

WORKSHOP AGENDA
September 15, 2025

- CALL TO ORDER/PLEDGE OF ALLEGIANCE 7:30 p.m.
- ROLL CALL: John Stratz, Council President Staff: Solicitor, Barbara Kirk
 Barbara Heffelfinger, VP Secretary, Marie Serota
 Gary Nickerson Manager, Geoff Thompson
 Bud Murphy
 Bob Winkler
 Mark Moffa
 Robin Valentis
 Tom Sodano, Mayor
- PRESENTATION – Barbara T. Foundation 2025 5K Run, Jay Ferraro
- COUNCIL OR BOROUGH ANNOUNCEMENTS
 - Borough meetings are recorded for the purpose of preparing the minutes.
- PUBLIC COMMENT: On Agenda Items and Non-Agenda Items (3-minute time limit)
- CONSENT ITEM
 - Approval of the Minutes of September 2, 2025 Council Meeting
- REPORTS
 - President's Report
 - Solicitor's Report
- NEW BUSINESS
 - Consideration of a motion to adopt Resolution #2025-12 authorizing and approving a municipal grant program application to the Redevelopment Authority of the County of Bucks, Pennsylvania for the Replacement of the Backstop and Fencing on Field #2 at the Pennel Recreation Field
 - Consideration of a motion to adopt Resolution #2025-13 authorizing and approving a municipal grant program application to the Redevelopment Authority of the County of Bucks, Pennsylvania for the Replacement of the HVAC system at Pennel Borough Hall
 - Consideration of a motion to adopt Resolution #2025-14 authorizing and approving the grant program application from the Pennel Fire Company to the Redevelopment Authority of the County of Bucks, Pennsylvania in for the purchase of air conditioner units for the Pennel Fire Company
 - Consideration of approving a Quit Claim Deed for 10, 20, 34 Noeland Avenue, Pennel, PA
- COUNCIL MEMBERS TO BE HEARD

- ADJOURNMENT

October Meetings:

October 6, 2025

October 20, 2025 if needed

V1:9/12/25

RESOLUTION #2025-12

A RESOLUTION OF THE BOROUGH OF PENNDEL, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA AUTHORIZING AND APPROVING A MUNICIPAL GRANT PROGRAM APPLICATION TO THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF BUCKS, PENNSYLVANIA FOR THE REPLACEMENT OF A BALLFIELD BACKSTOP AT THE PENNDEL RECREATION FIELD

WHEREAS, the Borough of Penn del (“Borough”) is a duly organized Borough pursuant to the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Penn del Borough Recreation Field baseball backstops ’Hall’s current HVAC system is over thirty years old and requires constant maintenance, and

WHEREAS, Penn del Borough Hall is a “Emergency Evacuation Site” that requires a reliable HVAC system for the safety of its citizens, and

NOW THEREFORE, by the Council of the Borough of Penn del, Bucks County, Pennsylvania and **IT IS HEREBY RESOLVED**, that the Borough of Penn del (also known as “Penn del Borough”) situated in the County of Bucks hereby approves and authorizes the submission of the Municipal Grant Program Application to the Redevelopment Authority of the County of Bucks for the use of pass-through gaming funds for the above-mentioned improvements, and

BE IT FURTHER RESOLVED, the proper officials of Penn del Borough are authorized to sign any and all documents and to take any and all necessary acts to carry effectuate the terms and conditions of this Resolution.

BE IT FURTHER RESOLVED, that the recitals above are incorporated as an operative part of this Resolution a though stated in full herein.

BE IT FURTHER RESOLVED, that any and all prior inconsistent Resolutions or parts of Resolutions are hereby REPEALED by adoption of this Resolution.

BE IT FURTHER RESOLVED, that this Resolution shall be effective immediately. RESOLVED and ENACTED this 15th day of September 2025.

Council of the Borough of Penn del
County of Bucks
Commonwealth of Pennsylvania

Attest:

John Stratz, Council President

Marie Serota, Borough Secretary

To: Borough Council & Mayor

From: Geoff Thompson, Borough Manager

Date: September 10, 2025

Re: RDA Grant Application Project
Recreation Field #2 Backstop Replacement

Staff is recommending submitting an RDA Grant Program application for replacing the backstop and fencing on Field #2 at the Recreation Field. The existing backstop is very old, rusted and has wear gaps in the chain link fencing. The fencing on the field is leaning on the third base side and the dugout fencing is not high enough to cover the fronts of the dugouts.

