

**RESOLUTION**

NO. MA-21-2021

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY IMPOSING ANNUAL ASSESSMENTS ON REAL PROPERTY WITHIN ITS SERVICE AREA.**

**WHEREAS**, the Upper Dublin Township Municipal Authority (“Authority”) is authorized by the Municipality Authorities Act, 53 Pa. C.S.A. §§ 5601-5623 (“Act”) to impose an assessment on each benefited property within a business improvement district for the purpose of providing for the payment of the expenses of the Authority, and the construction, improvement, repair, maintenance and operation of its facilities and properties, among other permitted purposes;

**WHEREAS**, the Authority adopted a Business Improvement Plan and Budget for 2021 through the adoption of Resolution No. MA-20-0020 and Resolution No. MA-20-0019, respectively, on December 4, 2020;


**WHEREAS**, in accordance with provisions of the Act, the Authority has calculated assessments on individual properties by multiplying the total improvement and service cost by the ratio of the 2021 assessed value for real estate tax purposes of the benefited property to the total assessed value of all benefited properties in the Service Area, as reflected by the records of the Montgomery County Board of Assessment Appeals as of January 1, 2021;

**AND WHEREAS**, this method of calculating assessments based on the Montgomery County assessed values of the properties as of January 1, 2021 has been used as specifically authorized by § 5607(d)(27)(i)(A) of the Act, for the purposes of determining reasonable and uniform rates of apportionment, and individual assessments shall not subsequently be adjusted as the result of any tax assessment appeals or settlements which are finalized after January 1, 2021.

**NOW, THEREFORE, BE IT RESOLVED** by the Board, that assessments be imposed upon the properties within the Service Area of the Upper Dublin Township Municipal Authority as set forth in the chart attached hereto at Exhibit “A”.

**DULY PASSED by the Board of Directors of the Upper Dublin Township Municipal Authority this 5th day of February, 2021.**

APPROVED:

  
\_\_\_\_\_  
Robert Pesavento  
Chairperson

ATTEST:

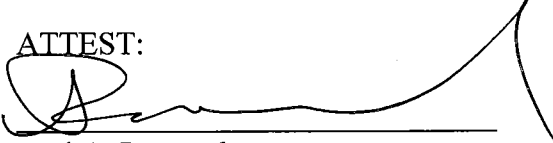
  
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Paul A. Leonard,  
Executive Director

Exhibit "A"

