

**RESOLUTION**

NO. MA-22-0024

**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 2022 through the adoption of Resolution No. MA-21-0023 and Resolution No. MA-21-0022, respectively, on December 3, 2021;


**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 2022 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, 2022;

**AND WHEREAS**, this method of calculating assessments based on the Montgomery County assessed values of the properties as of January 1, 2022 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, 2022.

**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 4th day of February, 2022.

APPROVED:

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

ATTEST:


  
\_\_\_\_\_  
Paul A. Leonard,  
Executive Director

Exhibit "A"

2022 Assessment Property List

Upper Dublin Township Municipal Authority  
2022 Assessments

Address	City	State	Zip	Parcel	Property Assessment	Owner	Attn	Street	City	State	Zip	2022 Assessment
101 Bethlehem Pike	Fort Washington	PA	19034	54-00-02188-00-8	294,060	Presidential Realty Partners LP	Attn: Td Bank Na Tr Canada Trust Lease & Tax Admin	1633 Old York Rd Unit 2F	Jenkintown	PA	19046	544,84
105 Bethlehem Pike	Fort Washington	PA	19034	54-00-02181-00-5								
106 Bethlehem Pike	Fort Washington	PA	19034	54-00-02377-00-8	342,360	Murray Goldstein		260 West Baltimore Pike	Media	PA	19063	634,09
115 Bethlehem Pike	Fort Washington	PA	19034	54-00-02184-00-2	882,330	INU Properties LP		115 Bethlehem Pike	Fort Washington	PA	19034	1,397,15
123 Bethlehem Pike	Fort Washington	PA	19034	54-00-02187-00-3	65,480	Wilbert Family Partnership LTD		1281 Hoffman Road	Amble	PA	19034	156,28
Camp Hill Road	Fort Washington	PA	19034	54-00-03544-00-2	500,950	WFP Pennland Co LP	Attn: Brookfield Properties	4 World Financial Cir 14th Fl	New York	NY	10281	927,82
Camp Hill Road	Fort Washington	PA	19034	54-00-03607-00-8	368,730	WFP Pennland Co LP	Attn: Brookfield Properties	4 World Financial Cir 14th Fl	New York	NY	10281	728,61
555 Camp Hill Road	Fort Washington	PA	19034	54-00-03520-00-8	548,250	WFP Pennland Co LP	Attn: Brookfield Properties	4 World Financial Cir 14th Fl	New York	NY	10281	1,015,43
1035 Camp Hill Road	Fort Washington	PA	19034	54-00-03532-00-5	777,000	Will, Daniel F		1035 Camp Hill Rd	Fort Washington	PA	19034	1,439,10
1095 Camp Hill Road	Fort Washington	PA	19034	54-00-03538-00-8	1,080,000	Mar Thomas Church		1035 Camp Hill Rd	Fort Washington	PA	19034	
Commerce Drive	Fort Washington	PA	19034	54-00-04389-00-5	14,470	WFP Pennland Co LP	Attn: Brookfield Properties	1085 Campbell Road	Fort Washington	PA	19034	2,200,30
Commerce Drive	Fort Washington	PA	19034	54-00-04398-00-5	1,050	BOWASA		4 World Financial Cir 14th Fl	New York	NY	10281	26,80
135 Commerce Drive	Fort Washington	PA	19034	54-00-04388-00-8	2,488,600	135 Commerce Inc PA Corp		1275 Amstibuse Rd	Warrington	PA	18978	1,94
155 Commerce Drive	Fort Washington	PA	19034	54-00-04387-00-7	792,500	FAB Holdings LLC		135 Commerce Dr	Fort Washington	PA	19034	4,609,20
175 Commerce Drive	Fort Washington	PA	19034	54-00-04372-00-2	1,540,710	Pomona Real Estate LLLP		155 Commerce Dr	Fort Washington	PA	19034	1,487,81
