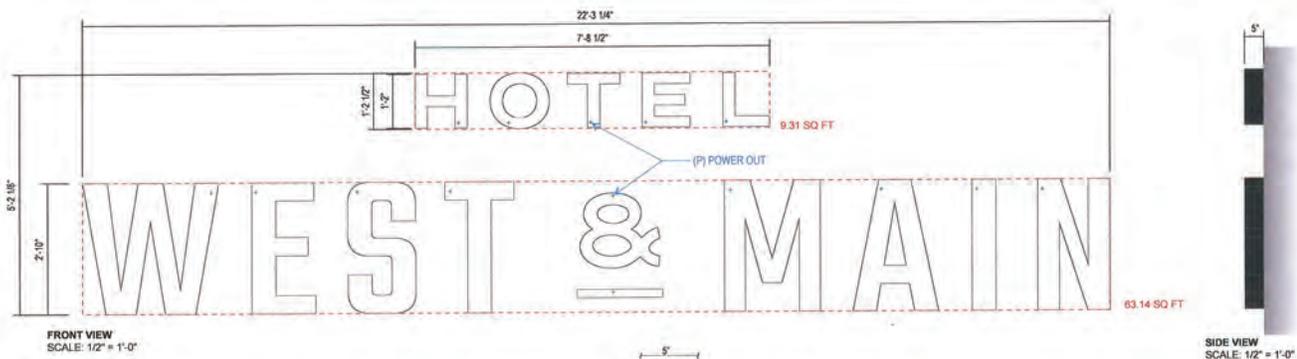


JONES SIGN Your Vision, Accomplished. <small>A Monumental Endeavor</small>	JOB # 269883-R2 DATE 01.13.2022 DESIGNER J. Soika SALES REP X. XXXXXX PROJECT M. Wiskow	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11.15.21</td> <td>JS</td> <td>UPDATE VECTOR ARTWORK / ADD WALL SECTION AND POWER OUT LOCATIONS / NOTES PER FM</td> </tr> <tr> <td>2</td> <td>12.01.21</td> <td>JS</td> <td></td> </tr> <tr> <td>3</td> <td>12.01.21</td> <td>JS</td> <td></td> </tr> <tr> <td>4</td> <td>12.01.21</td> <td>JS</td> <td></td> </tr> <tr> <td>5</td> <td>12.01.21</td> <td>JS</td> <td></td> </tr> <tr> <td>6</td> <td>12.01.21</td> <td>JS</td> <td></td> </tr> <tr> <td>7</td> <td>12.01.21</td> <td>JS</td> <td></td> </tr> <tr> <td>8</td> <td>12.01.21</td> <td>JS</td> <td></td> </tr> <tr> <td>9</td> <td>12.01.21</td> <td>JS</td> <td></td> </tr> <tr> <td>10</td> <td>12.01.21</td> <td>JS</td> <td></td> </tr> <tr> <td>11</td> <td>12.01.21</td> <td>JS</td> <td></td> </tr> </tbody> </table>	REV	DATE	BY	DESCRIPTION	1	11.15.21	JS	UPDATE VECTOR ARTWORK / ADD WALL SECTION AND POWER OUT LOCATIONS / NOTES PER FM	2	12.01.21	JS		3	12.01.21	JS		4	12.01.21	JS		5	12.01.21	JS		6	12.01.21	JS		7	12.01.21	JS		8	12.01.21	JS		9	12.01.21	JS		10	12.01.21	JS		11	12.01.21	JS		CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____	HOTEL WEST & MAIN HOTEL WEST & MAIN	HOTEL WEST & MAIN: HILTON TAPESTRY 46 LAFAYETTE STREET CONSHOHOCKEN, PA 19428	SHEET NUMBER 3.0
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CL.1b TRIMLESS FACE LIT CHANNEL LETTERS (QTY 1)