2021 Assessment Property List

Upper Dublin Township Municipal Authority  
2021 Assessments

Address	City	State	Zip	Parcel	Property Assessment	Owner	Attn	Street	City	State	Zip	2021 Assessment
101 Bethlehem Pike	Fort Washington	PA	19034	54-00-02188-00-8	294,080	Presidential Realty Partners LP	Attn Td Bank Na Td Canada Trust Lease & Tax Admin	380 Wellington St 10th Fl	London	ONTARIO	N6A 4S4	561.88
105 Bethlehem Pike	Fort Washington	PA	19034	54-00-02191-00-5	-	Presidential Realty Partners LP		696 Old York Rd 2nd Fl	Jenkintown	PA	19046	-
106 Bethlehem Pike	Fort Washington	PA	19034	54-00-02377-00-8	342,360	Murray Goldstein		260 West Bellmore Pike	Media	PA	19053	654.17
115 Bethlehem Pike	Fort Washington	PA	19034	54-00-02194-00-2	862,330	INJ Properties LP		115 Bethlehem Pike	Fort Washington	PA	19034	1,647.72
123 Bethlehem Pike	Fort Washington	PA	19034	54-00-02197-00-8	85,460	Wilbert Family Partnership LTD		1281 Hoffman Road	Ambler	PA	19002	153.29
Camp Hill Road	Fort Washington	PA	19034	54-00-03544-00-2	500,950	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	957.20
Camp Hill Road	Fort Washington	PA	19034	54-00-03601-00-8	398,790	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	762.00
585 Camp Hill Road	Fort Washington	PA	19034	54-00-03520-00-8	548,250	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	1,047.58
1035 Camp Hill Road	Fort Washington	PA	19034	54-00-03529-00-8	777,000	Will, Daniel F		1035 Camp Hill Rd	Fort Washington	PA	19034	1,484.87
1035 Camp Hill Road	Fort Washington	PA	19034	54-00-03532-00-5	-	Will, Daniel F		1035 Camp Hill Rd	Fort Washington	PA	19034	-
1085 Camp Hill Road	Fort Washington	PA	19034	54-00-03538-00-8	1,080,000	Mar Thoma Church		1085 Camp Hill Road	Fort Washington	PA	19034	2,063.63
Commerce Drive	Fort Washington	PA	19034	54-00-04369-00-5	14,470	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	27.85
Commerce Drive	Fort Washington	PA	19034	54-00-04393-00-8	1,050	BCW&SA		1275 Almshouse Rd	Warrington	PA	18976	2.01
135 Commerce Drive	Fort Washington	PA	19034	54-00-04366-00-8	2,488,600	135 Commerce Inc PA Corp		135 Commerce Dr	Fort Washington	PA	19034	4,755.14
155 Commerce Drive	Fort Washington	PA	19034	54-00-04367-00-7	792,500	FAB Holdings LLC		155 Commerce Dr	Fort Washington	PA	19034	1,514.29
175 Commerce Drive	Fort Washington	PA	19034	54-00-04372-00-2	1,248,920	Pamapa Real Estate LLLP		404 Pennsylvania Avenue	Fort Washington	PA	19034	2,386.40
185 Commerce Drive	Fort Washington	PA	19034	54-00-04375-00-8	1,863,500	185 Whitmarsh Partners		185 Commerce Dr Ste 1	Fort Washington	PA	19034	3,751.80
220 Commerce Drive	Fort Washington	PA	19034	54-00-04366-00-5	3,380,000	BrookWood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	6,458.41
230 Commerce Drive	Fort Washington	PA	19034	54-00-04395-10-4	-	BrookWood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	72 Cherry Hill Dr	Beverly	MA	01915	-
270 Commerce Drive	Fort Washington	PA	19034	54-00-04402-00-8	4,428,720	270 Commerce Dr Assoc. LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	8,462.27
275 Commerce Drive	Fort Washington	PA	19034	54-00-04378-00-5	3,595,910	LSOP 3 PA 6 LLC	Attn: Greenfield Partners Llc	2 Post Rd West	Westport	CT	06880	6,851.85
285 Commerce Drive	Fort Washington	PA	19034	54-00-04381-00-2	3,045,550	Vihar F W LP		285 Commerce Dr	Fort Washington	PA	19034	5,619.35
290 Commerce Drive	Fort Washington	PA	19034	54-00-04405-00-5	826,500	290 Commerce Realty LLC		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,579.25