A price quote was provided by Keystone Sports Construction, the same company that replaced the backstop on Field #1. Requested was the replacement of the existing backstop and the replacement of the existing fencing down both baselines.

The total price of the proposal is \$85,830.81

Keystone Sports Construction is a CoStars certified contractor.

Council Recommendation: Approval of Resolution No. 12 approving submitting an RDA grant application for the replacement of the Field #2 backstop and fencing.

Field #2 Existing Backstop: The backstop will be replaced with a new black vinyl chain link backstop. The new backstop will be moved back 6' from the current location due to the shallow depth of the current backstop. The current shallow depth of the backstop causes issues with accommodating an umpire behind the catcher.



Field #2 backstop gaps in chain link



Third Base Side Fencing: For safety reasons, the existing 6' fencing in front of the dugout will be replaced with 8' fencing. The 8' and 4' fencing beyond the dugout will be replaced with the same height fencing.



First Base Side Fencing: For safety reasons, the existing 6' fencing in front of the dugout to be replaced with 8' fencing. The 8' and 4' fencing beyond the dugout is to be replaced with fencing to be replaced with same height fencing.



CHAIN LINK FENCE SCOPE OF WORK

Borough of Penn del

Item	Description	Quantity	Units	Price
A	Mobilization, Site Preparation, and Fencing			
A.1	Mobilization	1	LS	
A.2	Layout	1	LS	
A.3	Project Management	1	LS	
A.4	Remove concrete sidewalk behind backstop	90	SF	
A.5	Remove chain link backstop	1	LS	
A.6	Remove 8' high and 4' high chain lik fence	325	LF	
A.7	Supply and install 16' high black chain link fence backstop that includes 2" 8ga. mesh, 4" posts set in concrete foundations, top, middle, and bottom rail, a 6' high hood set on a 45 degree angle, and all associated hardware (measuring 12.5' x 17' x 12.5')	42	LF	
A.8	Supply and install 8' high black chain lik fence that includes 2" 8ga. mesh, 2-1/2" line posts, 3" terminal posts, all posts set in concrete foundations, top, middle, and bottom rail, and all associated hardware	145	LF	
A.9	Supply and install 4' high black chain lik fence that includes 2" 8ga. mesh, 2-1/2" line posts, 3" terminal posts, all posts set in concrete foundations, top and bottom rail, and all associated hardware	180	LF	
A.10	Supply and install dirt infield at backstop extension	5	CY	
Subtotal (A) - Mobilization, Site Preparation, and Fencing:				
GRAND TOTAL CHAIN LINK FENCE				\$ 85,830.81
Z	Voluntary Alternate Options	Initial Next to Option(s) Selected		
Z.1	Add for Payment and Performance Bonds	1.5% of Total Contract Price		
Z.2	Add to supply and install 16' high ball stopper system integrated with the 8' high fence in front of the 1st base dugout, ball stopper system to include 4" aluminum poles, 4" aluminum ground sleeve and black cap, #36 ga. twisted, knotted black nylon netting	80	LF	\$ 26,382.93
Z.3	Add to supply and install 20' high ball stopper system integrated with the 8' high fence in front of the 1st base dugout, ball stopper system to include 4" aluminum poles, 4" aluminum ground sleeve and black cap, #36 ga. twisted, knotted black nylon netting	80	LF	\$ 36,073.60

NOT RECOMMENDING

RESOLUTION #2025-13

A RESOLUTION OF THE BOROUGH OF PENNDEL, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA AUTHORIZING AND APPROVING A MUNICIPAL GRANT PROGRAM APPLICATION TO THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF BUCKS, PENNSYLVANIA FOR THE REPLACEMENT OF A THE HVAC SYSTEM AT THE PENNDEL BOROUGH HALL

WHEREAS, the Borough of Penn del (“Borough”) is a duly organized Borough pursuant to the laws of the Commonwealth of Pennsylvania; and

WHEREAS, Penn del Borough requires the replacement of HVAC system at Penn del Borough Hall as the current HVAC system is over thirty years old and requires constant maintenance.

WHEREAS, Penn del Borough Hall is a “Emergency Evacuation Site” that requires a reliable HVAC system.