SQUARE FOOTAGE: 72.45



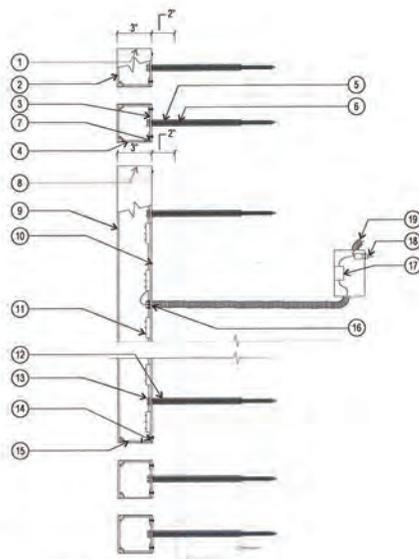
JONES SIGN Your Vision. Accomplished. <small>A HILTON TAPESTRY COMPANY</small>	JOB # 269883-R2 DATE 01.13.2022 DESIGNER J. Sotia SALES/REV X.XXXXX PROJECT MGR M. Waslow	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01.13.22</td> <td>JR</td> <td>UPROVE VECTOR NETWORK / ADD BALL SYSTEM AND POWER OUT LOCATIONS / NOTES PER PM</td> </tr> <tr> <td>2</td> <td>01.13.22</td> <td>JR</td> <td></td> </tr> <tr> <td>3</td> <td>01.13.22</td> <td>JR</td> <td></td> </tr> <tr> <td>4</td> <td>01.13.22</td> <td>JR</td> <td></td> </tr> <tr> <td>5</td> <td>01.13.22</td> <td>JR</td> <td></td> </tr> <tr> <td>6</td> <td>01.13.22</td> <td>JR</td> <td></td> </tr> <tr> <td>7</td> <td>01.13.22</td> <td>JR</td> <td></td> </tr> <tr> <td>8</td> <td>01.13.22</td> <td>JR</td> <td></td> </tr> <tr> <td>9</td> <td>01.13.22</td> <td>JR</td> <td></td> </tr> <tr> <td>10</td> <td>01.13.22</td> <td>JR</td> <td></td> </tr> <tr> <td>11</td> <td>01.13.22</td> <td>JR</td> <td></td> </tr> </tbody> </table>	REV	DATE	BY	DESCRIPTION	1	01.13.22	JR	UPROVE VECTOR NETWORK / ADD BALL SYSTEM AND POWER OUT LOCATIONS / NOTES PER PM	2	01.13.22	JR		3	01.13.22	JR		4	01.13.22	JR		5	01.13.22	JR		6	01.13.22	JR		7	01.13.22	JR		8	01.13.22	JR		9	01.13.22	JR		10	01.13.22	JR		11	01.13.22	JR		CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____	HOTEL WEST & MAIN HOTEL WEST & MAIN: HILTON TAPESTRY 46 LAFAYETTE STREET CONSHOHOCKEN, PA 19428	SHEET NUMBER 4.0
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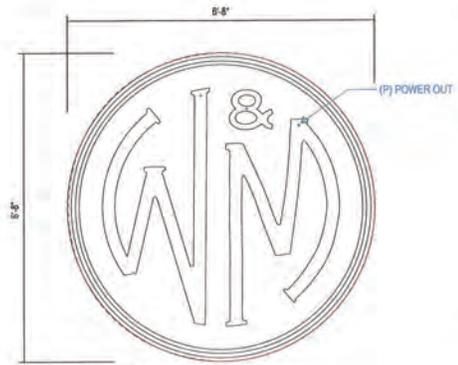
CL.2 HALO LIT CHANNEL LETTERS w/ NON-LIT RINGS (QTY 1)

SQUARE FOOTAGE: 34.92

PAINT COLOR REQUIRED



CROSS SECTION VIEW
SCALE: 1 1/2" = 1'-0"



