MEMORANDUM

City of Philadelphia Date: January 8, 2019

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

From: Susie Darmon - Chairwoman - Vacant Property Review Committee

Subject: AGENDA FOR THE JANUARY 8, 2019 MEETING OF THE VACANT PROPERTY REVIEW COMMITTEE

TIME:

10:00 AM

LOCATION: City Council

Caucus Room, 4th Floor

City Hall

The properties being presented for the Committee Members' recommendations at the subject meeting are listed on the following pages by address, census tract, property "type" and suggested program/reuse. Where possible, applicants of record are likewise identified.

The Committee Members will be requested, after appropriate consideration, to recommend acquisition and/or disposition by the City of appropriate public agency, pursuant to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

PROPOSED AGENDA SEQUENCE

- 1. Presentations by Attending Guests (requesting properties)
- 2. Consideration of the Minutes of previous meetings (corrections received are included herewith)
- 3. Property Disposition Recommendations
- 1. Residential Side/Rear yard
- 2. Urban Garden
- 3. Public Agency Lot Transfer
- 4. Philadelphia Land Bank
- 5. Extension of Time
- 6. Certificate of Completion

1. <u>Residential Lots For Transfer and Improvements as Side/Rear Yard Areas</u> (recommended for transfer at "no consideration"):

<u>Address</u>	Name and Address of Applicant	City Acquired
A. 4739 Upland Street	Aba Cheick Dembele 4741 Upland Street Philadelphia, PA 19143	<i>02/09</i> –
B. 5416 Whitby Avenue	Isha Smart-Tholley 5418 Whitby Avenue Philadelphia, PA 19143	06/11

2. <u>Vacant Lots for Improvements as Urban Gardens(no title transfer presently intended)</u>

Address	Name of Applicant	City Acquired
A. 2715 N. Dover Street	Johnnie Stevens	10/79
B. 2111 N. Uber street 2113 N. Uber Street	John Warren " "	06/85 06/85
C. 5320 Pentridge Street	Yvette Mark	05/85
D. 5531 Hadfield Street	Donna Hammond	12/05
3. Public Agency Lot Transfer	Name of Applicant	City Acquired
A. 3252 Germantown Avenue	PRA Gregory Heller 1234 Market Street Philadelphia, PA 19107	11/95

Attachments-A

4. Properties being transferred from Philadelphia Land Bank

A. 5423-27 Lena Street

Attachments-B

B. 1901-15 N. 33rd Street

Attachments-C

Name of Applicant Settled 5. Extension of Time 05/18 Dgunutraq Xhoxhi A. 629 Porter Street

Attachments-D

6. Certificates of Completion

The Grantees for the properties identified hereafter have demonstrated Satisfactory Compliance with the Conditions of Title to which they had agreed at settlement, as evidenced by a physical inspection of the premises. Accordingly, it is recommended that the Committee authorize the issuance of Certificates of Completion in recordable form for the following:

Address	<u>Grantee</u>	<u>Settled</u>
A. 5741 Knox Street	Morgan & Ward Edeavors, LLC c/o Tim Smigelski	07/91
Attachments-E		
B. 3048 N. Leithgow Street	Vidalina Saldana	01/99
This was side vard		

Attachments-F

C. 2122 E. Arizona Street	Cynthia Cathrine O'Brien	06/17
Mortgage balance \$12,750		
Attachments-G		
D. 2140 N. 5th Street	Alfredo Rosado & Milagros Rosado	06/81
This was transferred as a Sing	le-Family Dwelling	
Attachments-H		
E. 2029 N. Hope Street	NSCA	04/97
Their proposal was to build		
Attachments-I		
F. 2123 E. Firth Street	Robin Semmelroth	07/07
This Was a side yard		
Attachments-J		
G. 2638 Federal Street	Richard Andrews	05/00
This Was transferred as a sid	e yard	
Attachments-K		
H. 1557 E. Hewson Street	Joseph Murawski	10/01
This property was build in 2014	4	
Attachments-L		

I. 135 W. Dauphin Street	Joseph Ovelman III	12/16
The balance on mortgage is	\$2,405.00	
Attachments-M		
J. 1820 S. 58th Street	Andrew Dix	08/95
The original proposal was a gat Sheriff Sale	garden. This was recently acquired	
Attachments-N		
K. 1131 S. Dorrance Street	1133 S. Dorrance LLC	01/09
Attachments-O		
L. 536 W. Somerset Street	Carmen Arroyo	06/83
This was a side yard		
Attachments-P		
M. 5524 W. Oxford Street	PHDC	04/86
The deed from PRA to PHI	DC has the restrictions	
Attachments-Q		
N. 2906 N. 2 nd Street	Carmelo Lopez	08/99
Attachments-R		
O. 2245 Wilder Street 2247 Wilder Street	William & Alice Johnson " " " "	06/98 06/98
Attachments-S		

P. 1411 N. Dover Street	PHDC	06/86
Attachments-T		
Q. 5628 Utah Street	Annette London	06/78
Attachments-U		
R. 1862 N. Bucknell Street	PHDC	05/85
Attachments-V		

Release request from Land Bank

- 608 Diamond Street
- 3123 W. Arizona Street
- 525 W. Glenwood Avenue
- 1412 N. Myrtlewood Avenue
- 1722 N. 3rd Street
- 1810 W. Huntingdon Street
- 2006 Woodstock Street
- 2545 N. 7th Street
- 3050 Redner Street
- 3928 N. 13th Street

A

B



Direct Sale

Name of Applicant(s):	Philadelphia Redevelopment Authority		
Legal Entity, if applicable:	Philadelphia Redevelopment Authority		
Applicant Mailing Address:	1234 Market St, 16th Floor, Philadelphia, PA 19107		
Application Date:	10/15/2018		
Property Addresses:	5423-27 Lena Street		
Council District & Zoning:	District: 8.00 Zoning: RSA-5		
Final Sale Price*:	\$1.00 OPA Value: \$ 604,800.00 Appraised Value: N/A		
*Unless extraneous conditions apply, sale p	rice and accepted pri ce are the same.		
STRATEGIC PLAN GOAL:	Housing Business Expansion Side Yard Garden/Open Space		
PROPOSED DEVELOPMENT:	■ New Construction ■ Rehab ■ Garden/Side Yard		
END USE:	Residential Commercial Mixed Use Garden/Side Yard		
IF RESIDENTIAL:	Single Family		
TOTAL SQ FT:	14,736 Price/Sq Ft:		
CONSTRUCTION COSTS:			
TOTAL PROJECT COSTS:			
TOTAL PROJECT FUNDING*:	Documentation: Yes No		
PROJECTED SETTLEMENT:			
CENSUS TRACT:	Area Median Income:		
RESIDENTIAL MEDIAN SALES PRICE:	Side Yard Eligible (RMSP ≤ \$75,000)		
*Applicant must submit Commitment Letter from lender or provide evidence of access to funding prior to Land Bank approval.			
Check one: Owner Occupied For Sale to Homebuyer ✓ Rental/Tenant Side Yard			
Development Summary:			
PRA commenced a foreclosure action on its mortgage recorded against the premises. Due to the length of the foreclosure action, PRA requested that the Land Bank acquire the premises at sheriff's sale for later transfer to PRA. This is a conveyance to PRA pursuant to the terms of a Purchase and Management Agreement dated 10/15/2018 between the Land Bank and PRA. In August 2018, L&I declared the premises an "unfit structure". The premises is currently vacant. The Land Bank received the deed from the sheriff on 12/18/18.			