NOW THEREFORE, by the Council of the Borough of Penn del, Bucks County, Pennsylvania and **IT IS HEREBY RESOLVED**, that the Borough of Penn del (also known as “Penn del Borough”) situated in the County of Bucks hereby approves and authorizes the submission of the Municipal Grant Program Application to the Redevelopment Authority of the County of Bucks for the use of pass-through gaming funds for the above-mentioned improvements, and

BE IT FURTHER RESOLVED, the proper officials of Penn del Borough are authorized to sign any and all documents and to take any and all necessary acts to carry effectuate the terms and conditions of this Resolution.

BE IT FURTHER RESOLVED, that the recitals above are incorporated as an operative part of this Resolution a though stated in full herein.

BE IT FURTHER RESOLVED, that any and all prior inconsistent Resolutions or parts of Resolutions are hereby REPEALED by adoption of this Resolution.

BE IT FURTHER RESOLVED, that this Resolution shall be effective immediately. RESOLVED and ENACTED this 15th day of September 2025.

Council of the Borough of Penn del
County of Bucks
Commonwealth of Pennsylvania

Attest:

John Stratz, Council President

Marie Serota, Borough Secretary

J R Michalski Heating & Air Conditioning, Inc.

Proposal

106 Reetz Avenue
 Hulmeville, PA 19047
 (215) 752-1442
 (215) 752-9015 FAX

Date	Proposal#
8/21/2025	4042

TO:	Job Location
PENNDDEL BORO 300 BELLVUE AVE PENNDDEL, PA 19047	BORO HALL

Description

REMOVAL OF EXISTING GAS FURNACE AND AIR CONDITIONING SYSTEM AND REPLACE WITH THE FOLLOWING:

- 1 - YORK 96% EFF. GAS FIRED FURNACE 5 TON BLOWER PACKAGE-MODEL# Y91E120D20SMPS1
- 1- YORK 5 TON COIL WITH TXV - MODEL# CTF60D5CHS1
- 1 - YORK 5 TON 14 SEER2 CONDENSER -MODEL# YC460E2S11
- 1- REUSE PURON LINE SET WITH INSULATED SUCTION LINE, CLEAN AND FLUSH AS NEEDED
- 1- NEW PAD FOR CONDENSER TO SIT ON
- 1 - RECONNECT NEW FURNACE TO EXISTING LINE VOLTAGE AND LOW VOLTAGE WIRES
- ALSO, RECONNECT TO EXISTING GAS MAIN
- 1 - RECONNECT SUPPLY AND RETURN DUCT TO NEW FURNACE WITH DUCT WORK AS NECESSARY
- 1 - NEW 3/4" PVC FROM COIL TO EXISTING PVC DRAIN
- 1- RUN NEW PVC EXHAUST FOR FURNACE ONLY TO EXTERIOR OF BUILDING
- 1- HONEYWELL FOCUSPRO P200 THERMOSTAT
- 1 - REMOVAL OF ALL TRASH DEBRIS AND CLEAN UP AND OLD UNITS
- 1- START UP AND OPERATIONAL CHECK OF HEATER AND AIR CONDITIONING SYSTEM

THESE YORK PRODUCTS COME WITH A TEN YEAR PARTS WARRANTY BY MANUFACTURER AND A TEN YEAR COMPRESSOR WARRANTY BY MANUFACTURER AND WE FURNISH A ONE YEAR LABOR WARRANTY ON INSTALLATION ONLY PROVIDED ACCOUNT IS PAID IN FULL

NO PERMITS OR FEES INCLUDED IN THIS PROPOSAL

AHRI# 215418724 14 SEER2 11.75 EER2

PA LICENSE# PA002792

OPTIONS NOT IN PROPOSAL PRICE:

- 1- YORK UV LIGHT KIT\$ 600 ADDITIONAL
- 1- UPGRADE TO HONEYWELL WIFI THERMOSTAT\$ 300 ADDITIONAL

1/2 dep due upon start & 1/2 due upon completion 4% added to c/c pymnts & 10% added to financing

Total \$14,600.00

All material is guaranteed to be specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance. Acceptance of Proposal-The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above

Signature _____

Signature _____

Date _____

Date of Acceptance: _____

Note: This proposal may be withdrawn by us if not accepted within 30 days.