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



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



NIGHT VIEW
SCALE: NTS

JONES SIGN Your Vision. Accomplished. <small>A SIGNIFYING COMPANY</small>	JOB # 269883-R2 DATE 01.13.2022 DESIGNER J. Soika SIGNED/REP X. XXXXXX PROJECTOR M. Wiskow	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01.13.22</td> <td>JS</td> <td>UPDATES TO COLOR AND WORK / ADD WALL SECTIONS AND POWER OUT LOCATIONS / NOTES PER PM</td> </tr> <tr> <td>2</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>3</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>4</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>5</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>6</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>7</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>8</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>9</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>10</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>11</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>12</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>13</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>14</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> <tr> <td>15</td> <td>01.13.22</td> <td>JS</td> <td></td> </tr> </tbody> </table>	REV	DATE	BY	DESCRIPTION	1	01.13.22	JS	UPDATES TO COLOR AND WORK / ADD WALL SECTIONS AND POWER OUT LOCATIONS / NOTES PER PM	2	01.13.22	JS		3	01.13.22	JS		4	01.13.22	JS		5	01.13.22	JS		6	01.13.22	JS		7	01.13.22	JS		8	01.13.22	JS		9	01.13.22	JS		10	01.13.22	JS		11	01.13.22	JS		12	01.13.22	JS		13	01.13.22	JS		14	01.13.22	JS		15	01.13.22	JS		CLIENT APPROVAL: _____ DATE: _____ LANDLORD APPROVAL: _____ DATE: _____	HOTEL WEST & MAIN WEST & MAIN	HOTEL WEST & MAIN: HILTON TAPESTRY 46 LAFAYETTE STREET CONSHOHOCKEN, PA 19428	SHEET NUMBER 5.0
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HOTEL WEST & MAIN

SIGN PACKAGE

DATE: 02.24.22

REQUISITE CHECKLIST

ALL REQUIREMENTS MUST BE MET BEFORE BEING RELEASED TO PRODUCTION

- SURVEY
- ALL VECTOR AND / OR HIGH RESOLUTION ART
*DATE CHECKED (Jeneé S.): 02.24.2022
- ALL PAINT / VINYL / PRINT COLORS (CMYK or PMS) /
ALL STONE, BRICK, VENEER, AND FINISHES

ART CONFIRMED BY

--

DESIGNER NOTES

- VERIFY WALL SUBSTRATE AND ANCHOR DEPTHS
- CL-2 PAINT COLOR REQUIRED

RED LINE OVER TITLE BLOCK ON DRAWING PAGES INDICATES DRAWING IS NOT READY FOR PRODUCTION - ALL TBD ITEMS MUST BE RESOLVED.

HOTEL WEST & MAIN



N.T.S.

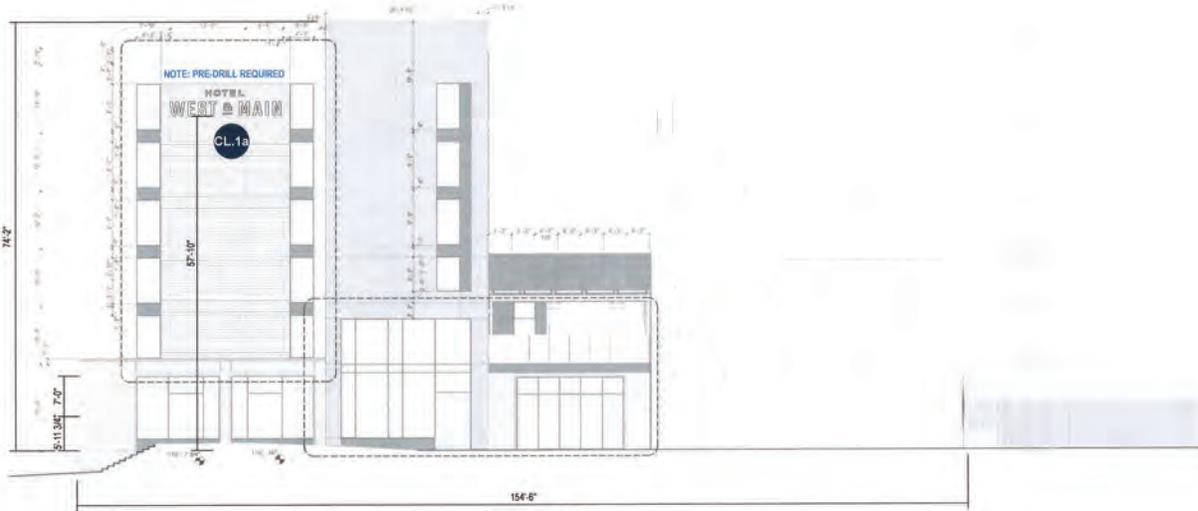
WORK SCOPE	
CL.1a	TRIMLESS FACE LIT CHANNEL LETTERS (QTY 1)
CL.1b	TRIMLESS FACE LIT CHANNEL LETTERS (QTY 1)
CL.2	HALO LIT CHANNEL LETTERS w/ NON-LIT RINGS (QTY 1)