Direct Sale

Staff Recommendation:

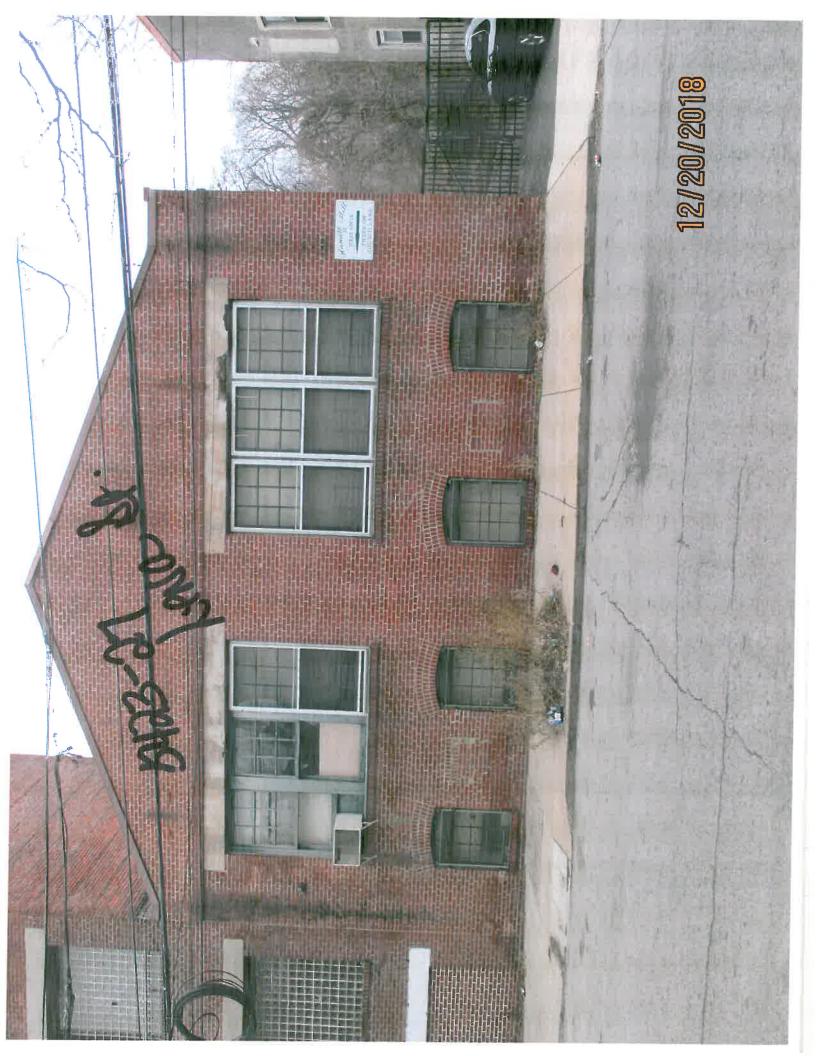
The Land Bank staff recommends that the premises be conveyed to PRA.

Prepared by:

Reviewed by: Christi Jackson

- Director of Real Estate





C



REP

Name of Applicant(s):	MOSAIC Development Partners		
Legal Entity, if applicable:	MOSAIC Development Partners		
Applicant Mailing Address:	3002 Cecil B. Moore Ave; Philadelphia, PA 19131		
Application Date:	04/06/2018		
Property Addresses:	1901-15 N 33rd Street		
Council District & Zoning:	District: 5.00 Zoning: RM-1		
Final Sale Price*:	OPA Value: \$ 0.00 Appraised Value: \$345,000.00		
*Unless extraneous conditions apply, sale p	rice and accepted price are the same.		
STRATEGIC PLAN GOAL:	☑ Housing ☐ Business Expansion ☐ Side Yard ☐ Garden/Open Space		
PROPOSED DEVELOPMENT:	☑ New Construction ☐ Rehab ☐ Garden/Side Yard		
END USE:	Residential Commercial Mixed Use Garden/Side Yard		
IF RESIDENTIAL:	Single Family Multi-Family # of Units: 48		
TOTAL SQ FT:	19,954 Price/Sq Ft: \$ 281.26		
CONSTRUCTION COSTS:	\$ 4,755,566.00		
TOTAL PROJECT COSTS:	\$ 5,612,186.00		
TOTAL PROJECT FUNDING*:	\$ 5,612,186.00 Documentation: Yes ✓ No		
PROJECTED SETTLEMENT:	03/31/2019		
CENSUS TRACT:	015101 Area Median Income: \$ 40,649.00		
RESIDENTIAL MEDIAN SALES PRICE:	\$ 53,000.00 Side Yard Eligible (RMSP \le \\$75,000)		
*Applicant must submit Commitment Letter from lender or provide evidence of access to funding prior to Land Bank approval.			
Check one: Owner Occupied Development Summary:	For Sale to Homebuyer ✓ Rental/Tenant Side Yard		

Mosaic proposes a phased \$5.6M market rate, residential project consisting of 20 for-sale units and 28 rental units. Five 3-story multi-family structures will front 33rd Street from the corner of Monument Street. Each structure will consist of 3 bi-level units and one flat. The one-bedroom flat is 512 SF, the 1- bedroom + den bi-level unit is 992 SF and the two 2-bedroom bi-level units are 992 SF. Due to the environmental challenges at the corner of Berks & 33rd Streets, Mosaic proposes a 4-story apartment building with a 1,920 SF ground floor commercial space and twenty-eight, 480 SF 1-bedroom apartments.



RFP

Staff Recommendation:

