

Prepared by & Return to:  
Manayunk Law Office  
Attn: William J. O'Brien II  
4322 Main Street  
Philadelphia, PA 19127

267 Green Lane (OPA 211175600)

## DEED OF SUBDIVISION

This Indenture, made the 8th day of September, Two Thousand Twenty-Five (2025);

**Between** **DEXTER STREET PARTNERS, LLC** (hereinafter, Grantor), of the one part,

and

**DEXTER STREET PARTNERS, LLC** (hereinafter, Grantee), of the other part.

**Witnesseth**, That the said Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto it well and truly paid by the said 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 it the said Grantee, its successors and assigns, in fee, the real estate described on **EXHIBIT "A"**, attached hereto and made a part hereof.

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

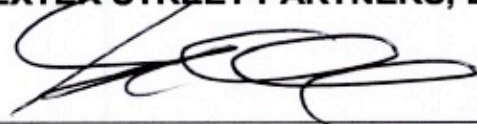
**To have and to hold** the said lot or piece of ground above described with the messuage or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use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

**And the said Grantor**, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

**In Witness Whereof**, the party of the first part has executed this Deed of Subdivision the day and year first above written:

Sealed and Delivered  
in the presence of:

**DEXTER STREET PARTNERS, LLC**



(SEAL)

By: Steve Olszewski, Managing Member

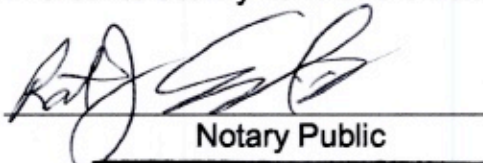
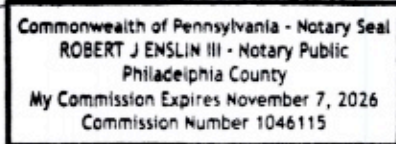
}  
}  
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Commonwealth of Pennsylvania }

County of Philadelphia }

On this, the 28<sup>th</sup> day of September, 2025, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Philadelphia the undersigned Officer, personally appeared Steve Olszewski, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he is the Managing Member of Dexter Street Partners, LLC and thereby authorized to execute the instrument on behalf of the company for the purposes therein contained.

I hereunto set my hand and official seal:

  
Notary Public

The Address of the Grantee is:

4127 Main Street  
Philadelphia, Pennsylvania 19127

\_\_\_\_\_  
on behalf of the Grantee

## Exhibit A

### PARCEL 'E'

**ALL THAT CERTAIN** lot or piece of ground, SITUATE in the 21<sup>st</sup> Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to an Amended Subdivision & Site Plan made by Paul N. Lonie, Aqua Economics, LLC, dated October 25, 2024, last revised December 19, 2024, as follows, to wit: **BEGINNING** at a point formed by the intersection of the northeasterly side of Boone Street (20' wide, on City Plan - legally open) and the southeasterly side of Green Lane (40' wide, on City Plan - legally open); THENCE extending along the said southeasterly side of Green Lane, N 20° 54' 56" E, the distance of 40.00 feet to a point; THENCE, extending partly through a certain wall and partly along the northeasterly side of a Proposed 20.5' wide Driveway Access Easement which extends southeastwardly to a terminus and southwestwardly to Boone Street, S 34° 47' 34" E, the distance of 104.203 feet to a point on the northeasterly side of the proposed easement; THENCE extending and crossing the bed of said proposed easement, S 55° 12' 26" W, the distance of 33.047 feet to a point on the said northeasterly side of Boone Street; THENCE extending along the said northeasterly side of Boone Street and partly along the southwesterly side of said proposed easement, N 34° 47' 34" W, the distance of 81.667 feet to the first mentioned point and PLACE OF BEGINNING.

**BEING KNOWN** as 267 Green Lane; OPA 211000065; Containing in area 3,071.2 square feet or 0.07051 acres.

**TOGETHER WITH A DRIVEWAY EASEMENT**, for ingress and egress, in perpetuity, being **ALL THAT CERTAIN** lot or piece of ground, SITUATE in the 21<sup>st</sup> Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to an Amended Subdivision & Site Plan made by Paul N. Lonie, Aqua Economics, LLC, dated October 25, 2024, last revised December 19, 2024, as follows, to wit: **BEGINNING** at a point on the northeasterly side of Boone Street (20' wide on City Plan - legally open), said point being located S 34° 47' 34" E, the distance of 70.267 feet from the southeasterly side of Green Lane (40' wide, on City Plan - legally open); THENCE extending, N 55° 12' 26" E, the distance of 33.047 feet to a point; THENCE extending, S 34° 47' 34" E, the distance of 20.500 feet to a point; THENCE extending, S 55° 12' 26" W, the distance of 33.047 feet to a point on the said northeasterly side of Boone Street; THENCE extending along the said northeasterly side of Boone Street, N 34° 47' 34" W, the distance of 20.500 feet to the first mentioned point and PLACE OF BEGINNING. **BEING KNOWN** as a "PROPOSED 20.5' WIDE DRIVEWAY ACCESS EASEMENT" on said plan. **CONTAINING** in area 677.5 square feet or 0.01555 acres.