CODE ALLOWANCE
CODE INFORMATION...

JONES SIGN Your Vision. Accomplished. <small>A SIGNAGE COMPANY</small>	JOB #: 269883-R2 DATE: 01.13.2022 DESIGNER: J. Sotka SALES REP: X. Xxxxx PROJECT MGR: M. Wiskow	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01.13.22</td> <td>J</td> <td>SUPPLY VECTOR NETWORK / ADD WALL SECTION AND POWER OUT LOCATIONS / NOTES PER TM</td> </tr> <tr> <td>2</td> <td>01.13.22</td> <td>J</td> <td></td> </tr> <tr> <td>3</td> <td>01.13.22</td> <td>J</td> <td></td> </tr> <tr> <td>4</td> <td>01.13.22</td> <td>J</td> <td></td> </tr> <tr> <td>5</td> <td>01.13.22</td> <td>J</td> <td></td> </tr> <tr> <td>6</td> <td>01.13.22</td> <td>J</td> <td></td> </tr> <tr> <td>7</td> <td>01.13.22</td> <td>J</td> <td></td> </tr> <tr> <td>8</td> <td>01.13.22</td> <td>J</td> <td></td> </tr> </tbody> </table>	REV	DATE	BY	DESCRIPTION	1	01.13.22	J	SUPPLY VECTOR NETWORK / ADD WALL SECTION AND POWER OUT LOCATIONS / NOTES PER TM	2	01.13.22	J		3	01.13.22	J		4	01.13.22	J		5	01.13.22	J		6	01.13.22	J		7	01.13.22	J		8	01.13.22	J		<table border="1"> <tr> <td>CLIENT APPROVAL</td> <td>DATE</td> </tr> <tr> <td>LANDLORD APPROVAL</td> <td>DATE</td> </tr> </table>	CLIENT APPROVAL	DATE	LANDLORD APPROVAL	DATE	<table border="1"> <tr> <td> HOTEL WEST & MAIN </td> <td> HOTEL WEST & MAIN: HILTON TAPESTRY 46 LAFAYETTE STREET CONSHOHOCKEN, PA 19428 </td> </tr> </table>	HOTEL WEST & MAIN	HOTEL WEST & MAIN: HILTON TAPESTRY 46 LAFAYETTE STREET CONSHOHOCKEN, PA 19428	<table border="1"> <tr> <td>SHEET NUMBER</td> </tr> <tr> <td>1.0</td> </tr> </table>	SHEET NUMBER	1.0
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ELEVATIONS



NORTH ELEVATION - PLAZA ENTRY
SCALE: 1/16" = 1'-0"

