

Prepared by:

Robert S. Hasson
PA Attorney No. 80596

Return to:

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OPA #:885959960

**FEDERAL SUPERFUND LIEN
(CERCLA)**

Name of Property Affected: Lefevre Street Container Superfund Site

Name of Owners: MAS Management, LLC

Address of Property: 2710 Lefevre Street, City of Philadelphia, County of Philadelphia, Pennsylvania, Parcel ID. No. 884350250, being real property conveyed by John F. Joyce (grantor) to MAS Management (grantee) by Indenture dated March 16, 2018, and recorded as Doc. ID No. 53352777 with the City of Philadelphia, Department of Records, on April 18, 2018.

For Information Contact: Robert S. Hasson (3RC10)
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NOTICE OF LIEN

Notice is hereby given by the U.S. Environmental Protection Agency (EPA), on behalf of the United States, that the United States holds a lien on the Property that comprises the LeFevre Street Container Superfund Site, as described above and in the attached Indenture.

Pursuant to Section 107(I) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended, 42 U.S.C. § 9607(I), a lien is created in favor of the United States upon all real property and rights to such property, which belong to persons liable for costs under 42 U.S.C. § 9607(a), and which is subject to or affected by a removal or

remedial action under CERCLA. This lien arises either at the time the United States first incurs costs for a CERCLA response action, or when the person liable for these costs and damages is provided with written notice of potential liability, whichever occurrence is later. *See* 42 U.S.C. § 9607(l)(2). The lien continues until liability for all costs and damages (or any decree or judgment against the person arising out of such liability) is satisfied or becomes unenforceable through operation of the applicable statute of limitations contained in 42 U.S.C. § 9613. Because enforcement-related response activities related to the Property are ongoing, the amount covered by the lien may increase as costs continue to be incurred by the United States and interest continues to accrue. The documents supporting the placement of this lien can be found in the Lien-Filing Record for the Lefevre Street Container Site, EPA Docket No. CERCLA-03-2022-0129LL. The Lien-Filing Record is available for review at the Office of EPA, Region 3, at the contact address noted above.

Authority to file lien notices was delegated to the Administrator of EPA on January 29, 1987, by Executive Order 12580, 52 Federal Register 2923. It was later delegated to the Regional Administrator by EPA Delegation No. 14-26, September 13, 1987, and further delegated to the Regional Counsel on April 15, 2019.

Date Notice of Liability Given: April 20, 2020

EPA Costs Through August 3, 2022: \$ 808,434.29

Amount of Lien: \$ 808,434.29
(This amount will increase as more costs are expended.)

The potential liability associated with the Site is joint and several. There may be other potentially responsible parties (PRPs) associated with the Site. EPA is entitled to recover only costs that are not inconsistent with the National Oil and Hazardous Substances Pollution Contingency Plan (NCP), promulgated at 40 C.F.R. Part 300; *see also* 42 U.S.C. § 9607(a) (PRPs are potentially liable for all costs of removal or remedial action incurred by the United States not inconsistent with the NCP).

Federal Superfund Lien, 2710 Lefevre Street, Philadelphia, PA
OPA No. 885859960

Cecil Rodrigues
CECIL RODRIGUES
Regional Counsel
U.S. Environmental Protection Agency, Region 3
1600 John F. Kennedy Boulevard (3RC00)
Philadelphia, PA 19103

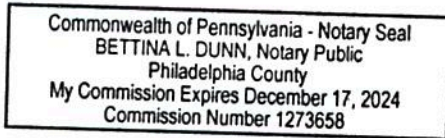
8/16/2022
DATE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

On this, the 16 day of August, 2022, before me Bettina L. Dunn,
the undersigned officer, personally appeared Cecil Rodrigues, of the United States
Environmental Protection Agency, known to me to be the person described in the foregoing
instrument, and acknowledged that he executed the same in the capacity therein stated and for
the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Bettina L. Dunn
Notary Public



ATTACHMENT 1

File No.: 6681

Parcel ID No.: 884350250

This Indenture, made the March 16, 2018

Between

John F. Joyce

(hereinafter called the Grantors/Sellers), of the one part, and

MAS Management LLC

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

Witnesseth that the said Grantor for and in consideration of the sum of **\$190,000.00** lawful money of United States of American, unto Sellers well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, Seller granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

Municipality of City of Philadelphia, Block No. 884350250 Lot No. ,

Please see attached Legal Description annexed hereto and made a part hereof.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of Seller, the said Grantor, as well at law as in equity, of, in and to the same.

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

And the said Grantor, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, their heirs and assigns, that Seller, the said Grantor, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

TITLE INSURANCE COMMITMENT
Issued by Downtown Abstract Incorporated
AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY

Commitment Number: 6681

SCHEDULE A

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED.