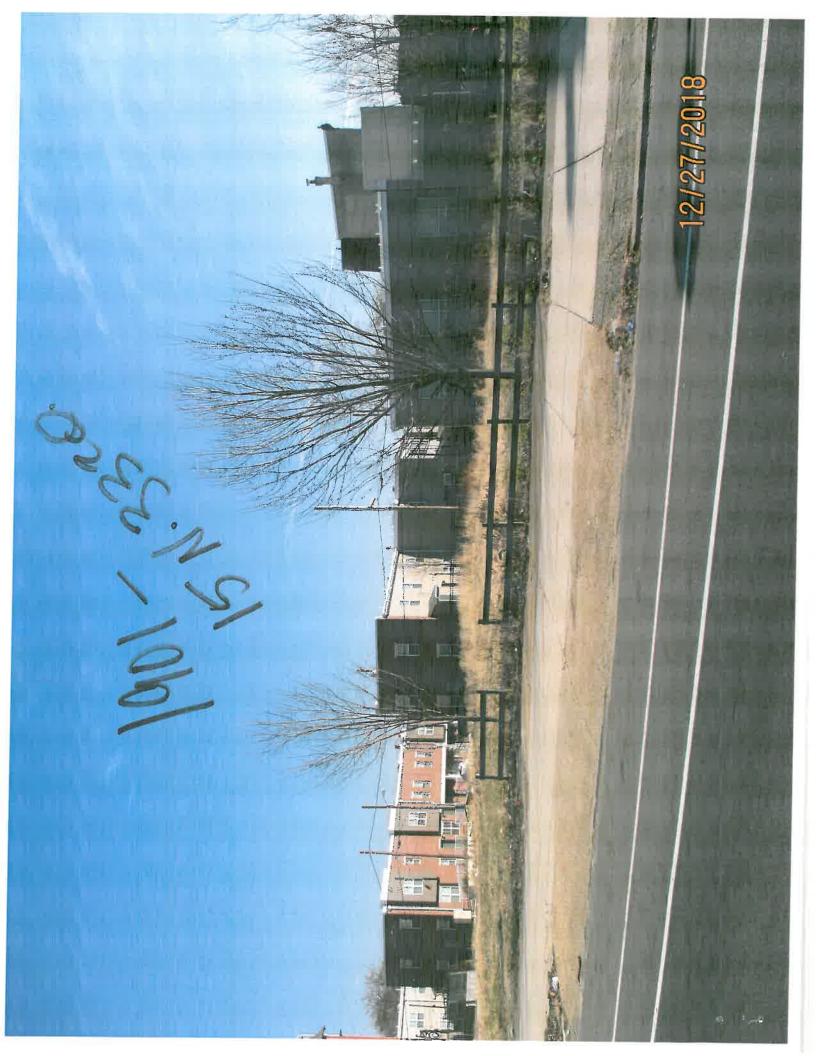
These parcels of land have been vacant and in the public inventory since 2006. The site is known to have environmental issues which will require remediation. The Philadelphia Land Bank staff recommends the disposition of 1901-15 N 33rd Street.

Prepared by:

Reviewed by: Christi Jackson

- RE Director - Philadelphia Land Bank







Good Morning Susie

My father and I sat with you on Friday regarding the property 629 Porter Street, we purchased it this year from the land bank and are in the process of building it.

we would like to built a multi-unit home since it is a corner property and there are plenty of multi unit homes on that street and block, but we noticed there is a deed restriction on it. you mentioned something about coming on January 7th in order to get that changed.

Can you please send me the details of the location we are to come in?

Thank You





Morgan & Ward Endeavors LLC 5800 Greene Street Philadelphia PA 19144 215-880-1100

December 27, 2018

Ms Susie Jarmon Philadelphia Redevelopment Authority 1234 Market Street 16th Floor Philadelphia PA 19107

RE: 5741 Knox St. Philadelphia PA 19144 Certificate of the Reverter request

Good Morning Ms Jarmon,

I am writing to request restrictions to be removed from 5741 Knox St. Phila PA 19144. I purchased the property from the PRA back in July 2016.
I am seeking a Certificate of the Reverter from the VPRC or City of Philadelphia.

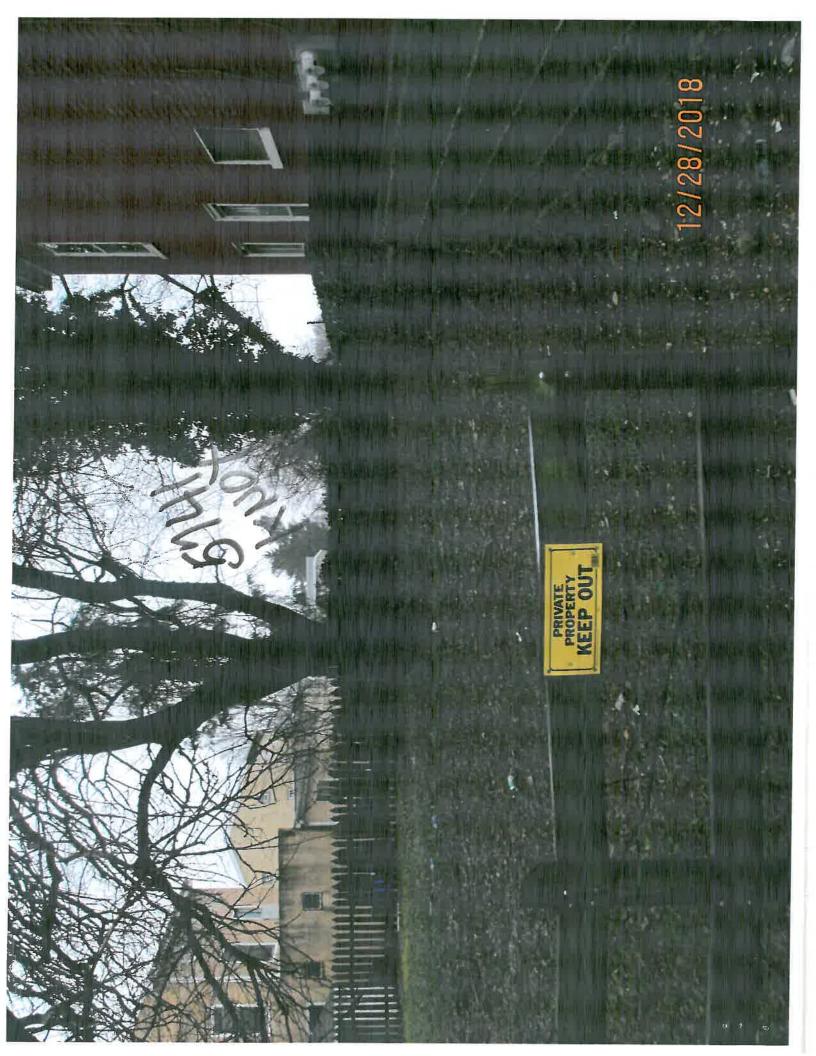
The purpose of the request is I intend to convey this property and 3 adjacent properties (152, 154, 156 West Price St) to a new LLC in order to combine the 4 parcels into 3 buildable lots that I plan to build in the spring of 2019.

5741 Knox st is a very small parcel that I would add to the rear of 156 W Price st in order to complete a full yard equal to the depth of the remaining properties on West Price st.

Thank you for you time reviewing this matter and I look forward to attending the VPRC meeting on January 8, 2019

Sincerely,

Timothy Smigelski Sole Owner Morgan & Ward Endeavors LLC





Good afternoon, my name is Reinel Leon and the purpose for this statement is to ask that my name to be removed and all restrictions to be lifted from property 3048 N. Leithgow St. Philadelphia, PA 19133. Please find attachment to complete this process. If you may need any more documentation or need to contact me directly, you may reach me at 813-580-1771.