335 Commerce Drive	Fort Washington	PA	19034	54-00-04383-08-1	7,033,000	LSOP 3 PA 2 LLC	Attn:Trumark Financial Credit Union	335 Commerce Dr	Fort Washington	PA	19034	13,438.45
350 Commerce Drive	Fort Washington	PA	19034	54-00-04408-00-2	397,840	Union Electric Contracting Co.		350 Commerce Dr	Fort Washington	PA	19034	780.18
370 Commerce Drive	Fort Washington	PA	19034	54-00-04411-00-8	855,400	Commerce Drive Realty LLC		333 E City Ave Ste 603	Bala Cynwyd	PA	19004	1,825.55
375 Commerce Drive	Fort Washington	PA	19034	54-00-04384-00-8	14,281,460	LCN-LNK Folsom Multi LLC	C/O LTF Real Estate Co Inc; Andrea Erickson	2802 Corporate Pl	Chanhassen	MN	55317	27,288.60
390 Commerce Drive	Fort Washington	PA	19034	54-00-04414-00-5	105,590	390 Commerce Realty LLC		270 Commerce Dr Ste 101	Fort Washington	PA	19034	201.76
401 Commerce Drive	Fort Washington	PA	19034	54-00-04387-00-5	2,719,000	Harleysville Real Estate Group		401 Commerce Dr Ste 108	Fort Washington	PA	19034	5,193.48
410 Commerce Drive	Fort Washington	PA	19034	54-00-04417-00-2	1,290,300	Haro Group II	Attn Joann Smith-Guides	716 Twinng Rd Ste 214	Dresher	PA	19025	2,495.47
414 Commerce Drive	Fort Washington	PA	19034	54-00-04420-00-8	2,471,700	414 Commerce Realty LLC		5205 Millia Hill Road STE 200	Plymouth Meeting	PA	19462	4,722.85
425 Commerce Drive	Fort Washington	PA	19034	54-00-04390-00-2	2,280,100	425 Associates LP		425 Commerce Dr Ste 200	Fort Washington	PA	19034	4,356.75
465 Commerce Drive	Fort Washington	PA	19034	54-00-13444-00-2	-	S & R Jay Realty LLC		465 Commerce Dr	Fort Washington	PA	19034	-
465 Commerce Drive	Fort Washington	PA	19034	54-00-13447-00-8	142,910	S & R Jay Realty LLC		465 Commerce Dr	Fort Washington	PA	19034	273.07
Delaware Avenue	Fort Washington	PA	19034	54-00-04624-01-1	100,000	Upper Dublin Township		801 Loch Aish Ave	Fort Washington	PA	19034	191.08
Delaware Avenue	Fort Washington	PA	19034	54-00-04624-20-9	196,960	Upper Dublin Township		801 Loch Aish Ave	Fort Washington	PA	19034	376.38
420 Delaware Avenue	Fort Washington	PA	19034	54-00-04621-00-5	6,744,000	ACTS Management Services Inc		420 Delaware Avenue	Fort Washington	PA	19034	12,886.24
425 Delaware Avenue	Fort Washington	PA	19034	54-00-04618-00-8	688,070	425 Delaware Associates LP		438 Dreshertown Rd	Fort Washington	PA	19034	1,314.74
455 Delaware Avenue	Fort Washington	PA	19034	54-00-04625-00-1	387,810	Bucks County Water & Sewer		1275 Almshouse Rd	Warrington	PA	18976	741.02
465 Delaware Avenue	Fort Washington	PA	19034	54-00-04624-00-2	304,560	Upper Dublin Township		801 Loch Aish Ave	Fort Washington	PA	19034	581.94
Dreshertown Road	Dresher	PA	19025	54-00-05167-01-7	182,300	Upper Dublin Township		801 Loch Aish Ave	Fort Washington	PA	19034	348.33
Dreshertown Road	Dresher	PA	19025	54-00-05167-02-6	88,180	Condor Fort Washington Real Est		404 Pennsylvania Ave	Fort Washington	PA	19034	168.49
Dreshertown Road	Fort Washington	PA	19034	54-00-05356-00-8	186,780	Allied Concrete & Supply		1752 Limekiln Pike	Dresher	PA	19025	356.89
1401 Dreshertown Road	Dresher	PA	19025	54-00-05167-00-8	1,451,560	Condor Fort Washington		404 Pennsylvania Ave	Fort Washington	PA	19034	2,773.60
1422 Dreshertown Road	Dresher	PA	19025	54-00-05362-00-2	261,740	1400 Dreshertown Road LLC		1233 Haddonfield Berlin Rd	Voorhees	NJ	08043	500.13
1424 Dreshertown Road	Dresher	PA	19025	54-00-05368-00-5	1,393,040	Dresher Care Group LLC		5101 NE 82nd Ave Ste 200	Vancouver	WA	98662	2,681.78
101 Ft Washington Ave	Fort Washington	PA	19034	54-00-06448-00-5	434,870	Virginia M & Jay H. Schnell		1315 N Klondyke Rd	Willcox	AZ	85643	830.94