JONES SIGN Your Vision. Accomplished. <small>A Harsco Corporation Company</small>	JOB #: 269883-R2 DATE: 01.13.2022 DESIGNER: J. Solka SALES REP: X. Xxxxx PROJ MGR: M. Wolkow	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01.13.22</td> <td>JS</td> <td>ISSUE</td> </tr> <tr> <td>2</td> <td>02.02.22</td> <td>JS</td> <td>UPDATE SECTION MATERIALS AND WALL SECTIONS AND POWER OUT LOCATIONS / NOTES PER PM</td> </tr> <tr> <td>3</td> <td>02.02.22</td> <td>JS</td> <td></td> </tr> <tr> <td>4</td> <td>02.02.22</td> <td>JS</td> <td></td> </tr> <tr> <td>5</td> <td>02.02.22</td> <td>JS</td> <td></td> </tr> <tr> <td>6</td> <td>02.02.22</td> <td>JS</td> <td></td> </tr> <tr> <td>7</td> <td>02.02.22</td> <td>JS</td> <td></td> </tr> <tr> <td>8</td> <td>02.02.22</td> <td>JS</td> <td></td> </tr> <tr> <td>9</td> <td>02.02.22</td> <td>JS</td> <td></td> </tr> </tbody> </table>	REV	DATE	BY	DESCRIPTION	1	01.13.22	JS	ISSUE	2	02.02.22	JS	UPDATE SECTION MATERIALS AND WALL SECTIONS AND POWER OUT LOCATIONS / NOTES PER PM	3	02.02.22	JS		4	02.02.22	JS		5	02.02.22	JS		6	02.02.22	JS		7	02.02.22	JS		8	02.02.22	JS		9	02.02.22	JS		CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____	HOTEL WEST & MAIN	HOTEL WEST & MAIN: HILTON TAPESTRY 46 LAFAYETTE STREET CONSHOHOCKEN, PA 19428	SHEET NUMBER 2.0
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ELEVATIONS



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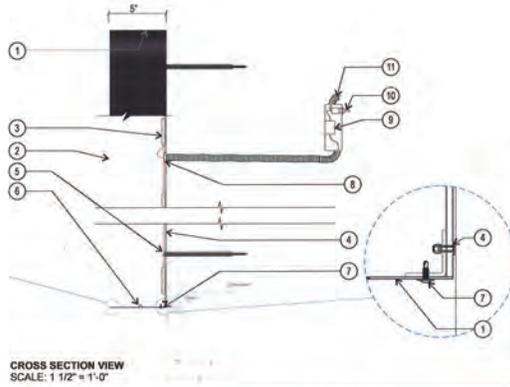
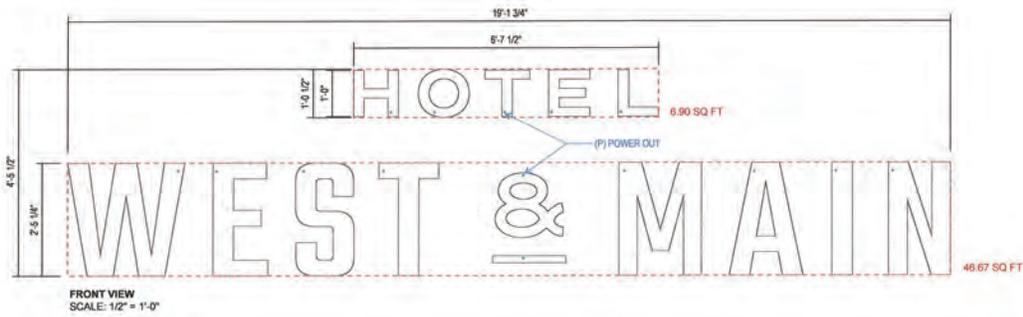
ELEVATIONS