185 Commerce Drive	Fort Washington	PA	19034	54-00-04375-00-8	1,963,500	CH3 Holdings PA LLC		404 Pennsylvania Avenue	Fort Washington	PA	18034	2,853,59
220 Commerce Drive	Fort Washington	PA	19034	54-00-04395-00-5	3,380,000	Brookwood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	186 Commerce Dr Ste 1	Fort Washington	PA	19034	3,638,66
230 Commerce Drive	Fort Washington	PA	19034	54-00-04395-10-4				138 Conant St	Beverly	MA	01915	6,280,19
270 Commerce Drive	Fort Washington	PA	19034	54-00-04402-00-3	4,428,720	270 Commerce Drive LP	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	72 Cherry Hill Dr	Beverly	MA	01915	
275 Commerce Drive	Fort Washington	PA	19034	54-00-04379-00-5	3,595,910	LSOP 3 PA 6 LLC		270 Commerce Dr Ste 101	Fort Washington	PA	19034	9,202,55
285 Commerce Drive	Fort Washington	PA	19034	54-00-04381-00-2	2,588,720	Vihar F W LP		2 Post Rd West	Westport	CT	06880	6,641,56
290 Commerce Drive	Fort Washington	PA	19034	54-00-04405-00-5	828,500	290 Commerce Realty LLC		285 Commerce Dr	Fort Washington	PA	19034	4,794,64
335 Commerce Drive	Fort Washington	PA	19034	54-00-04383-00-1	7,093,000	LSOP 3 PA 2 LLC		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,350,78
350 Commerce Drive	Fort Washington	PA	19034	54-00-04408-00-2	387,840	Union Electric Contracting Co.	Attn: Turnmark Financial Credit Union	335 Commerce Dr	Fort Washington	PA	19034	13,026,01
370 Commerce Drive	Fort Washington	PA	19034	54-00-04411-00-8	955,400	Commerce Drive Realty LLC		330 Commerce Dr	Fort Washington	PA	19034	738,85
375 Commerce Drive	Fort Washington	PA	19034	54-00-04384-00-9	14,281,480	LCN-LINK Folsom Multi LLC	C/O LTF Real Estate Co Inc: Andrea Erikson	333 E Cny Ave Ste 803	Bala Cynwyd	PA	19004	1,788,92
390 Commerce Drive	Fort Washington	PA	19034	54-00-04414-00-5	105,880	390 Commerce Realty LLC		2902 Corporate Pl	Chantassen	MN	55317	28,451,08
401 Commerce Drive	Fort Washington	PA	19034	54-00-04387-00-5	2,718,000	Hartsville Real Estate Group		270 Commerce Dr Ste 101	Fort Washington	PA	19034	198,57
410 Commerce Drive	Fort Washington	PA	19034	54-00-04417-00-2	1,031,800	Hare Group II	Attn: Joann Smith-Guides	401 Commerce Dr Ste 108	Fort Washington	PA	19034	5,034,08
414 Commerce Drive	Fort Washington	PA	19034	54-00-04420-00-8	2,471,700	414 Commerce Realty LLC		715 Twinning Rd Ste 214	Dresher	PA	19026	1,811,03
425 Commerce Drive	Fort Washington	PA	19034	54-00-04390-00-2	2,146,600	425 Associates LP		5205 Millia Hill Road STE 200	Plymouth Meeting	PA	19462	4,577,80
455 Commerce Drive	Fort Washington	PA	19034	54-00-13444-00-2		S & R Jay Realty LLC		425 Commerce Dr Ste 200	Fort Washington	PA	19034	3,973,83
455 Commerce Drive	Fort Washington	PA	19034	54-00-13447-00-8	142,910	S & R Jay Realty LLC		485 Commerce Dr	Fort Washington	PA	19034	
Delaware Avenue	Fort Washington	PA	19034	54-00-04624-00-1	100,000	Upper Dublin Township		485 Commerce Dr	Fort Washington	PA	19034	284,89
Delaware Avenue	Fort Washington	PA	19034	54-00-04624-20-9	196,980	Upper Dublin Township		370 Commerce Drive	Fort Washington	PA	19034	185,21
	Fort Washington	PA	19034	54-00-04624-20-9				370 Commerce Drive	Fort Washington	PA	19034	364,83