Agreement to Sell Real Estate

1	0 0 11 10 - 1813-51	80-1771 (Seller Nam	
(X			
	049 M. Lowrence St. Phila, Pa 19183		
	William A. Bengochen Month	(Buyer Nen	10,(61
Z	232 OXFORD AND Phila PA MILL	(Buyer Address), as f	auyer,
her	raby agree that the Seller shall sell and the Buyer shall buy the to	flowing described pro	perty
UP	ON THE TERMS AND CONDITIONS HEREINAFTER SET FORTH,	within this contract.	
of ,	Phile PA 1989 (include the full legal description as four dress. Attach on a separate page if there is not enough room below.	nd on the deed, not ju nv.):	int the
	This includes the lot of 300	18 Leithgou	1 >t.
F	Phila, PA 19133		
		THE PARTY OF	1175
-		45 50 1	
-			
-			1
	urchase Price: \$ 50,000		Dollars
, P.	urchase Price: 10 7 V. LCC V		
- 6	· · · · · · · · · · · · · · · · · · ·		
deth	nod of Payment;		
a)	Deposit to be held in trust by	. \$	
	Approximate principal balance of first mortgage to which		
b)	conveyance shall be subject, if any.	\$	
	Mortgage holder:		
	Interest 5,25 % per annum.		
-	Other Deposit:	\$	
0)			
d)	Cash, or certified or local cashier's check, due on closing and delivery of deed (or such greater or lesser amount as		
	may be necessary to complete payment of purchase		
	price after credits, adjustments and prorations).	\$	
	PERSONAL PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND ASSESSMENT ASSESSMENT AND ASSESSMENT AND ASSESSMENT AND ASSESSMENT		





G

STANDARD AGREEMENT FOR THE SALE OF VACANT LAND

	by, the members of the Pennsylvania Association of Realtors® (PAR).
	RTIES
BUYER(S): Mont-Alto Llc	SELLER(S): Cynthia C. Obrien
	-
BUYER'S MAILING ADDRESS:	SELLER'S MAILING ADDRESS:
DOTEK S MAILING ADDRESS.	SELLER S MAILING ADDRESS.
	PERTY
See Property Description Addendum	
ADDRESS (including postal city) 2122 E. Arizona St	
	ZIP 19125 ,
	, County of Philadelphia ,
	, in the Commonwealth of Pennsylvania.
Tax ID #(s): 313104301	and/or
Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording D	ate; Control #):
Walter Service	
BUNDAN DAY A MANAGATA A	
	WITH PA LICENSED BROKER
☐ No Business Relationship (Buyer is not represented by a br	oker)
Broker (Company) Neighborhood Real Estate	Licensee(s) (Name) Ryan Straub
·	
Company License # RB068266	State License # RM423054
Company Address 2607 E. Allegheny Av 1st Fl,	Direct Phone(s)
Philadelphia, PA 19134	Cell Phone(s) (215) 359-8419
Company Phone (215) 600-4098	Email ryan@nrephilly.com
Company Fax (215) 600-4120	Licensee(s) is (check only one):
Broker is (check only one):	☐ Buyer Agent (all company licensees represent Buyer)
Buyer Agent (Broker represents Buyer only)	☐ Buyer Agent with Designated Agency (only Licensee(s) named
Dual Agent (See Dual and/or Designated Agent box below)	above represent Buyer)
	☐ Dual Agent (See Dual and/or Designated Agent box below)
☐ Transaction Licensee (Broker and Licensee(s) pr	ovide real estate services but do not represent Buyer)
SELLER'S RELATIONSHIP	WITH PA LICENSED BROKER
☐ No Business Relationship (Seller is not represented by a bro	
Broker (Company) Neighborhood Real Estate	
Broker (Company) Neighborhood Real Estate	Licensee(s) (Name) Ryan Straub
Company License # RM423054	State License # RB068266
Company Address 2607 E. Allegheny Av 1st Fl,	Direct Phone(s)
Philadelphia, PA 19134	Cell Phone(s) (215) 359-8419
Company Phone (215) 600-4098	Email forsale@NREphilly.com
Company Fax (215) 600-4120	Licensee(s) is (check only one):
Broker is (check only one):	Seller Agent (all company licensees represent Seller)
☐ Seller Agent (Broker represents Seller only)	Seller Agent with Designated Agency (only Licensee(s) named
☑ Dual Agent (See Dual and/or Designated Agent box below)	above represent Seller)
	Dual Agent (See Dual and/or Designated Agent box below)
☐ Transaction Licensee (Broker and Licensee(s) pro	,
	SIGNATED AGENCY
A Broker is a Dual Agent when a Broker represents both Buyer and	Seller in the same transaction. A Licensee is a Dual Agent when a
Designated Agents for Buyer and Seller. If the same transaction. All of	Broker's licensees are also Dual Agents UNLESS there are separate
by signing this pagreement, Buyer and Seller each acknowledge h	aving been previously informed of, and consented to, dual agency,
	ge 1 of 13 Seller Initials
ASVLE	Se i oi io

Pennsylvania Association of REALTORS*

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2018

2		Sel	this Agreement, dated <u>December 6, 2018</u> ler hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.
3 4	2.		RCHASE PRICE AND DEPOSITS (1-16) Purchase Price \$ 25,000.00
5		(A)	(Twenty-Five Thousand
6			U.S. Dollars), to be paid by Buyer as follow
7			1. Initial Deposit, within days (5 if not specified) of Execution Date,
8			if not included with this Agreement: 2. Additional Deposit within days of the Execution Date: \$ 2,500.6
9			2. Additional Deposit within days of the Execution Date: \$
10 11			3
12		(B)	All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer
13		(1)	within 30 DAYS of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by pe
14			sonal check.
15		(C)	Deposits, regardless of the form of payment and the person designated as payee, will be paid in U.S. Dollars to Broker for Sell
16			(unless otherwise stated home)
7			retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination
8			this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State Re
0	3.	CET	Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this Agreement.
1	٥.	Sell	LER ASSIST (If Applicable) (2-12)
2		cost	er will pay \$ or % of Purchase Price (0 if not specified) toward Buyer s, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved l
3		mor	gage lender.
4	4.	SET	TLEMENT AND POSSESSION (1-16)
5		(A)	Settlement Date is
6		(B)	Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unle
7 8			Buyer and Seller agree otherwise.
9		(C)	At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable
)			current taxes; rents; interest on mortgage assumptions, water and/or sewer fees, together with any other lienable municipal service fees. All charges will be pro-rated for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer.
į			will pay for all days following settlement, unless otherwise stated here:
2			
3		(D)	For purposes of prorating real estate taxes, the "periods covered" are as follows:
1			1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.
5			2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December 31.
5 7		(17)	School tax bills for all other school districts are for the period from July 1 to June 30.
8		(E)	Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here:
9		(F)	Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here:
)			
		(G)	Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structure
			broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Propert
			is subject to a lease.
		(H)	If Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys and as
			signment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Selle will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will ac
			knowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.
	5.	DAT	ES/TIME IS OF THE ESSENCE (2-12)
		(A)	Written acceptance of all parties will be on or before: December 11, 2018
		(B)	The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the
			essence and are binding.
		(C)	The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by signing
			and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding the
			lay this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed and dated.
			The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreemen
		(-)	of the parties.
		(E)	Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms
			ind time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to
	_		Il parties, except where restricted by law.
	6.	ZON	NG (1-16)
		ranu oblet	e of this Agreement to contain the zoning classification (except in cases where the property (and each parcel thereof, if subdivid-
		voide	is zoned solely or primarily to permit single-family dwellings) will render this Agreement voidable at Buyer's option, and, it is, any deposits tendered by the Buyer will be returned to the Buyer without any requirement for court action.
		Zonii	g Classification, as set forth in the local zoning ordinance: RSA 5
			C-DS C-DS
_		_	()
В	uye	r Initi:	ASVL Page 2 of 13 Seller Initials:



STANDARD REAL ESTATE PURCHASE AND SALE AGREEMENT

SL Land Acquisitions 2018, LLC and or its assignee or nominee, hereinafter referred to as Buyer with an address of 2301 Washington Avenue, Suite 111, Philadelphia, PA 19146, and Humberto Padilla, hereinafter referred to as Seller with an address at 2140 N 5th Street Philadelphia PA, 19122 which terms may be singular or plural and include the heirs, successors, personal representatives and assigns of Seller and Buyer, hereby agree that Seller will sell and Buyer will buy the following property, with such improvements as are located thereon, and is described as follows: All that tract of land lying and being in Philadelphia County, and being known as 2140 N 5th Street together with all light fixtures, all electrical, mechanical, plumbing, air-conditioning, and any other systems or fixtures as are attached thereto; all plants, trees, and shrubbery now a part thereof, together with all the improvements thereon; and all appurtenances thereto, as more particularly described in Exhibit(s) "A" attached hereto and made a part hereof (the "Property").

Seller and Buyer, intending to be legally bound, agree to the following terms and conditions with respect to the purchase and sale of the Property:

- 1. Total Purchase Price to be paid by Buyer is payable as follows:
 - Earnest money deposit ("Deposit") check which will remain as a binder until closing, and be held for Seller by closing agent (chosen by Buyer) until closing, unless sooner forfeited or returned, according to the provisions of this Agreement. 500

B. Balance due at closing (not including Buyers closing costs, prepaid items or prorations) in U.S. cash, title company check, certified or cashier's check 5.500

C. Total Purchase Price. 6.000

- 2. Closing Costs: Buyer and seller will split any realty transfer tax equally. All taxes, rentals, condominium or association fees, real estate taxes and other similar closing costs will be prorated as of the date of closing consistent with Pennsylvania customary practices.
- 3. Title Examination, Place and Time for Closing: If title evidence and survey show Seller is vested with a good, clear and marketable title, the transaction will be closed and the deed and other closing papers delivered on or before the later of (i) 30 days from the end of the Due Diligence Period (as hereinafter defined), plus any extensions necessary in order to complete paperwork, unless extended by other conditions of this Agreement or this Agreement is canceled by the Buyer, Buyer shall order a title commitment from a title company selected by Buyer (the "Title Company"). If title evidence or survey reveal any defects which render the title unclear, Buyer will have 30 days from receipt of title commitment and survey to notify Seller of such title defects and Seller agrees to use reasonable diligence to cure such defects at Seller's expense and will have 30 days (the "Cure Period") to do so provided that Seller must remove all liens of an ascertainable amount filed against the Property prior to closing. If Seller fails either to cure or remove such objection to the reasonable satisfaction of the Title Company and Buyer prior to the expiration of the Cure Period, Buyer may either terminate this Agreement by written notice to Seller (and the Title Company will return the Deposit to Buyer) or waive such objection and accept such title as Seller is able to convey without any reduction in the Purchase Price except for liens of an ascertainable amount. Buyer shall have the right to object to any new title exceptions first raised by the Title Company in any modification, update, recertification or amendment to the Title Commitment which is issued after the initial title commitment (a "Title Date Down") by giving written notice ("Buyer's Additional Objections") to Seller within five (5) business days after Buyer's receipt of any such Title Date Down, but in any event no later than closing. If Buyer timely delivers Buyer's Additional Objections to Seller specifying Buyer's objection to any new title exception first raised in a Title Date Down (each an "Additional Title Objection"). Seller may, but shall not be obligated to, attempt to remove from the title policy some or all of such Additional Title Objections set forth in any Buyer's Additional Objections. If Seller does not notify Buyer in writing within five (5) business days after Seller's receipt of Buyer's Additional Objections (but in any event prior to closing) that Seller has agreed to so remove any Additional Title Objections, Seller shall be deemed to have notified Buyer that Seller is unable or unwilling to remove such Additional Title Objections. If Seller notifies or is deemed to have notified Buyer that Seller is unable or unwilling to remove any Additional Title Objection, Buyer shall be entitled to terminate this Agreement by delivering to Seller and Title Company written notice on or before closing or waive such objection and accept such title as Seller is able to convey without any reduction in the Purchase Price except for liens of an ascertainable amount. If this Agreement is terminated by reason of an Additional Title Objection, the Deposit shall be returned to Buyer and neither party shall have any further rights or obligations under this Agreement. Notwithstanding anything to the contrary herein, Buyer shall have the ability to extend the Cure Period and the date for closing hereunder to provide Seller additional time to cure any objectionable title matters at Buyer's sole and absolute discretion.
- 4. Loss or Damage: If the property is damaged by fire or other casualty prior to closing, Buyer will have the option of either taking the Property as is and receiving all insurance proceeds payable to Seller in connection therewith, OR of canceling this Agreement.
- 5. Property Condition and Inspection: Seller shall deliver the Property in the same condition as they were on the date of this Agreement, normal wear and tear excepted, and they shall be in a clean and ready to occupy condition, except as otherwise specified herein. Seller agrees, both during the term of this Agreement, and after Closing, to cooperate with Buyer in Buyer's application and/or development approvals. Seller, either directly or through others, agrees to not oppose any application, permit, plan or approval sought by Buyer. Seller agrees to grant

Initials SCH-1.