SITUATE IN THE 45TH WARD OF PHILADELPHIA COUNTY, AND DESCRIBED ACCORDING TO A SURVEY AND PLAN THEREOF MADE BY J.H. WEBSTER, JR. ESQ. SURVEYOR AND REGULATOR OF THE 10TH SURVEY DISTRICT ON 03/01/1905, AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE SOUTHWEST SIDE OF LEFÈVRE AT THE DISTANCE OF 90 FEET 3 1/2 INCHES NORTHWESTWARD FROM THE NORTHWEST SIDE OF SALMON STREET, THENCE EXTENDING SOUTHWESTWARD ON A LINE PARALLEL WITH THE SAID SALMON STREET 178 FEET 2 3/8 INCHES TO A POINT FOR A CORNER; THENCE EXTENDING NORTHWESTWARD ON A LINE T RIGHT ANGLES TO EDGEMONT STREET 55 FEET TO A POINT FOR A CORNER; THENCE EXTENDING NORTHEASTWARD ON A LINE PARALLEL WITH THE SAID SALMON STREET 182 FEET 7 3/4 INCHES TO A POINT ON THE SAID SOUTHWEST SIDE OF LEFEVRE STREET; THENCE EXTENDING SOUTHEASTWARD ALONG THE SAJD SOUTHWEST SIDE OF LEFEVRE STREET 55 FEET 2 1/8 INCHES TO THE 1ST MENTIONED POINT AND PLACE OF BEGINNING.


BRT#884350250

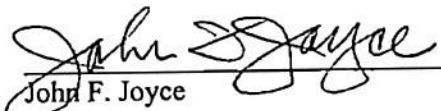
2710 Lefevre St. Philadelphia, PA

BEING THE SAME PREMISES WHICH CITY OF PHILADELPHIA BY DEED DATED 3/19/2015 AND RECORDED 9/15/2015 IN THE COUNTY OF PHILADELPHIA IN DEED INSTRUMENT #52965978 AND CONVEYED UNTO JOHN F. JOYCE

In Witness Whereof, the parties of the first part have hereunto set their hand and seal.
Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

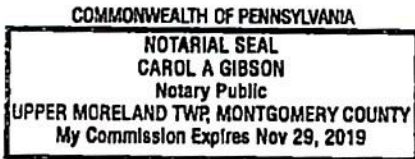
 3/16/18

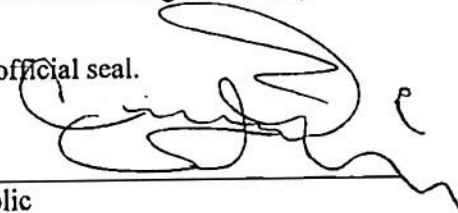
 {SEAL}
John F. Joyce _____ {SEAL}
_____ {SEAL}
_____ {SEAL}

Commonwealth of Pennsylvania
County of Philadelphia

On this the March 16, 2018, before me Carol A. Gibson, the undersigned Notary Public, personally appeared **John F. Joyce**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they 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:


On behalf of the Grantee

<h2 style="margin: 0;">PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION</h2>		BOOK NO.	PAGE NO.
		DATE RECORDED	
		CITY TAX PAID	
<p>Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).</p>			
A. CORRESPONDENT — All inquiries may be directed to the following person:			
NAME Downtown Abstract Incorporated		TELEPHONE NUMBER: AREA CODE () (856) 810-5959	
STREET ADDRESS 70 E Main Street Suite B		CITY STATE ZIP CODE Marlton, NJ 08053	
B. TRANSFER DATA		DATE OF ACCEPTANCE OF DOCUMENT: 3/16/2018	
GRANTOR(S)/LESSOR(S) John F. Joyce		GRANTEE(S)/LESSEE(S) MAS Management LLC	
STREET ADDRESS <i>1144 Morton Ave.</i>		STREET ADDRESS 2601 Pennsylvania Ave, Apt 1231	
CITY STATE ZIP CODE <i>Folsom PA 19033</i>		CITY STATE ZIP CODE Philadelphia PA 19130	
C. PROPERTY LOCATION			
STREET ADDRESS 2710 Lefevre St		CITY, TOWNSHIP, BOROUGH Philadelphia City	
COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia	TAX PARCEL NUMBER 884350250	
D. VALUATION DATA			
1. ACTUAL CASH CONSIDERATION 190,000.00	2. OTHER CONSIDERATION + 0	3. TOTAL CONSIDERATION = 190,000.00	
4. COUNTY ASSESSED VALUE 67,900.00	5. COMMON LEVEL RATIO FACTOR X 1.01	6. FAIR MARKET VALUE = 68,579.00	
E. EXEMPTION DATA			
1A. AMOUNT OF EXEMPTION 0	1B. PERCENTAGE OF INTEREST CONVEYED 100		
2. Check Appropriate Box Below for Exemption Claimed			
<input type="checkbox"/> Will or intestate succession _____ <small>(NAME OF DECEDENT) (ESTATE FILE NUMBER)</small>			
<input type="checkbox"/> Transfer to Industrial Development Agency.			
<input type="checkbox"/> Transfer to agent or straw party. (Attach copy of agency/straw party agreement).			
<input type="checkbox"/> Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____.			
<input type="checkbox"/> Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).			
<input type="checkbox"/> Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____. Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).			
<input type="checkbox"/> Corrective deed (Attach copy of the prior deed).			
<input type="checkbox"/> Other (Please explain exemption claimed, if other than listed above.) _____			
<p><i>Under penalties of law or ordinance, 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.</i></p>			
SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY John F. Joyce, By: <i>John F. Joyce</i>			DATE March 16, 2018