Upper Dublin Township Municipal Authority  
2021 Assessments

165 Indiana Avenue	Fort Washington	PA	19034	54-00-08788-00-5	659,870	JMJ Properties		1320 E Butler Pike	Ambler	PA	19002	1,260.86
400 Maryland Drive	Fort Washington	PA	19034	54-00-11734-03-8	1,601,700	Timoney Knox Hassen & Weand		400 Maryland Dr, PO Box 7544	Fort Washington	PA	19034	3,060.48
425 Maryland Drive	Fort Washington	PA	19034	54-00-11731-00-5	884,190	Donald & June Felth		425 Maryland Dr	Fort Washington	PA	19034	1,689.48
455 Maryland Drive	Fort Washington	PA	19034	54-00-11734-00-2	2,443,200	455 Properties LP		455 Maryland Dr	Fort Washington	PA	19034	4,668.40
455 Maryland Drive	Fort Washington	PA	19034	54-00-11734-02-9	88,200	455 Properties LP		455 Maryland Dr	Fort Washington	PA	19034	168.53
460 Maryland Drive	Fort Washington	PA	19034	54-00-11734-01-1	52,550	North Wales Water Authority		200 W Walnut St, PO Box 1339	North Wales	PA	19454	100.41
465 Maryland Drive	Fort Washington	PA	19034	54-00-11737-00-8	1,400,000	CMT Properties LP		P O Box 1011	Fort Washington	PA	19034	2,675.08
470 Maryland Drive	Fort Washington	PA	19034	54-00-11729-00-7	915,000	The McKeon Family LP		470 Maryland Dr	Fort Washington	PA	19034	1,748.36
500 Maryland Drive	Fort Washington	PA	19034	54-00-11728-00-8	3,002,360	WP Fort Washington LP		500 Maryland Dr	Fort Washington	PA	19034	5,736.82
270 New Jersey Drive	Fort Washington	PA	19034	54-00-12178-00-8	974,380	Amy Gitlin & Michelle Brody		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,881.82
275 New Jersey Drive	Fort Washington	PA	19034	54-00-12175-00-2	1,842,170	NJD Realty Partnership LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	3,137.81
230 New York Drive	Fort Washington	PA	19034	54-00-12190-00-5	681,550	Myer Realty Associates LP	Attr: Beemer Precision Inc	230 New York Dr	Fort Washington	PA	19034	1,302.29
235 New York Drive	Fort Washington	PA	19034	54-00-12187-00-8	809,320	235 New York Drive LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,546.43
240 New York Drive	Fort Washington	PA	19034	54-00-12181-00-5	1,728,120	240 New York Avenue Assoc LP		240 New York Dr Ste 1	Fort Washington	PA	19034	3,302.04
245 New York Drive	Fort Washington	PA	19034	54-00-12184-00-2	703,410	Bimahak Realty LP		245 New York Dr	Fort Washington	PA	19034	1,344.06
260 New York Drive	Fort Washington	PA	19034	54-00-12193-00-2	967,700	Horsham Real Estate Group LP		401 Commerce Dr Ste 106	Fort Washington	PA	19034	1,849.05
1650 N Limekiln Pike	Dresher	PA	19025	54-00-05365-00-8	10,546,800	Dreshertown Plaza LP		1301 Lancaster Ave	Berwyn	PA	19312	20,152.52
1657 N Limekiln Pike	Dresher	PA	19025	54-00-10282-00-5	91,800	Leslie Wolner Lederhandler		1657 N Limekiln Pike	Dresher	PA	19025	175.41
1708 N Limekiln Pike	Dresher	PA	19025	54-00-10033-00-2	235,850	Kim Myung Kwan & Yon Sil		1716 Brittany Dr	Maple Glen	PA	19002	450.86
1710 N Limekiln Pike	Dresher	PA	19025	54-00-10032-00-3	530,810	Wendys Old Fashioned Hamburgers	Attr: Property Tax Dept	One Dave Thomas Blvd	Dublin	OH	43017	1,014.26
1711 N Limekiln Pike	Dresher	PA	19025	54-00-10276-00-2	465,430	Hong Heng Suk and Soon Ki		1009 Chapman Cir	Hatfield	PA	19440	889.33
1713 N Limekiln Pike	Dresher	PA	19025	54-00-10273-00-5	768,570	PMIG DPNJ LLC	Attr: Houtan Mostaghim Petroleum Marketing Group	2359 Research Ct	Woodbridge	VA	22192	1,466.56
2038 S Limekiln Pike	Fort Washington	PA	19034	54-00-10270-00-8	374,770	Schmidt, Frederick		1620 Twining Rd, PO Box 67	Dresher	PA	19025	716.10
Office Center Drive	Fort Washington	PA	19034	54-00-16380-50-4	-	502 WOC Properties		625 W Ridge Pike Building C - Ste 102	Censhohocken	PA	19428	-