I

STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

ded and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

This folial reconstitution and approve	ARTIES:
BUYER(S): 7029 N HOPE LLC	SELLER(S): Norris Square
and/or Entity to be	Civic Association ALA
tormed!	TVODONO SIME CONSTITUTOR
THE PART AND ADDRESS.	SELLER'S MAILING ADDRESS: 7412 DEDMINA
BUYER'S MAILING ADDRESS:	
1432 GERMANTONN AVE	
PHILA PA 19122 SUITE #1	- philadolphia pt 14/2
PR	OPERTY
2 420 Harr	- P
ADDRESS (including postal city) 2029 HOPE	ZIP 19122
	Country of
in the municipality of	ZIP 1912-2 , County of, in the Commonwealth of Pennsylvania. and/or g Date):
in the School District of PHIA	, in the Collinonwealth of Termoyrama.
Tax ID #(s): 885794780	and/dr
Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording	g Date):
DIVEDS DELATIONSHI	P WITH PA LICENSED BROKER
No Business Relationship (Buyer is not represented by a	
Broker (Company)	Licensee(s) (Name)
Company License #	State License #
	Direct Phone(s)
Company Address	Cell Phone(s)
	Email
Company Phone	Licensee(s) is (check only one):
Company Fax	Licensee(s) is (check only one).
Broker is (check only one):	☐ Buyer Agent (all company licensees represent Buyer)
☐ Buyer Agent (Broker represents Buyer only)	☐ Buyer Agent with Designated Agency (only Licensee(s) named
☐ Dual Agent (See Dual and/or Designated Agent box below)	above represent Buyer)
	Dual Agent (See Dual and/or Designated Agent box below)
	s) provide real estate services but do not represent Buyer)
Transaction Licensee (Broker and Licensee(s) provide real estate services out the ner representation
COLLEGE DE LATIONOM	IP WITH PA LICENSED BROKER
No Business Relationship (Seller is not represented by a	
Broker (Company)	Licensee(s) (Name)
Bigger (Company)	
	State License #
Company License #	Direct Phone(s)
Company Address	
	Cell Phone(s)
Company Phone	Email
Company Fax	Licensec(s) is (check only one):
Broker is (check only one):	Seller Agent (all company licensees represent Seller)
Seller Agent (Broker represents Seller only)	Seller Agent with Designated Agency (only Licensee(s) named
Dual Agent (See Dual and/or Designated Agent box below)	above represent Seller)
T DRING VEGET (See DIEN STIPLES DESIGNATION DESIGNATIO	☐ Dual Agent (See Dual and/or Designated Agent box below)
	1
☐ Transaction Licensee (Broker and Licensee(s	s) provide real estate services but do not represent Seller)
DUAL AND/OR	DESIGNATED AGENCY
A D Deed A mand surham a Broken represents both Brive	r and Seller in the same transaction. A Licensee is a Dual Agent when a
Tinanga page 15 Dayer and Seller in the same transaction. A	Il of Broker's licensees are also Dual Agents Olicies are separate
Designated Agents for Buyer and Seller. If the same Licensee is designated	gnated for Buyer and Seller, the Licensee is a Dual Agent.
LOSSIGNATED AGENTS TO Duyer and Delice. If the same Endoneses is the	ge having been previously informed of and consented to, dual agency.
By signing this Agreement, Buyer and Seller each acknowled	ge having been previously informed of, and consented to, dual agency,
if applicable.	A M V 111 7
Buyer Initials: AS	R Page 1 of 13 Seller Initials:
	COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2018
Pennsylvania Association of Realtors*	rev. 1/18; rel. 4/18

BHHS - Fox & Reach REALTORS - Society Hill, 530 Walmut Street, Suite 260 Philadelphia PA 19106 Phone: 610.636.4364 Fax: 866.441.4957
Frank Defizie Produced with zipForm® by zipt.ogbx 18070 Fifteen Wille Road, Fraser, Michigan 48026 Www.zipt.ogbx.com

1	1.	By this Agreement, dated DECEMBER 6, 2018 Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.	_,
2	~	Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.	
3	2.		
4		(A) Purchase Price \$ 55,000,00	
5 6		U.S. Dollars), to be paid by Buyer as follo	iws:
7		1. Initial Deposit, within days (5 if not specified) of Execution Date,	
8			
9		if not included with this Agreement. 2. Additional Deposit within days of the Execution Date:	
10		als and also also also also also also also also	
11 12		Remaining balance will be paid at settlement. (B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Bu within 30 days of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by p	ıyer per–
13 14		sonal check. (C) Deposits, regardless of the form of payment, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here:	
15			
16 17		who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or	ter-
18			
19		mination of this Agreement. Only real estate brokers are required to hold deposit in the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of	finz
20		Agreement.	
21	3.	SELLER ASSIST (If Applicable) (1-10) Seller will pay \$	ward
22		Seller will pay \$	h is
23		Buyer's costs, as permitted by the mortgage lender	
24 25	4.	approved by mortgage lender. SETTLEMENT AND POSSESSION (4-14) (A) Settlement Date is (B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, un	
26	70	(A) Settlement Date is DECEMBER 3/37 Or before it Buyer and Scher ag	gree.
27		(B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business notes, and	11000
28		Buyer and Seller agree otherwise.	able:
29			
30 31			pay
32		fees, together with any other itenante municipal service ites. An emages with great the service ites, and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here:	
33			
34		(D) For purposes of prorating real estate taxes, the "periods covered" are as follows:	
35		(D) For purposes of prorating real estate taxes, the period solution of the period from January 1 to December 31. 1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December 3.	r 31.
36		- A - A - A - A - A - A - A - A - A - A	
37 38		School tax bills for all other school districts are not the period normality of the school tax bills for all other school districts are not the period normality of the school tax bills for all other school districts are not the period normality of the school tax bills for all other school districts are not the period normality of the school tax bills for all other school districts are not the period normality of the school tax bills for all other school districts are not the period normality of the school tax bills for all other school districts are not the period normality of the school tax bills for all other school districts are not the period normality of the school tax bills for all other school districts are not the period normality of the school tax bills for all other school districts are not the period normality of the school tax bills for all other school districts are not the period normality of the school tax bills for all other school districts are not tax bills for all other school distri	
39			
40		(F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here:	
41		(G) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all struct	tures
42		(G) Possession is to be delivered by deed, existing keys and physical possession is a recent to a rece	perty
43 44			
45		The same of the state of the st	and
46			
47			44.222
48		will not enter into any new leases, not extend extend extend to the execution of this Agreement, unless otherwise stated in this Agreement. Tenant-Occupied Property Addendum (PAR Form TOP) is attached and made part of this Agreement.	
49	-	TO A	
50 51	5.		E Al-
52		(A) Written acceptance of all parties will be on or before: (B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of	I me
53		r 1 t 3t	
54		essence and are binding. (C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by a line and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, exclusing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, exclusing and/or initialing it.	ıding
55		ing and/or initialing it. For purposes of this Agreement, the humbs of the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be	: ini-
56			
57 58		tialed and dated. (D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written a	gree-
59			
60			table
61		and time periods are negotiable and may be changed by striking out the pre-printed text and instring	
62		to all parties, except where restricted by law.	
		(2.07)	,
- 44	_	ASR Page 2 of 13 Seller Initials:	
63	В	ASK Page 2 of 15 Produced with zipForm® by zlpLogix 18070 Fiteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com Agreement O	f Sale
		, , , , , , , , , , , , , , , , , , , ,	



J

Dear Mrs.Jarmon;

I hope this letter finds you well. I am writing you today as I am looking to sell the property I bought in 2007 from the city of Philadelphia.

I cared for the lot and kept it clean and maintained since prior to purchase.

I am asking for permission at this time to sell the land and to have any restrictions removed.

Thank You!