JONES SIGN Your Vision. Accomplished. <small>A SIGNAGE & GRAPHICS COMPANY</small>	JOB # 269883-R2 DATE: 01.13.2022 DESIGNER: J. Sotka SALES REP: X.Xxxxx PROJECT: M. Wiskow	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01.13.22</td> <td>JW</td> <td>SPONSOR SECTION WITH WORK AND WALL SECTION AND POWER OUT LOCATIONS / NOTES PER P/W</td> </tr> <tr> <td>2</td> <td>02.03.22</td> <td>JW</td> <td></td> </tr> <tr> <td>3</td> <td>02.03.22</td> <td>JW</td> <td></td> </tr> <tr> <td>4</td> <td>02.03.22</td> <td>JW</td> <td></td> </tr> <tr> <td>5</td> <td>02.03.22</td> <td>JW</td> <td></td> </tr> <tr> <td>6</td> <td>02.03.22</td> <td>JW</td> <td></td> </tr> <tr> <td>7</td> <td>02.03.22</td> <td>JW</td> <td></td> </tr> <tr> <td>8</td> <td>02.03.22</td> <td>JW</td> <td></td> </tr> <tr> <td>9</td> <td>02.03.22</td> <td>JW</td> <td></td> </tr> <tr> <td>10</td> <td>02.03.22</td> <td>JW</td> <td></td> </tr> </tbody> </table>	REV	DATE	BY	DESCRIPTION	1	01.13.22	JW	SPONSOR SECTION WITH WORK AND WALL SECTION AND POWER OUT LOCATIONS / NOTES PER P/W	2	02.03.22	JW		3	02.03.22	JW		4	02.03.22	JW		5	02.03.22	JW		6	02.03.22	JW		7	02.03.22	JW		8	02.03.22	JW		9	02.03.22	JW		10	02.03.22	JW		CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____	HOTEL WEST & MAIN: HILTON TAPESTRY 46 LAFAYETTE STREET CONSHOHOCKEN, PA 19428	SHEET NUMBER <h1>2.2</h1>
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CL.1a TRIMLESS FACE LIT CHANNEL LETTERS (QTY 1)

SQUARE FOOTAGE: 53.57

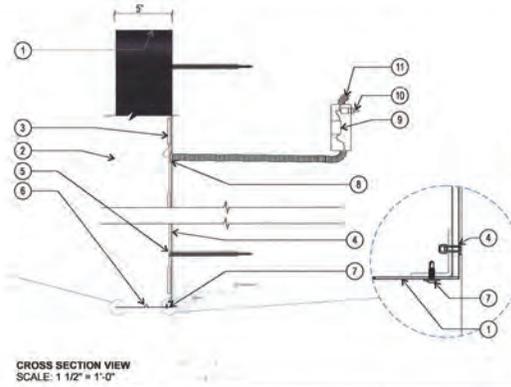
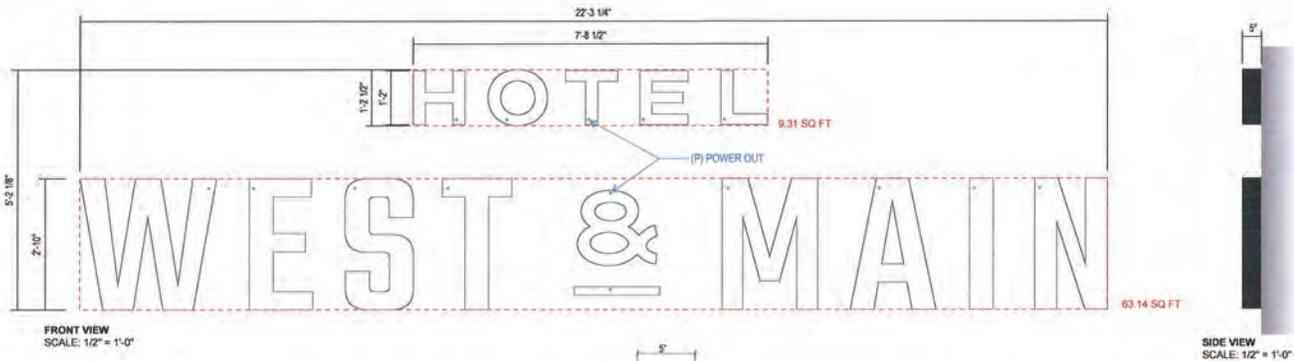