Office Center Drive	Fort Washington	PA	19034	54-00-12710-00-7	-	AREP Ft Washington LLC	Attr: Artemis Real Estate Partners Llc	887 7th Ave	New York	NY	10108	-
Office Center Drive	Fort Washington	PA	19034	54-00-12706-01-1	-	G & I VI Office Center LLC	Attr: Lynn Minniele	Po Box 121604	Arlington	TX	76012	-
500 Office Center Drive	Fort Washington	PA	19034	54-00-12706-00-2	7,738,500	Brook Wood Philadelphia LLC	Attr: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	14,786.50
501 Office Center Drive	Fort Washington	PA	19034	54-00-12709-00-8	8,592,200	Brook Wood Philadelphia LLC	Attr: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	16,417.73
502 W Office Center Dr	Fort Washington	PA	19034	54-00-16380-00-9	1,969,800	Open Library of Pennsylvania LLC		300 Funston Avenue	San Francisco	CA	94118	3,763.84
600 Office Center Drive	Fort Washington	PA	19034	54-00-12710-01-6	9,738,000	ZCA Fort Washington LLC	Attr: Zeke Capital Advisors Ed Antolan	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	18,607.09
601 Office Center Drive	Fort Washington	PA	19034	54-00-12710-02-5	10,855,250	ZCA Fort Washington LLC	Attr: Zeke Capital Advisors Ed Antolan	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	20,932.97
602 Office Center Drive	Fort Washington	PA	19034	54-00-12710-03-4	10,955,250	ZCA Fort Washington LLC	Attr: Zeke Capital Advisors Ed Antolan	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	20,932.97
469 Pinetown Road	Fort Washington	PA	19034	54-00-13441-00-5	155,500	Hermes Tagalidis & Shopa Sandra		1145 Manor Ave	Coatesville	PA	19320	299.04
510 Pinetown Road	Fort Washington	PA	19034	54-00-13501-00-8	182,800	510 Pinetown Rd Assocs LP		510 Pinetown Rd	Fort Washington	PA	19034	349.28
520 Pinetown Road	Fort Washington	PA	19034	54-00-13498-00-2	206,840	Corstan International LTD		1481 Joel Dr	Ambler	PA	19002	395.22
550 Pinetown Road	Fort Washington	PA	19034	54-00-13495-00-5	5,874,000	Vette III Assoc LP		281 Tabor Rd	Olivette	PA	16942	11,223.87
575 Pinetown Road	Fort Washington	PA	19034	54-00-13423-00-5	992,510	PPP Assets LLC		75 Columbia Avenue	Cedarhurst	NY	11516	1,896.46
Summit Avenue	Fort Washington	PA	19034	54-00-14467-00-5	39,100	Penn Crest Properties LLC		406 Mantoloking Road	Brick	NJ	08723	74.71
103 Summit Avenue	Fort Washington	PA	19034	54-00-14470-00-2	113,590	Penn Crest Properties LLC		406 Mantoloking Road	Brick	NJ	08723	217.04
Susquehanna Road	Fort Washington	PA	19034	54-00-15058-00-8	105,600	WFP Penland Co LP	Attr: D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	201.78
Susquehanna Road	Fort Washington	PA	19034	54-00-14848-00-2	101,010	Maverick Realty Associates LP		635 Old York Rd 2nd Fl	Jenkintown	PA	19046	193.01
Susquehanna Road	Fort Washington	PA	19034	54-00-14851-03-5	197,540	FW Triangle LP	Attr: BET Investments Inc	200 Dryden Rd Ste 200	Dresher	PA	19025	377.45
Susquehanna Road	Fort Washington	PA	19034	54-00-14851-04-4	913,500	FW Triangle LP	Attr: BET Investments Inc	200 Dryden Rd Ste 200	Dresher	PA	19025	1,745.49
Susquehanna Road	Fort Washington	PA	19034	54-00-14851-05-3	422,670	FW Triangle LP	Attr: BET Investments Inc	200 Dryden Rd Ste 200	Dresher	PA	19025	807.63
1601 Susquehanna Road	Fort Washington	PA	19034	54-00-15065-00-1	212,600	North Wales Water Authority		200 W Walnut St, PO Box 1339	North Wales	PA	19454	406.23
1668 Susquehanna Road	Dresher	PA	19025	54-00-14851-00-8	527,100	Maverick Realty Associates LP		638 Old York Rd 2nd Fl	Jenkintown	PA	19046	1,007.17
1704 Susquehanna Road	Dresher	PA	19025	54-00-14845-00-5	189,900	Marcello Degasine		501 Madison Ave	Fort Washington	PA	19034	305.59
1750 Susquehanna Road	Dresher	PA	19025	54-00-14839-00-2	3,112,060	Murwin Property Mgt Partnership		1752 Limekiln Pike	Dresher	PA	19025	5,846.43