Upper Dublin Township Municipal Authority  
2022 Assessments

Address	City	State	Zip	Parcel	Property Assessment	Owner	Attn	Street	City	State	Zip	2022 Assessment
420 Delaware Avenue	Fort Washington	PA	19034	54-00-04821-00-5	6,744,000	ACTS Management Services Inc		420 Delaware Avenue	Fort Washington	PA	19034	12,480.75
425 Delaware Avenue	Fort Washington	PA	19034	54-00-04619-00-8	668,070	425 Delaware Associates LP		425 Delaware Rd	Fort Washington	PA	19034	1,274.39
455 Delaware Avenue	Fort Washington	PA	19034	54-00-04625-00-1	387,810	Bucks County Water & Sewer		1275 Almshouse Rd	Fort Washington	PA	19034	718.27
465 Delaware Avenue	Fort Washington	PA	19034	54-00-04824-00-2	304,660	Upper Dublin Township		370 Commerce Drive	Fort Washington	PA	19034	694.08
Dreshertown Road	Dresher	PA	19029	54-00-05167-01-7	182,300	Upper Dublin Township		370 Commerce Drive	Fort Washington	PA	19034	337.84
Dreshertown Road	Dresher	PA	19029	54-00-05167-02-5	88,180	Concor Fort Washington Real Est		464 Pennsylvania Ave	Fort Washington	PA	19034	165.92
1401 Dreshertown Road	Fort Washington	PA	19034	54-00-05556-00-9	1,997,220	Alliant Concrete & Supply		1725 Limestone Pike	Dresher	PA	19029	345.94
1422 Dreshertown Road	Dresher	PA	19029	54-00-05682-00-2	2,879,810	Panoga Real Estate LLC		404 Pennsylvania Avenue	Fort Washington	PA	19034	2,857.83
1494 Dreshertown Road	Dresher	PA	19029	54-00-05788-00-5	281,740	1494 Dreshertown Road LLC		1233 Haddonfield Basin Rd	Fort Washington	PA	19034	484.78
101 Fl Washington Ave	Fort Washington	PA	19034	54-00-06448-00-5	454,870	Dresher Care Group LLC		1090 SW Mt Bachelor Drive STE 200	Beard	OR	97102	5,516.99
165 Indiana Avenue	Fort Washington	PA	19034	54-00-08788-00-5	669,870	Virginia M & Jay H. Schell		1315 N Konyak Rd	Willcox	AZ	85643	805.43
400 Maryland Drive	Fort Washington	PA	19034	54-00-11734-00-8	1,801,700	JMJ Properties		1320 E Butler Pike	Ambler	PA	19002	1,222.16
425 Maryland Drive	Fort Washington	PA	19034	54-00-11731-00-5	894,190	Timaroy Knox Haason & Weiland		403 Maryland Dr, PO Box 7544	Fort Washington	PA	19034	2,896.55
455 Maryland Drive	Fort Washington	PA	19034	54-00-11734-00-2	1,905,059	Doneg & June Feith		425 Maryland Dr	Fort Washington	PA	19034	1,637.63
455 Maryland Drive	Fort Washington	PA	19034	54-00-11734-00-9	89,200	455 Properties LP		455 Maryland Dr	Fort Washington	PA	19034	3,628.40
460 Maryland Drive	Fort Washington	PA	19034	54-00-11734-00-1	52,650	455 Properties LP		455 Maryland Dr	Fort Washington	PA	19034	1,638.26
465 Maryland Drive	Fort Washington	PA	19034	54-00-11737-00-8	1,400,009	North Wales Water Authority		200 W Walnut St, PO Box 1339	North Wales	PA	19454	97.33
470 Maryland Drive	Fort Washington	PA	19034	54-00-11737-00-5	915,000	OMT Properties LP		P O Box 1011	Fort Washington	PA	19034	2,592.98
500 Maryland Drive	Fort Washington	PA	19034	54-00-11729-00-7	3,002,390	The McKean Family LP		470 Maryland Dr	Fort Washington	PA	19034	1,894.70
270 New Jersey Drive	Fort Washington	PA	19034	54-00-12178-00-8	974,360	WP Fort Washington LP		800 Maryland Dr	Fort Washington	PA	19034	5,590.75
275 New Jersey Drive	Fort Washington	PA	19034	54-00-12175-00-2	1,642,170	Amy Gillin & Michelle Brady		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,804.68
230 New York Drive	Fort Washington	PA	19034	54-00-12190-00-5	891,650	NJD Realty Partnership LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	3,041.51
235 New York Drive	Fort Washington	PA	19034	54-00-12187-00-8	809,820	Myer Realty Associates LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,252.32
240 New York Drive	Fort Washington	PA	19034	54-00-12181-00-5	1,728,120	235 New York Drive LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,498.69
245 New York Drive	Fort Washington	PA	19034	54-00-12184-00-2	703,410	240 New York Avenue Assoc LP		240 New York Dr Ste 1	Fort Washington	PA	19034	3,200.70
250 New York Drive	Fort Washington	PA	19034	54-00-12198-00-2	967,700	Brimak Realty LP		240 New York Dr	Fort Washington	PA	19034	1,302.81
1850 N Limestone Pike	Dresher	PA	19029	54-00-05365-00-9	10,546,900	Horsham Real Estate Group LP		401 Commerce Dr Ste 103	Fort Washington	PA	19034	1,792.30
1857 N Limestone Pike	Dresher	PA	19029	54-00-10282-00-5	81,800	Dresher AM West TIC LLC		120 N Pointe Blvd, Suite 301	Lancaster	PA	17601	19,594.02
1708 N Limestone Pike	Dresher	PA	19029	54-00-10603-00-2	235,650	Leslie Weber Leisendorfer		1857 N Limestone Pike	Dresher	PA	19029	170.03
1710 N Limestone Pike	Dresher	PA	19029	54-00-10632-00-3	500,810	Dharma Realty LLC		1701 Cottman Avenue	Philadelphia	PA	19111	436.82
1711 N Limestone Pike	Dresher	PA	19029	54-00-10276-00-2	466,430	Wendys OK Fashioned Hamburgers		One Dave Thomas Blvd	Dublin	OH	43017	983.13
1718 N Limestone Pike	Dresher	PA	19029	54-00-10278-00-5	788,570	Hong Heng Suk and Soon Ki		1009 Chapman Cir	Hatfield	PA	19140	862.04
2038 S Limestone Pike	Fort Washington	PA	19034	54-00-10270-00-6	374,170	PJMG DPNJ LLC		2359 Research Ct	Woodbridge	VA	22192	1,423.49
Office Center Drive	Fort Washington	PA	19034	54-00-16390-50-4	-	Schmitt, Fredrick		1820 Twining Rd, PO Box 87	Dresher	PA	19029	694.12
Office Center Drive	Fort Washington	PA	19034	54-00-12719-00-7	-	502 WOC Properties		625 W Ridge Pike Building C - Ste 102	Censhooken	PA	19428	-
	Fort Washington	PA	19034	54-00-12719-00-7	-	AREP Fl Washington LLC		887 7th Ave	New York	NY	10108	-