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CL.1b TRIMLESS FACE LIT CHANNEL LETTERS (QTY 1)

SQUARE FOOTAGE: 72.45

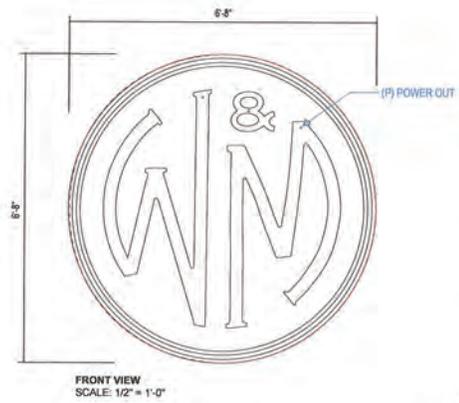
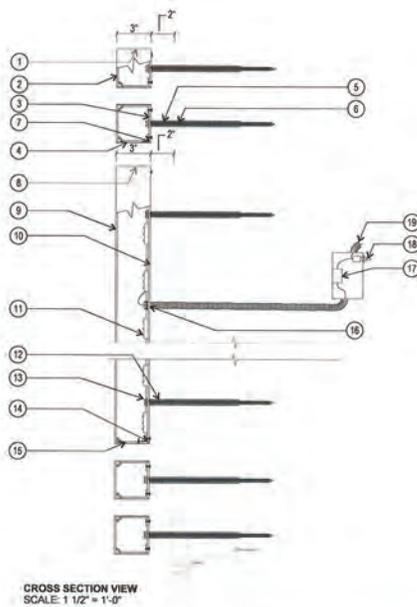


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CL.2 HALO LIT CHANNEL LETTERS w/ NON-LIT RINGS (QTY 1)

SQUARE FOOTAGE: 34.92

PAINT COLOR REQUIRED



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ATTORNEYS AT LAW

Stone Manor Corporate Ctr.
2700 Kelly Road Suite 300
Warrington, PA 18976
Tel (215) 345-7500 Fax (215) 345-7507
www.foxrothschild.com

JESSICA L. RICE
Direct No: 215.918.3551
Email: JLRICE@FoxRothschild.com

April 28, 2022

VIA EMAIL

Bobbi Jo Myrsiades
Borough Of Conshohocken
400 Fayette St, Suite 200
Conshohocken, Pa 19428

Re: Zoning Hearing Board Application for Signage at Sora West Hotel, 46 Lafayette Street, Conshohocken Township, Montgomery County, PA

Dear Bobbi Jo:

As you are aware, this office represents Concord Keystone SORA West Owner, LLC (“Owner”) in connection with the above-referenced property. On April 14, 2022, our office filed a Zoning Hearing Board Application (the “ZHB Application”) requesting a variance to allow an additional building mounted sign on the hotel. Following correspondence with the Borough Zoning Officer, Eric Johnson, PE, on this date, we have determined that the incorrect section was referenced in the ZHB Application.

As such, this letter shall serve to amend the ZHB Application to request a variance from Section 27-2109.5 of the Conshohocken Township Zoning Ordinance, to allow one additional wall sign on the hotel building located on the Property. I have included with this letter a revised Addendum to Zoning Hearing Board Application reflecting this change.

Please feel free to contact me should you have any questions. Thank you.