Upper Dublin Township Municipal Authority  
2021 Assessments

1755 Susquehanna Road	Dresher	PA	19025	54-00-15052-00-5	709,780	Robert Wooler Co		1755 Susquehanna Rd	Dresher	PA	19025	1,356.17
Virginia Drive	Fort Washington	PA	19034	54-00-16372-05-3	-	Virginia Drive LP		301 Oxford Valley Rd Ste 702-A	Morrisville	PA	19057	-
Virginia Drive	Fort Washington	PA	19034	54-00-16375-11-3	892,230	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	1,704.85
Virginia Drive	Fort Washington	PA	19034	54-00-16375-20-3	151,420	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	289.33
Virginia Drive	Fort Washington	PA	19034	54-00-16377-00-3	555,350	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	1,061.16
Virginia Drive	Fort Washington	PA	19034	54-00-16402-05-9	1,120	LD Acquisition Company 17 LLC		400 Continental Blvd Ste 500	El Segundo	CA	90245	2.14
Virginia Drive	Fort Washington	PA	19034	54-00-16404-10-2	316,570	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	604.89
430 Virginia Drive	Fort Washington	PA	19034	54-00-16372-04-4	220,510	Truoco Group LLC		430 Virginia Dr	Fort Washington	PA	19034	421.34
434 Virginia Drive	Fort Washington	PA	19034	54-00-16372-03-5	250,530	Holzhauser Properties LLC		434 Virginia Dr	Fort Washington	PA	19034	478.71
440 Virginia Drive	Fort Washington	PA	19034	54-00-16372-02-6	467,280	Two Girls Investments LLC		1437 Barrison Dr	Ambler	PA	19002	892.87
475 Virginia Drive	Fort Washington	PA	19034	54-00-16389-00-9	3,138,300	Irs Holding LLC & QJW Holdings LLC	Attn: Intercontinental Development	281 Tabor Rd 1st Fl	Ottisville	PA	18942	5,995.57
500 Virginia Drive	Fort Washington	PA	19034	54-00-16375-00-5	14,000,000	Alliance HP Virginia Drive LLC		40 Morris Avenue Ste 230	Bryn Mawr	PA	19010	26,750.79
500 Virginia Drive	Fort Washington	PA	19034	54-00-16375-13-1	836,920	Alliance HP Virginia Drive LLC		40 Morris Avenue Ste 230	Bryn Mawr	PA	19010	1,589.16
520 Virginia Drive	Fort Washington	PA	19034	54-00-16375-12-2	4,107,200	Upper Dublin Township	Attn Finance Director	801 Loch Alsh Ave	Fort Washington	PA	19034	7,847.82
525 Virginia Drive	Fort Washington	PA	19034	54-00-16390-00-8	792,500	Conder FW Real Estate LLC		404 Pennsylvania Ave	Fort Washington	PA	19034	1,514.29
550 Virginia Drive	Fort Washington	PA	19034	54-00-16387-00-2	645,170	550 Virginia Dr LLC	Attn: Rush Geare Inc	550 Virginia Dr	Fort Washington	PA	19034	1,232.77
555 Virginia Drive	Fort Washington	PA	19034	54-00-16393-00-5	656,600	Virginia Pine RE Holdings LLC		555 Virginia Drive	Fort Washington	PA	19034	1,254.81
565 Virginia Drive	Fort Washington	PA	19034	54-00-16396-00-2	1,101,950	Peace Valley Christian Ch		1433 Crosby Dr	Fort Washington	PA	19034	2,105.57
575 Virginia Drive	Fort Washington	PA	19034	54-00-16397-00-1	674,400	VADR LLC		724 Monument Road	Malvern	PA	19355	1,288.62
580 Virginia Drive	Fort Washington	PA	19034	54-00-16375-03-2	2,835,000	Vette Associates II LP		281 Tabor Rd 1st Fl	Ottisville	PA	18942	5,417.04
1005 Virginia Drive	Fort Washington	PA	19034	54-00-04627-00-8	8,305,400	Kulicke and Soffa Industries		1005 Virginia Dr	Fort Washington	PA	19034	15,669.72
1015 Virginia Drive	Fort Washington	PA	19034	54-00-16402-00-5	1,265,000	1015 Virginia Partners LLC		1015 Virginia Drive Ste 220	Fort Washington	PA	19034	2,417.13
1035 Virginia Drive	Fort Washington	PA	19034	54-00-16375-10-4	570,600	Vette Assoc II LP		281 Tabor Rd 1st Fl	Ottisville	PA	18942	1,090.29
1050 Virginia Drive	Fort Washington	PA	19034	54-00-16376-00-4	2,982,400	Bell Telephone Co. of Pa		Po Box 521807	Longwood	FL	32752	5,698.68