Upper Dublin Township Municipal Authority  
2022 Assessments

Address	City	State	Zip	Parcel	Property Assessment	Owner	Attn	Street	City	State	Zip	2022 Assessment
Office Center Drive	Fort Washington	PA	19034	54-00-12706-01-1	-	G & I VI Office Center LLC	Attn: Lynn Minicel	Po Box 121004	Adlington	TX	79012	-
500 Office Center Drive	Fort Washington	PA	19034	54-00-12706-00-2	7,739,200	Brook Wood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	14,382.69
901 Office Center Drive	Fort Washington	PA	19034	54-00-12706-00-8	8,692,200	Brook Wood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	15,973.85
502 W Office Center Dr	Fort Washington	PA	19034	54-00-16390-00-9	1,959,000	Open Library of Pennsylvania LLC		300 Funston Avenue	San Francisco	CA	94118	3,845.32
800 Office Center Drive	Fort Washington	PA	19034	54-00-12710-01-8	8,739,000	ZCA Fort Washington LLC	Attn: Zake Capital Advisors Ed Ambian	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	18,205.02
601 Office Center Drive	Fort Washington	PA	19034	54-00-12710-02-5	10,955,250	ZCA Fort Washington LLC	Attn: Zake Capital Advisors Ed Ambian	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	20,280.52
602 Office Center Drive	Fort Washington	PA	19034	54-00-12710-03-4	10,955,250	ZCA Fort Washington LLC	Attn: Zake Capital Advisors Ed Ambian	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	20,280.52
468 Phelown Road	Fort Washington	PA	19034	54-00-13441-00-5	168,500	Hermes Tagelidis & Shoya Sandra		1145 Minor Ave	Coatesville	PA	19320	295.88
510 Phelown Road	Fort Washington	PA	19034	54-00-13441-00-8	192,800	Phelown Rd Assoc LP		PO Box 1220	Pico Rivera	CA	90660	336.57
520 Phelown Road	Fort Washington	PA	19034	54-00-13441-00-5	208,840	Costan International LTD		1481 Jbal Dr	Amherst	PA	19002	363.09
560 Phelown Road	Fort Washington	PA	19034	54-00-13441-00-5	5,874,000	Veils II Assoc LP		950 Phelown Road Ste 160	Fort Washington	PA	19034	10,879.40
575 Phelown Road	Fort Washington	PA	19034	54-00-13441-00-5	992,510	PPP Assets LLC		79 Columbia Avenue	Cedarhurst	NY	11516	1,839.25
Summit Avenue	Fort Washington	PA	19034	54-00-1467-00-5	99,100	Plain Crest Properties LLC		403 Richmond Avenue STE 102	PT Pleasant Beach	NJ	08742	72.42
103 Summit Avenue	Fort Washington	PA	19034	54-00-1467-00-2	113,680	Plain Crest Properties LLC		403 Richmond Avenue STE 102	PT Pleasant Beach	NJ	08742	270.38
Susquehanna Road	Fort Washington	PA	19034	54-00-1467-00-2	165,600	WPP Pennland Co LP		4 World Financial Cir 14th Fl	New York	NY	10281	185.58
Susquehanna Road	Fort Washington	PA	19034	54-00-1505B-00-8	101,010	Maverick Realty Associates LP	Attn: Broadfield Properties	898 Old York Rd 2nd Fl	Jenkintown	PA	19046	187.08
Susquehanna Road	Fort Washington	PA	19034	54-00-1488-00-2	197,540	ISP Holdings PA LLC		100 Tournament Drive STE 225	Horsham	PA	19044	365.87