RESOLUTION #2025-14

A RESOLUTION OF THE BOROUGH OF PENNDEL, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA AUTHORIZING AND APPROVING A MUNICIPAL GRANT PROGRAM APPLICATION TO THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF BUCKS, PENNSYLVANIA FOR PENNDEL BOROUGH FIRE COMPANY AIR CONDITIONING UNITS.

WHEREAS, the Borough of Penndel (“Borough”) is a duly organized Borough pursuant to the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Penndel Fire Company is in need of new air conditioning units for the fire company station building to support the company volunteer and full time firefighters, and

NOW THEREFORE, by the Council of the Borough of Penndel, Bucks County, Pennsylvania and **IT IS HEREBY RESOLVED**, that the Borough of Penndel (also known as “Pennel Borough”) situated in the County of Bucks hereby approves and authorizes the submission of the Municipal Grant Program Application to the Redevelopment Authority of the County of Bucks for the use of pass-through gaming funds for the above-mentioned improvements, and

BE IT FURTHER RESOLVED, the proper officials of Pennel Borough are authorized to sign any and all documents and to take any and all necessary acts to carry effectuate the terms and conditions of this Resolution.

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BE IT FURTHER RESOLVED, that this Resolution shall be effective immediately.

RESOLVED and **ENACTED** this 15th day of September 2025.

Council of the Borough of Pennel
County of Bucks
Commonwealth of Pennsylvania

Attest:

John Stratz, Council President

Marie Serota, Borough Secretary

PENNDDEL FIRE COMPANY No. 1
“Organized for the Betterment and Protection of Public Welfare”
220 Centre Street
Penndel, Bucks County, Pennsylvania 19047

September 12, 2025

Borough of Penndel
300 Bellevue Ave.
Penndel, Pa. 19047
% Geoff Thompson, Borough Manager

Dear Geoff:

We're requesting the borough to consider submitting a request for 2026 RDA Casino Grant Funding in the amount of \$79,000. for replacement of the outdated unreliable Fire Station Air Conditioner Units. If I understand the RDA's revised procedure correctly, the Borough as the Eligible Municipality must submit the request for funding to the Redevelopment Authority through their electronic application portal by no later than 4:30 pm on Monday September 30th. Required information and documentation will be provided by no later than Friday September 19th. .

Thank You in advance or your consideration and support. Please advise if there are any questions.

Regards,

Rich Schramm

Rich Schramm, President



August 25, 2025

Barbara M. Kirk, Esq.
Hill Wallack, LLP
1000 Floral Vale Blvd.
Suite 300
Yardley, PA 19067

Re: 10, 20, 34 Noeland Avenue, Penndel, PA
Parcel IDs: 32003012 and 32003011

Dear Ms. Kirk:

Please be advised that my office has been retained to represent the Simons Family Limited Partnership, the owner of the above referenced properties located in Penndel Borough.

I am contacting you in your capacity as Solicitor of Penndel Borough regarding a lot line issue recently encountered by my client. For your convenience I have attached several documents to this correspondence for your reference. The first two documents (Exhibit A) contains a recent survey performed by my client and the relevant portion of the Bucks County Parcel Map.

My client is currently under agreement to sell their property to an unrelated third party. As part of the buyer's due diligence, a survey was performed. It was discovered that a portion of the building extends beyond the original metes and bounds description of their parcel. This extension extends onto the previously vacated Park Avenue. The vacated "Park Avenue" is the subject of this correspondence and the main issue at hand. For reference, I will simply refer to this area as the Paper Street Park Avenue as it is by definition a paper street.

The Paper Street Park Avenue area as noted on both of the maps in Exhibit A runs behind my client's property abutting the railroad. As best as we can determine, the area of the Paper Street Park Avenue was vacated and abandoned by the Borough (this area of Park Avenue stretches from Hulmeville Road to Centre Avenue). This is as a result of the reference made in my client's deed of February 3, 1976 attached hereto as Exhibit B. Additionally, in reviewing a neighboring property deed, we discovered a reference that Park Avenue was vacated by Ordinance dated June

Barbara M. Kirk, Esquire

Page Two

August 25, 2025

13, 1940. Both myself and my client have done extensive research and we have been unable to locate this Ordinance with either the Borough of Pennel or at the County level. Given that the Park Avenue Area has been undeveloped for such a period of time, it is clear that the Park Avenue Area has been vacated and abandoned by the Borough.