A Pennsylvania Limited Liability Partnership

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133547667.1



Fox Rothschild ^{LLP}
ATTORNEYS AT LAW

April 28, 2022

Page 2

Sincerely,

Jessica L. Rice,
Paralegal

JLR:jlr

cc: Eric Johnson, PE (via email, w/enclosure)
Robert W. Gundlach, Jr., Esquire (via email, w/enclosure)
Jessica L. Rice (via email, w/enclosure)
Michael Brookshier (via email, w/enclosure)
Jennifer Rosenberg (via email, w/enclosure)
Richard Gottlieb (via email, w/enclosure)
Mickey Wiskow, Jones Sign Co. (via email, w/enclosure)

AMENDED
ADDENDUM TO ZONING HEARING BOARD APPLICATION OF
CONCORD KEYSTONE SORA WEST OWNER, LLC (“Concord Keystone”),
FOR THE HOTEL WITHIN SORA WEST, 46 LAFAYETTE STREET,
T.P.N 05-00-02852-005(the “Property”)
CONSHOHOCKEN BOROUGH, MONTGOMERY COUNTY

A. BACKGROUND

Concord Keystone is the owner of the Property, which is located at the intersection of Fayette Street and West Elm Street and contains a newly constructed hotel. The Property is part of the SORA West project which also includes an office building, restaurant, parking garage and public plaza.

Concord Keystone received approval for a building permit for the installation of three (3) wall signs on the building, as depicted on the enclosed plans prepared by Jones Sign, dated February 24, 2022 a copy of which are enclosed with this application (the “Permitted Signs”). The purpose of the three Permitted Signs are as follows:

1. One wall mounted sign at the entrance to the hotel and the restaurant, located off of the internal access drive.
2. Two wall mounted signs at the top of the hotel building façade (one along each road frontage) to identify the hotel to motorists from a distance.

Concord Keystone is proposing to install one additional wall mounted sign on the hotel building, at ground level and located adjacent to the staircase off of the public plaza (the “Additional Sign”), as shown on the enclosed plans prepared by Jones Sign, dated February 24, 2022. The purpose of the Additional Sign is to identify the building to the public (both motorists and pedestrians) from the street level.

B. REQUESTED RELIEF

1. Variance Relief: Concord Keystone requests a variance from Section 27-2109.5 of the Conshohocken Township Zoning Ordinance, to allow one additional wall sign on the hotel building located on the Property.



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL

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

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

Date: May 9, 2022
To: Stephanie Cecco, Brittany Rogers
From: Eric P. Johnson, PE, Zoning Officer
Re: 46 Fayette Street – Zoning Determination

History of the Site:

The subject property is located on the northwest corner of Fayette Street and W. Elm Street, within the SP-4 – Specially Planned 4 zoning district. The property, which is part of the SORA West project, is currently under construction with a new hotel. The building height ranges between 74 and 93 feet following the slope of Fayette Street. In March 2022, the applicant was granted permits for the installation of 3 building mounted signs, consisting of a sign mounted on the top northern façade, top southern façade, and a ground level façade sign facing the internal access road to the west of the building.

Current Request:

The petitioner, Concord Keystone SORA West Owner, LLC, is seeking a variance from §27-2109.5 of the Conshohocken Zoning Ordinance to permit an additional wall mounted sign, measuring 38.5 square feet, on the ground level northern façade of the building.

Zoning Determination:

Per §27-2205, signage for buildings in the SP-4 district which are less than 100 feet in height shall meet the requirements set forth in §27-2109.

Per §27-2109.5, corner properties are allowed two freestanding or wall signs provided the total area of each sign does not exceed the linear frontage of the building's facade for the side on which the sign is placed or 75 square feet, whichever is less. Additionally, per §27-2109.7, one tenant identification sign is permitted at each vehicular entrance to the development exclusive of the permitted area of all other signs, which shall not exceed eight feet in height or 36 square feet in total area.

The two previously installed building top façade signs are consistent with the terms of §27-2109.5; and the ground level façade sign facing the internal access road is consistent with the terms of §27-2109.7. The proposed building mounted sign, which is the subject of this application, exceeds the permitted number of signs, requiring a variance from §27-2109.5.