Robin Semmelroth

STANDARD AGREEMENT FOR THE SALE OF VACANT LAND

ASVL

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realfors® (PAR). PARTIES			
BUYER(S): Tota Homes LLc (Dennis Tota)	SELLER(S): Robin Semmelroth		
BUYER'S MAILING ADDRESS:	SELLER'S MAILING ADDRESS:		
2502 E. clearfield st Philadelphia Pa 19134	507 WINDSOR DRIVE NEWARK DE 19711		
PROF	TO TO COST		
<u> </u>	PERTY		
☐ See Property Description Addendum			
ADDRESS (including postal city) 2123 E.Firth St			
	ZIP <u>19125-1706</u> ,		
	, County of Philadelphia ,		
in the School District of Phil	, in the Commonwealth of Pennsylvania.		
Tax ID #(s): OPA ACCOUNT 314059901	and/or		
Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording Da	ue; Control#): OPA ACCOUNT		
314059901			
BUVED'S DEL ATIONSHIP V	/ITH PA LICENSED BROKER		
No Business Relationship (Buyer is not represented by a brown			
Broker (Company) LYL REALTY GROUP	Licensee(s) (Name) ROBIN SEMMELROTH		
	State License # RS329355		
Company License # RB06148	Direct Phone(s) (267) 596-2066		
Company Address 3000 W Girard Ave, Philadelphia, PA	Cell Phone(s) (267) 596-2066		
19130	Email Robinsemmelroth@gmail.com		
Company Phone	Licensee(s) is (check only one):		
Company Fax	Buyer Agent (all company licensees represent Buyer)		
Broker is (check only one): Buyer Agent (Broker represents Buyer only)	Buyer Agent (all company necesses represent Buyer) Buyer Agent with Designated Agency (only Licensee(s) named		
Dual Agent (See Dual and/or Designated Agent box below)	above represent Buyer)		
Dual Agent (See Dual and of Designated Agent box below)	Dual Agent (See Dual and/or Designated Agent box below)		
☐ Transaction Licensee (Broker and Licensee(s) pro			
l · · · · · · · · · · · · · · · · · · ·	VITH PA LICENSED BROKER		
☐ No Business Relationship (Seller is not represented by a bro	ker)		
Broker (Company) LYL REALTY GROUP	Licensee(s) (Name) Robin Semmelroth		
Company License # RB068148	State License # RS329355		
Company Address 3000 W Girard Ave, Philadelphia, PA	Direct Phone(s) (267) 596-2066		
19130	Cell Phone(s) (267) 596-2066		
Company Phone (267) 773-8600	Email Robinsemmelroth@gmail.com		
Company Fax (800) 878-2993	Licensee(s) is (check only one). Seller Agent (all company licensees represent Seller)		
Broker is (check only one):	Seller Agent (all company licensees represent Seller) Seller Agent with Designated Agency (only Licensee(s) named		
Seller Agent (Broker represents Seller only)	above represent Seller)		
Dual Agent (See Dual and/or Designated Agent box below)	Dual Agent (See Dual and/or Designated Agent box below)		
☐ Transaction Licensee (Broker and Licensee(s) pro			
	SIGNATED AGENCY		
A Broker is a Dual Agent when a Broker represents both Buyer an	d Seller in the same transaction. A Licensee is a Dual Agent when a		
Licensee represents Buyer and Seller in the same transaction. All of	Proker's licensees are also Dual Agents UNLESS there are separate		
	Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.		
By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency,			
if applicable.	age 1 of 13 Seller Initials: KS		
Buyer Initials 17 ASVL Pa	age 1 of 13 Seller Initials: No. 100 Seller In		

Pennsylvania Association of REALTORS

7	_	DETECTIAGE DOLCE AND DEDOCITO (1.14)
3	2.	PURCHASE PRICE AND DEPOSITS (1-16) (A) Purchase Price \$ 78,000.00
5		(Seventy-Eight Thousand
6		U.S. Dollars), to be paid by Buyer as follows:
7		1. Initial Deposit, within days (5 if not specified) of Execution Date,
8		if not included with this Agreement:
9		2. Additional Deposit within days of the Execution Date: \$
10		
11		Remaining balance will be paid at settlement.
12		(B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer within 30 DAYS of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by p
13		
14 15		sonal check. (C) Deposits, regardless of the form of payment and the person designated as payee, will be paid in U.S. Dollars to Broker for Se
16		(with an est amost a state of Large). Who is
17		retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination
18		this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State R
19		Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this Agreement.
20	3.	SELLER ASSIST (If Applicable) (2-12)
21		Seller will pay \$ or % of Purchase Price (0 if not specified) toward Buye costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved
22		costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount of percentage which is approved
23		mortgage lender. SETTLEMENT AND POSSESSION (1-16)
24 25	4.	(A) Settlement Date is
26		(R) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, un
27		Buyer and Seller agree otherwise.
28		(C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applical
29		current taxes; rents; interest on mortgage assumptions; water and/or sewer fees, together with any other lienable municipal serv
30		fees. All charges will be pro-rated for the period(s) covered. Seller will pay up to and including the date of settlement and Bu
31		will pay for all days following settlement, unless otherwise stated here:
32		The state of the s
33		 (D) For purposes of prorating real estate taxes, the "periods covered" are as follows: 1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.
34 35		2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December 31.
36		School tax hills for all other school districts are for the period from July 1 to June 30.
37		(E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here:
38		
39		(F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here:
40		Drough Co. of Johnie with all atmost
41		(G) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structument, broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property free of debris, with all structuments are considered in the Property free of debris, with all structuments are considered in the Property free of debris, with all structuments are considered in the Property free of debris, with all structuments are considered in the Property free of debris, with all structuments are considered in the Property free of debris, with all structuments are considered in the Property free of debris, with all structuments are considered in the Property free of debris, with all structuments are considered in the Property free of debris, with all structuments are considered in the Property free of debris, with all structuments are considered in the Property free of debris, with all structuments are considered in the Property free of debris, and the Property free of debris, with all structuments are considered in the Property free of debris, and the Property free of debris
42		
43 44		is subject to a lease. (H) If Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys and
45		signment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Se
46		will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will
47		knowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.
48	5.	DATES/TIME IS OF THE ESSENCE (2-12)
49		(A) Written acceptance of all parties will be on or before: November 21, 2018
50		(A) Written acceptance of an parties will be only better and times identified for the performance of any obligations of this Agreement are of
51		essence and are binding. (C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by sign
52 53		and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding
54		day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initia
55		and dated.
56		(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement
57		of the parties.
58		(E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms are pre-printed to the Buyer and Seller are pre-printed to the Buyer and Seller.
59		and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable
60	_	all parties, except where restricted by law.
61	6.	ZONING (1-16) Failure of this Agreement to contain the zoning classification (except in cases where the property {and each parcel thereof, if subdiv
62 63		able) is zoned solely or primarily to permit single-family dwellings) will render this Agreement voidable at Buyer's option, and
64		voided, any deposits tendered by the Buyer will be returned to the Buyer without any requirement for court action.
		Zoning Classification, as set forth in the local zoning ordinance: RSA-5
65		Monthly Chassimeterion, as bet for the first t
65		Zoning Christinenton, as bee for an energy of the second o
		er Initials: ASVL Page 2 of 13 Seller Initials:







Good morning Miss Jarmon

My name is Brian McKernan from Carriage Investments LLC

I bought this vacant land back in 2010 and build a duplex (see attached CO - zoning and building permits)

I currently have it under contract to go to sale at end of the month , but the title company says I need a Cert from vacant lot Committee so that they can record it -

I would really appreciate your help with this matter

Feel free to call me on my cell anytime, thank you in advance

Best regards Brian

Carriage Investments LLC 1216 south 26th street 1st Floor This form recommended and appraised for, but not restricted to use by, the members of the Popusylvenia Association of Realton to (PAR).