## PARCEL 'F'

**ALL THAT CERTAIN** lot or piece of ground, **SITUATE** in the 21st Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to an Amended Subdivision & Site Plan made by Paul N. Lonie, Aqua Economics, LLC, dated October 25, 2024, last revised December 19, 2024, as follows, to wit: **BEGINNING** at a point on the northeasterly side of Boone Street (20' wide, on City Plan - legally open), said point being located S 34° 47' 34" E, the distance of 81.667 feet from the southeasterly side of Green Lane (40' wide, on City Plan - legally open); **THENCE** extending, partly crossing the bed of a Proposed 20.5' wide Driveway Access Easement which extends northwestwardly along Boone Street to a terminus and southeastwardly along Boone Street to a terminus, N 55° 12' 26" E, the distance of 104.199 feet to a point; **THENCE** extending, S 29° 37' 44" E, the distance of 25.102 feet to a point; **THENCE** extending, S 55° 12' 26" W, the distance of 101.940 feet to a point on the said northeasterly side of Boone Street; **THENCE** extending along the said northeasterly side of Boone Street and partly along the southwesterly side of said proposed easement, N 34° 47' 34" W, the distance of 25.000 feet to the first mentioned point and **PLACE OF BEGINNING**.

**BEING KNOWN** as 4489 Boone Street; OPA 211000067; Containing in area 2,576.7 square feet or 0.05915 acres.

**SUBJECT TO A DRIVEWAY EASEMENT**, for ingress and egress, in perpetuity, being **ALL THAT CERTAIN** lot or piece of ground, **SITUATE** in the 21st Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to an Amended Subdivision & Site Plan made by Paul N. Lonie, Aqua Economics, LLC, dated October 25, 2024, last revised December 19, 2024, as follows, to wit: **BEGINNING** at a point on the northeasterly side of Boone Street (20' wide on City Plan - legally open), said point being located S 34° 47' 34" E, the distance of 70.267 feet from the southeasterly side of Green Lane (40' wide, on City Plan - legally open); **THENCE** extending, N 55° 12' 26" E, the distance of 33.047 feet to a point; **THENCE** extending, S 34° 47' 34" E, the distance of 20.500 feet to a point; **THENCE** extending, S 55° 12' 26" W, the distance of 33.047 feet to a point on the said northeasterly side of Boone Street; **THENCE** extending along the said northeasterly side of Boone Street, N 34° 47' 34" W, the distance of 20.500 feet to the first mentioned point and **PLACE OF BEGINNING**. **BEING KNOWN** as a "PROPOSED 20.5' WIDE DRIVEWAY ACCESS EASEMENT" on said plan. **CONTAINING** in area 677.5 square feet or 0.01555 acres.

## PARCEL 'G'

**ALL THAT CERTAIN** lot or piece of ground, **SITUATE** in the 21st Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to an Amended Subdivision & Site Plan made by Paul N. Lonie, Aqua Economics, LLC, dated October 25, 2024, last revised December 19, 2024, as follows, to wit: **BEGINNING** at a point on the

northeasterly side of Boone Street (20' wide, on City Plan - legally open), said point being located S 34° 47' 34" E, the distance of 106.667 feet from the southeasterly side of Green Lane (40' wide, on City Plan - legally open); THENCE extending, N 55° 12' 26" E, the distance of 101.940 feet to a point; THENCE extending, N 29° 37' 44" W, the distance of 3.012 feet to a point; THENCE extending, N 55° 12' 26" E, the distance of 29.702 feet to a point on the southwesterly side of Fleming Street ( 40' wide, on City Plan - legally open); THENCE extending along the said southwesterly side of Fleming Street, S 28° 37' 14" E, the distance of 25.168 feet to a point; THENCE extending, S 53° 01' 44" W, the distance of 129.301 feet to a point on the said northeasterly side of Boone Street; THENCE extending along the said northeasterly side of Boone Street, N 34° 47' 34" W, the distance of 26.937 feet to the first mentioned point and PLACE OF BEGINNING..

**BEING KNOWN** as 4487 Boone Street; OPA 211000066; Containing in area 3,278.3 square feet or 0.07526 acres.

**BEING AS TO PARCELS E, F and G**, the same premises that Edward Korenkiewicz, Executor of Estate of Loretta Sitko, also known as Loretta L. Sitko, deceased by deed dated March 19, 2024 and recorded in the Office of the Recorder of Deeds for Philadelphia County on April 10, 2024 as Document 54288017 granted and conveyed unto Dexter Street Partners, LLC, in fee.