1055 Virginia Drive	Fort Washington	PA	19034	54-00-16399-00-8	812,000	Star Maid Group Inc		1055 Virginia Dr	Fort Washington	PA	19034	1,551.55
1075 Virginia Drive	Fort Washington	PA	19034	54-00-16404-00-3	1,615,680	1075 Virginia Drive LLC		1416 Cinnamon Ctr	Fort Washington	PA	19034	3,067.19
1100 Virginia Drive	Fort Washington	PA	19034	54-00-16378-00-2	42,150,000	LSOP 3 PA I LLC	Attn: Greenfield Partners Lio	2 Post Rd West	Westport	CT	06880	80,539.00
1125 Virginia Drive	Fort Washington	PA	19034	54-00-16404-15-6	3,192,900	Virginia Drive Land LLC	C/O Equus Capital Partners LTD	3843 West Chester Pike STE 1203A	Newtown Square	PA	19073	6,100.90
1125 Virginia Drive	Fort Washington	PA	19034	54-00-16404-20-1	430,370	Virginia Drive Land LLC	C/O Equus Capital Partners LTD	3844 West Chester Pike STE 1203A	Newtown Square	PA	19073	822.34
1145 Virginia Drive	Fort Washington	PA	19034	54-00-16404-26-4	744,180	BT Office Center Dr LP	Attn Rhoda Thomas Wawa Inc Corp Accounting Dept	260 W Baltimore Pike	Wawa	PA	19063	1,421.86
1175 Virginia Drive	Fort Washington	PA	19034	54-00-16404-25-5	4,710,050	Spirit Realty Lp		2727 N Harwood Street Ste 300	Dallas	TX	75201	8,999.83
1250 Virginia Drive	Fort Washington	PA	19034	54-00-16384-00-6	1,584,440	Metropolitan 4 LLC		1030 Reed Avenue Ste 100	Wyomissing	PA	19610	3,027.50
1300 Virginia Drive	Fort Washington	PA	19034	54-00-16385-00-4	5,013,650	Maplewood Virginia LLLP	Attn: Avlr Corp-Ex Cen Hooks Ln	6 Reservoir Cir Ste 103	Baltimore	MD	21208	9,579.94
1301 Virginia Drive	Fort Washington	PA	19034	54-00-16386-00-3	3,381,250	Maplewood 1301 LLC		1300 Virginia Dr Ste 205	Fort Washington	PA	19034	6,480.79
1375 Virginia Drive	Fort Washington	PA	19034	54-00-16405-00-2	2,388,450	Robert Heenan & Th Danese		1375 Virginia Dr	Fort Washington	PA	19034	4,563.78
1401 Virginia Drive	Dresher	PA	19025	54-00-10279-00-8	168,540	1401 Virginia Dr LLC		6055 Sheff Ln	Fort Washington	PA	19034	322.04
W. Pennsylvania Avenue	Fort Washington	PA	19034	54-00-13381-00-2	7,700	Anika & Terry L Steen		3201 S 28th St	Philadelphia	PA	19145	14.71
325 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13406-00-4	805,770	Condor Fort Washington Real Estate	C/O Mercedes Benz of Fort Washington	404 Pennsylvania Avenue	Fort Washington	PA	19034	1,539.64
435 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13405-00-5	249,870	Brandenburger/Sheridan James		55 Lynn Ave	Oreland	PA	19075	477.44
437 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13402-00-8	276,980	Brandenburger/Sheridan James		55 Lynn Ave	Oreland	PA	19075	529.25
449 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13395-00-5	305,180	Living Hope Adoption Agency		449 W Pennsylvania Ave	Fort Washington	PA	19034	583.13
455 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13393-80-3	2,577,860	455 Office Assoc LP		665 Easton Rd Ste 250	Warrington	PA	18976	4,925.89
467 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13393-00-6	2,878,890	Welltower						5,500.90
471 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13390-00-2	450,740	Elliott/Murray/Andrew Goldstein		471 W Pennsylvania Ave	Fort Washington	PA	19034	861.26
475 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13387-00-5	332,940	475 Pennsylvania Ave FW LLC	Attn: Mmscoll	645 Hamilton St Ste 500	Allentown	PA	18101	636.17
515 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-04353-00-2	4,188,550	515 PA Ave LLC		330 Exeter Rd	Haverford	PA	19041	7,965.14
535 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-08791-00-2	1,141,200	535 Penn Investments LLC		1040 Dekalb Pike	Blue Bell	PA	19422	2,180.57
					290,458,670							565,000.00