Susquehanna Road	Fort Washington	PA	19034	54-00-1488-00-5	913,500	FW Triangle LP	Attn: BET Investments lbc	203 Dryden Rd Ste 200	Dresher	PA	19025	1,691.92
Susquehanna Road	Fort Washington	PA	19034	54-00-1488-00-4	422,070	FW Triangle LP	Attn: BET Investments inc	200 Dryden Rd Ste 200	Dresher	PA	19025	782.84
1688 Susquehanna Road	Fort Washington	PA	19034	54-00-1488-00-3	212,600	North Wales Water Authority		200 W Walnut St PO Box 1339	North Wales	PA	19454	392.78
1688 Susquehanna Road	Dresher	PA	19025	54-00-16065-00-1	527,100	Maverick Realty Associates LP		838 Old York Rd 2nd Fl	Jenkintown	PA	19046	975.25
1704 Susquehanna Road	Dresher	PA	19025	54-00-14645-00-5	159,800	Marcello Degasfino		1189 Horseham Road	Amble	PA	19002	268.16
1750 Susquehanna Road	Dresher	PA	19025	54-00-14639-00-2	3,112,660	Minwin Property Mgt Partnership		1758 Limestone Pike	Dresher	PA	16225	5,763.93
1755 Susquehanna Road	Dresher	PA	19025	54-00-16572-05-3	709,570	Robert Woelke Co		1758 Limestone Rd	Dresher	PA	19025	1,314.85
Virginia Drive	Fort Washington	PA	19034	54-00-16572-11-3	-	Virginia Drive LP		301 Oxford Valley Rd Ste 702-A	Morrisville	PA	19025	-
Virginia Drive	Fort Washington	PA	19034	54-00-16572-00-3	892,230	Upper Dublin Township		801 Loch Aich Ave	Fort Washington	PA	19034	1,652.82
Virginia Drive	Fort Washington	PA	19034	54-00-16572-00-3	151,420	Upper Dublin Township		801 Loch Aich Ave	Fort Washington	PA	19034	280.45
Virginia Drive	Fort Washington	PA	19034	54-00-16372-00-3	555,550	WFP Pennland Co LP	Attn: Brookfield Properties	4 World Financial Cir 14th Fl	New York	NY	10281	1,028.59
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	2.07
430 Virginia Drive	Fort Washington	PA	19034	54-00-16404-10-2	816,570	Virginia Drive Land LLC	C/O Equus Capital Partners LTD	3848 West Chester Pike	Newtown Square	PA	19073	668.33
434 Virginia Drive	Fort Washington	PA	19034	54-00-16572-04-4	220,570	Trusac Group LLC		450 Virginia Dr	Fort Washington	PA	19034	408.41
440 Virginia Drive	Fort Washington	PA	19034	54-00-16572-05-6	290,530	Heizhauer Properties LLC		494 Virginia Dr	Fort Washington	PA	19034	464.01
475 Virginia Drive	Fort Washington	PA	19034	54-00-16372-02-6	467,280	Two Gfis Investments LLC		1437 Barrison Dr	Amble	PA	19002	865.46
500 Virginia Drive	Fort Washington	PA	19034	54-00-16393-00-6	3,139,300	Mfs Holding LLC & O-WJ Holdings LLC	Attn: Intercontinental Development	550 Phelown Road STE 160	Fort Washington	PA	19034	5,912.53
500 Virginia Drive	Fort Washington	PA	19034	54-00-16375-00-5	4,010,130	Alliance HP Virginia Drive LLC		40 Morris Avenue Ste 230	Bryn Mawr	PA	19010	7,443.84
500 Virginia Drive	Fort Washington	PA	19034	54-00-16375-13-1	839,920	Alliance HP Virginia Drive LLC		40 Morris Avenue Ste 230	Bryn Mawr	PA	19010	1,550.08