When my client's father purchased the Property he approached the Borough and was able to construct not only additions to the building on the Property but also paved approximately 25' of the Paper Street Park Avenue area. Additions were eventually performed up to the boundary with the Railroad Property. At all times, my client's father believed that he owned this portion of the property since it was abandoned by the Borough.

As you may know, there is case law that states that when a paper street is vacated, the area of the paper street gets divided equally between the abutting property owners. In this case, the Paper Street Park Avenue area is 50 feet wide, thus at a minimum the first 25 feet would be enveloped by my client's property. Additionally, given that this paper street is an exterior street as opposed to an interior street, there is commentary that the exterior paper street once abandoned goes fully to the property of the subdivision that the street was to service. Here that would be my client's property as the railroad property was never to be served by Park Avenue.

What is further unclear is the reference in my client's father's deed from 1976 (the prior deed to it being vested in the Simons Family Limited Partnership) that references Park Avenue being vacated by Ordinance but that it vested with the Borough by operation of law. This is contrary to caselaw, and since we are unable to locate this Ordinance we are obviously unsure as to its contents.

To further complicate the issue is the situation with 19 Noeland Avenue (I have noted the location of 19 Noeland Avenue on the Bucks County Parcel Map in Exhibit A). You will note that 19 Noeland Avenue has a building that also extends beyond the original metes and bounds all the way to the abutting railroad property; thus covering the entirety of the Paper Street Park Avenue area (covering the entire 50 feet). Upon reviewing the deed dated May 4th 2006 for this property, there is a reference simply that Park Avenue was vacated by the Borough and that the first 25 feet of the Paper Street was enveloped into the 19 Noeland Avenue parcel (copy of this deed is attached hereto as Exhibit C). I reached out to Richard C. Osterhout, Esq. who prepared that deed to inquire into those circumstances. Attorney Osterhout could not specifically recall this transaction given the passage of time and had destroyed the file regarding this matter.

Barbara M. Kirk, Esquire

Page Three

August 25, 2025

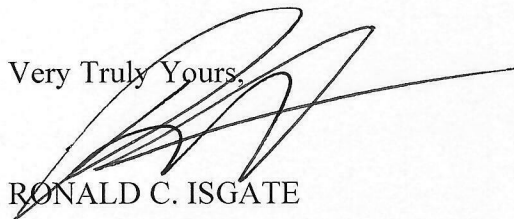
This is all the backdrop information to my client's current predicament of a title company being unwilling to insure the transaction. Given the entirety of the situation, I believe it is clear that Pennadel Borough did not intend to take back this small sliver of property to own and maintain. My client, similar to the neighboring property, has utilized and maintained the property for over 40 years. This and his understanding with the Borough (which of course should have been documented 40 plus years ago) has now come to the surface as a result of a sale transaction.

The entire purpose of this is to open a discussion with you and the Borough to hopefully resolve this situation so that my client can sell the property. Given the nature and extreme passage of time, I am sincerely hopeful that it can be resolved by agreement between my client and the Borough rather than needing the cumbersome and time consuming legal proceedings associated with these situations. Counsel for the proposed buyer, Joshua M. Marks, Esq. of the JM Law Group (copied on this correspondence) is also willing to participate and work towards a resolution as his client has a vested interest in this getting resolved as quickly as possible.

I would greatly appreciate the opportunity to speak with you regarding this situation and hopefully work towards a resolution once you have had a chance to review the entirety of what has been presented.

Thank you for your time and consideration, and I look forward to working with you.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'RONALD C. ISGATE', written over a horizontal line.

RONALD C. ISGATE

Encl.

cc: Simons Family Limited Partnership
Joshua M. Marks, Esq.

Exhibit "A"



Bucks County Parcel & Floodplain Viewer

Bucks County Bur...

20 Noeland Ave, Penndel, F X

Show search results for 20 Noe...



Exhibit "B"

This Indenture MADE the 3rd
day of February In the year of our Lord one thousand nine hundred
and seventy-six BETWEEN

The Borough of Penn del, a municipal corporation, Bellevue and
Woodland Avenues, Penn del, Pennsylvania
of the first part, and

Howard W. Simons and Marion V. Simons, 564 South Bellevue Avenue,
Langhorne, Pennsylvania 19447

of the second part: **Witnesseth**, That the said part y of the first part, for and in
consideration of the sum of Five Hundred (\$500.) Dollars

lawful money of the United States of America, to it in hand, paid by the said
part y of the second part, at and before the sealing and delivery of these presents, the
receipt whereof is hereby acknowledged, has granted, bargained, sold, remised, released
and quit-claimed, and by these presents does grant, bargain, sell, remise, release
and quit-claim, unto the said part y of the second part, and to their heirs

and assigns forever, ALL those two certain lots or pieces of ground situ-
ate in the Borough of Penn del, formerly the Borough of South Langhorne
being nos. 20 and 21 on a plan of lots laid out by Thomas Eastburn and
recorded in Deed Book 189 page 558.

BEGINNING at the Southeasterly corner of Park Avenue and
Willard Street (sometimes called Hulmeville Road) thence along the south
side of Park Avenue North $73^{\circ} 53$ min. east a distance of 159.2 feet
thence by Lot No. 22 on the said plan south $16^{\circ} 17$ min. east a distance
of 98 feet thence by Lot No. 19 on the said plan south $73^{\circ} 53$ min. West
a distance of 142.93 feet to the eastwardly side of said Willard Street
thence along the same North $25^{\circ} 32 \frac{1}{2}$ min. West a distance of 99.34 feet
to the point and place of BEGINNING.

Excepting and reserving therefrom and thereout all that cer-
tain piece of land situate in the Borough of Penn del, County of Bucks,
Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a stone corner of Lot No. 22 on the Southeast-
wardly side of Park Avenue being 150 feet measured southwestwardly
along the side of the same from the intersection of the Southwesterly
side of Noeland Avenue as shown on the said plan thence by Lot No. 22
aforesaid South $16^{\circ} 17$ min. East a distance of 98 feet to a corner of
Lot No. 19 thence by said Lots South $73^{\circ} 53$ min. West a distance of
107.01 feet to a corner thence passing through Lots 20 and 21 aforesaid
North $19^{\circ} 37$ min. West a distance of 98.18 feet to a corner in the
Southeastwardly side of Park Avenue aforesaid thence along the said

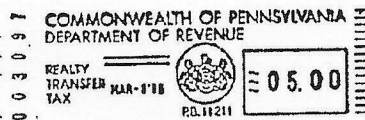
D2190 662

along the said side of same North 73° 53 min. East a distance of 113 feet to the point and place of BEGINNING.

BEING part of Lots No. 20 and 21 on the said Plan of Lots at Langhorne Station recorded in Deed Book 189 page 558. Being the same premises which John S. Roberts, Jr., Norman Reifsnider and Clarence E. Benner Commissioners of the County of Bucks by Deed dated November 19, 1934 and recorded in Deed Book 630 page 217 granted and conveyed to South Langhorne Borough and by Decree of the Court of the Quarter Sessions of Bucks County dated November 24, 1947 recorded in Deed Book 846, page 463 the name of the Borough of South Langhorne was changed to the Borough of Penn del.

AND WHEREAS, the Borough of Penn del by Ordinance duly adopted did vacate the right of way of Park Avenue, being 50 feet wide thereby causing by operation of law that portion from the point it adjoins the said property to the center of Park Avenue, a distance or width of 25 feet, to vest in the Borough of Penn del.

Excepting and reserving to the grantors the right to construct, reconstruct and perpetually maintain sanitary sewer lines, water lines and storm sewer lines upon and across any portion of the said Park Avenue which became vested in the grantor together with the right and privilege at any or all times to enter the reserved portion or any part thereof for the purpose of constructing, reconstructing and maintaining the sewer lines, water lines and storm sewer lines and for making connections therewith; all upon the conditions that the Borough of Penn del will at all times, after doing any work in connection with the construction, reconstruction or repair of the sewer lines, water lines or storm sewer lines or any lateral thereof, restore the premises to the condition which the same were found before such work was undertaken, and that in the use of the rights and privileges herein granted the Borough of Penn del will not create a nuisance or do any act that will be detrimental to the premises.



D2190 663

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof; AND ALSO all the estate, right, title, interest,

property, claim, and demand whatsoever, as well in law as in equity, of the said part of the first part, of, in or to the above described premises, and every part and parcel thereof, with the appurtenances.

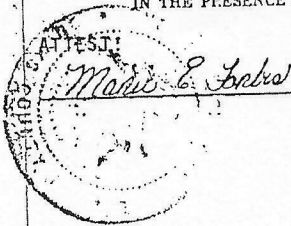
To have and to hold all and singular the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

In witness whereof, the said party of the first part to these presents has hereunto set its hand and seal. Dated the day and year first above written.

SEALED AND DELIVERED
IN THE PRESENCE OF

BOROUGH OF PENNDEL

BY: William J. Beduschny
President



D2190 664

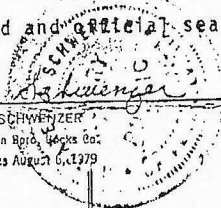
COMMONWEALTH OF PENNSYLVANIA : ss.
COUNTY OF BUCKS

On the *3rd* day of *February* 1976, before me, a
Notary Public, the undersigned officer, personally appeared
William F. Bodenschutz, President, Borough of Penndel

known to me to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same for the purposes
therein contained, and desired the same might be recorded as such.

In Witness Whereof, I hereunto set my hand and official seal.

Margaret J. Schwenzler
MARGARET J. SCHWENZLER
Notary Public, Newtown Boro, Bucks Co.
My Commission Expires August 6, 1979



005943

Deed

BOROUGH OF PENNDEL

TO

HOWARD W. SIMONS and
MARION V. SIMONS, h/w

No. 226-P

P 53118

BUCKS COUNTY SS.
RECORDED IN THE RECORDER'S
OFFICE OF SAID COUNTY IN
Decd BOOK 2190

AT PAGE 662 &c.
WITNESS MY HAND AND SEAL OF
OFFICE March 8th 1976

George M. Mott

RECORDER OF DEEDS

D2190 665

MAR 8 12:07 PM '76

7.00

11-4-8-76 250431 Deeds • 5913 A ---

Exhibit "C"

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2006080803

Recorded On 7/21/2006 At 3:59:31 PM

* Total Pages - 6

* Instrument Type - DEED

Invoice Number - 149827

User - NMS

* Grantor - CHERRY, STANTON

* Grantee - SZASDI L L C

* Customer - RICHARD C OSTERHOUT

FEEES

RECORDING FEES \$47.50

TOTAL \$47.50

*Rail Road
mention*

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
RICHARD C OSTERHOUT

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



Edward R. Gudknecht
Edward R. Gudknecht
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Book: 5032 Page: 972



Prepared by:

Richard C. Osterhout, Esquire
1744 Bridgetown Pike
Feasterville, PA 19053
(215) 355-2440

Return to:

Richard C. Osterhout, Esquire
1744 Bridgetown Pike
Feasterville, PA 19053

CPN# TO BE ADDED TO COUNTY TAX PARCEL 32-3-17

This Indenture, made the 4th day of *May*,
in the year of our Lord Two Thousand and Six (2006).

Between STANTON CHERRY and RENEE CHERRY, his wife,
MICHELLE SIMON, SUSAN FISHMAN and DAVID CHERRY (hereinafter
called the "Grantors"), of the one part

-and-

SZAZDI LLC, a Pennsylvania Limited Liability Company (hereinafter
called the "Grantee", of the other part;

Witnesseth, That the said parties of the first part, for and
in consideration of the sum of One (\$1.00) Dollar lawful money of
the United States of America to them well and truly paid by the
said party of the second part, at and before the sealing and
delivery of these presents, the receipt whereof is hereby
acknowledged, have remised, released and quit-claimed and by
these presents do remise, release and quit-claim unto the said
party of the second part, and to its successors and assigns
forever,

P.C.B.O.A. Registry	LB
------------------------	----

All that certain tract, piece or parcel of land situate in the Borough of Penn del, County of Bucks, Commonwealth of Pennsylvania, according to a plan by David B. Christian, P.E., R.S. Langhorne, PA dated October 15, 1977 as follows to wit:

Beginning at a point for a corner, said point being the intersection of the prolonged westerly right-of-way line of Center Street, 50' wide, and the center line of Park Avenue, 50' wide:

Thence, along the center line of Park Avenue (this portion being vacated), S. 73 53'00" W. a distance of 300.00' to a point for a corner; Thence, through the bed of Park Avenue (being the prolongation of the easterly right-of-way line of Noeland Avenue, 50' wide) N. 16 07'00" W. a distance of 25.00' to a point for a corner; Thence, along the southerly line of lands of now or former Delaware River Branch, North Pennsylvania Rail Road, also being the former northerly right-of-way line of Park Avenue, N. 73 53'00" E. a distance of 300.00' to a point for a corner; Thence, through the bed of Park Avenue (being the prolongation of the westerly right-of-way line of Center Street) S 16 07'00" E. a distance of 25.00' to the point and place of beginning.

Being the vacated portion of Park Avenue adjacent to Tax Map Parcel 32-003-017 as shown on the above mentioned plan by David B. Christian.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and reversions, remainders, rents, issues and profits thereof; AND ALSO all the estate, right, title, interest, property, claim, and demand whatsoever, as well in law and equity, of the said parties of the first part, of, in or to the above described premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, its successors and assigns forever.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name	Telephone Number:		
Richard C. Osterhout, Esquire	Area Code (215) 355-2440		
Street Address	City	State	Zip Code
1744 Bridgetown Pike, Feasterville, PA 19053			

B TRANSFER DATA

Date of Acceptance of Document		May 4, 2006	
Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)		
Stanton Cherry et al.	SZAADI LLC		
Street Address	Street Address		
9307 Eagleview Drive	1125 Buck Raod		
City	State	City	State
Lafayette Hill, PA 19446		Holland	PA 18966

C PROPERTY LOCATION

Street Address	City, Township, Borough	
Portion of bed of Paper Street Park Rd.	Penndel Borough	
County	School District	Tax Parcel Number
Bucks	Neshaminy	32-3-17

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
See Below	+	=
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
Not separately assessed x		=

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
See below.	

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States 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. Mortgage Book Number _____, Page Number _____.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) Included with consideration paid with Deed recorded in Land Record Book 5016 at page 722 &c., copy attached.

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
<i>Richard C. Osterhout</i>	7-20-06

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

Prepared By: Ronald C. Isgate, Esq.

Return To: Isgate Law P.C.
80 North Main Street, Suite 1B
Doylestown, PA 18901
215-396-1020

This Deed, made the _____ day of September, 2025

Between

THE BOROUGH OF PENNDEL, A MUNICIPAL CORPORATION

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

SIMONS FAMILY LIMITED PARTNERSHIP

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

Witnesseth that the said Grantor for and in consideration of the sum of ONE DOLLAR 00/100 (\$1.00) lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said Grantee, and assigns their interest in the following property,

Insert legal description here

BEING the same premises previously identified as Park Avenue which, by duly adopted Ordinance dated June 13, 1940 the Borough of Penndel did so vacate and abandon this portion of the previously designated Park Avenue, being 50 feet wide.

Excepting and reserving however to the Grantors the right to construct, reconstruct and perpetually maintain the sanitary sewer lines, waters lines and storm water sewer lines upon and across any portion of the said lands together with the right and privilege at any time or all times to enter the above referenced lands for the purpose of constructing, reconstructing and maintaining the sewer lines, water lines and storm sewer lines and for making connections thereto. Additionally after the performance of any such work in connection with the construction, reconstruction or repair of the sewer lines, water lines or storm water sewer lines or any later thereof, the Borough of Penndel shall repair and deliver the premises to the condition which it was before any such work was undertaken and that in the use of the rights and privileges herein granted to the Borough of Penndel will not create a nuisance or do any act that will be detrimental to the premises.

Under and Subject to all conditions, covenants and restrictions of record.

Together with all and singular the tenements, hereditaments and appurtenances, thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, property, claim and demand whatsoever as well in law as in equity, of the said party of the first part, of, in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

To have and to hold the said lot or piece of ground described premises together with the appurtenances, unto the said Grantee, his heirs and assigns, forever.

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

SEALED AND DELIVERED
IN THE PRESENCE OF US:

The Borough of Penndel, A Municipal Corporation

Signature

By _____ {SEAL}

Commonwealth of Pennsylvania } ss
County of Bucks

On this the _____ day of _____, 2024, before me, the undersigned Notary Public, personally appeared _____, known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Notary Public
My commission expires _____

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

956 Almshouse Road
Ivyland, PA 18974

On behalf of the Grantee

DEED

FROM:

**The Borough of Pennel
A Municipal Corporation**

TO:

Simons Family Limited Partnership

**Please return the recorded
document to:**

**RONALD C. ISGATE, ESQ.
Isgate Law, P.C.
80 North Main Street, Suite 1B
Doylestown, PA 18901**