PARTIES		
BUVER(S): Nick Michaels	SFLLER(S): Carriage Investments LLC	
BUYER'S MAILING ADDRESS:	SELLER'S MAILING ADDRESS:	
1932 ALTER ST	1216 S 26th St, 1st Floor	
Ph,17	Philadelphia	
P.4. 19146	PA 19146	
PI	ROPERTY	
ADDRESS (including postal city) 2638 Federal St		
in the manicipality of Ph11a	ZIP 19146 . County of	
m the School District of Phila	, in the Commonwealth of Pennsylvania	
Tis ID #(s): 362029426	and/or	
	g Date);	
RIIVER'S RELATIONSHI	P WITH PA LICENSED BROKER	
No Business Relationship (Bayer is not represented by a		
Bioker (Company)	Liechanyla) (Name)	
Commence I formation	What I is many in	
Company License #	State 1 ivense #	
Company Address	Direct Phone(s)	
Champion Diagram	Cell Phone(s)	
Company Phone Company Fax		
Company Fax Broker is (check only one):		
	Buyer Agent tall company licensees reprezent (tuyer)	
Buyer Agent (Broker represents Buyer only) Outd Agent (See Dual and/or Designated Agent box below)	Buyer Agent with Designated Agency (only Licensee's) named	
Triggt Affect (See Span affect Designater Affect you detow).	above represent Buyer) Dual Agent (See Dual and/or Designated Agent box below)	
Transaction Licensee (Brokes and Licensee(s	1 provide real essate services but do not represent Buyer)	
	IP WITH PA LICENSED BROKER	
🗀 No Business Relationship (Seller is not represented by a		
Broker (Company)	Licenses(s) (Name)	
Company License #	State Linease #	
Company Address	Direct Phone(s)	
	Cell Phone(s)	
Company Phone		
Company Fax	Licensee(s) is (check only one):	
Broker is (check only one):	Seller Agent (all company licensees represent Seller)	
Seller Agent (Broker represents Seller only)	Seller Agent with Designated Agency (only Licensee(s) named	
Dual Agent (See Dual and/or Designated Agent box below)	above remeson Soller)	
	Dual Agent (See Dual and/or Designated Agent box below)	
Transaction Licensee (Bruiter and Licenseets)) provide real estate services but do not represent Seller)	
A Broker is a Dual Agent when a Broker represents both Buyer	DESIGNATED AGENCY and Seller in the same transaction. A Licensee is a Dual Agent when a lof Broker's ficensees are also Dual Agents UNLESS there are separate mated for Busin and Seller the Licensee is a Dual Agent.	
	te having been previously informed of, and consented to, dual agency.	
ayer Intials: ASR	t Page I of 13 Seller Initials:	
Pennsylvania Association of Realtors	COPYRIGHT PENNSYLVANIA ASSOCIATION OF REAL TORSE 2018 rev. 1418; rel. 4418	

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2616 Federal St

ì	E	By this Agreement, dated October 15, 2018	
	2.	By this Agreement, dated October 15, 2018 Softer hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property. PURCHASE PRICE AND DEPOSITS (4-14)	
4		(A) Purchase Price \$\$430,000.00	
5		Four Hundred Thirty Thousand	
6		U.S. Dollars), to be paid by Buyer as fe	ofice/s.
7		1. Initial Deposit, within days (5 if not specified) of Execution Date,	
8		if not included with this Agreement:	
		If not included with this Agreement: 2. Additional Deposit within days of the Execution Date: 3	
10		Remaining belance will be paid at settlement,	
12		Remaining became will be part at senteness.	
43 14		(B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by within 30 days of settlement, including funds paid at settlement, will be by easiner's check or wired funds, but not be sonal check.	y per-
16		(C) Deposits, regardless of the form of payment, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here:	-3
17		who will retain deposits in an eserow account in conformity with all applicable laws and regulations until consumpation of	The Cart Agents
19 19 20		mination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulati- the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of	one of
	-	Agreement.	
21 ; 22	n e	SELLER ASSIST (If Applicable) (1-10)	
33		Seller will pay 5. Soller will pay 5. Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage when the process of the payon is the process of the payon of th	eward
24		approved by mortgage lender.	itch is
35	î		
217		(A) Settlement Date is	
27		(A) Settlement Date is January 4, 2019 , or before if Buyer and Seller (B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours.	agree.
28		Buyer and Seller agree otherwise,	midese
10		(C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where appli-	cable
0		current taxes; rents, interest on marigage assumptions; condominium fees and homeowner association fees, water analog	SCHOOL
ij		less, together with any other lienable municipal service fees. All charges will be prorated for the period(s) covered. Seller wi	II nav
11		up to and including the date of settlement and fluyer will pay for all days following sealement, unless otherwise stated here:	n pos
5.3			
14		(D) For purposes of promiting real estate taxes, the "periods covered" are as follows:	
3.5		 Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31. 	
16		School are bills for the Philadelphia, Pittsburgh and Scranton School Districts me for the period from January 1 to December	er 11.
17		School tax bills for all other school districts are for the period from July 1 to June 30.	
8		(E) Conveyance from Seller will be by the simple deed of special warranty unless otherwise stated here:	
19 19		(D) The second of the control of the	
1		(F) Payment of nunsfer taxes will be divided equally between Buyer and Seller unless otherwise stated here:	
3		(II) Possession is to be delivered by dead, existing keys and physical possession to a vacant Property tree of debris, with all struc-	
3		broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Pro-	CTUFOS
4)		is subject to a lease.	15211A
3		(iii) If Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys	Lens 5
€,		assignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement,	Geller.
7		will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer, Priver	live r
į.		asknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.	
l.j		☐ Tenant-Occupied Preperty Addendum (PAR Form TOP) is attached and made part of this Agreement.	
0 5	i.	DATES/TIME IS OF THE ESSENCE (1-10)	
1		(A) Written acceptance of all parties will be on or before: October 16, 2018	
7		(B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of	i the
3		essence and are binding.	
4 5	(C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by sign		sign-
Ď		ing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding the days this appropriate was execution to law the law of the line and of the law of the line and the law of the l	ding
7		the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be tialed and dated.	ini-
i i		(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by inutual written a	
2	1	the rate of the parties.	HISC-
ì		(E) Certain terms and time periods are pre-printed to this Agreement as a convenience to the Buyer and Solier. All pre-printed t	
1		and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms agreep	dalila dalila
Ż		to all parties, except where restricted by law.	conste
		· · · ·	
i Bi	ELV'E	ver luitials: ASR Page 1 of 13 Seller Initials:	
	1 -	Charles and with a Charles and a state of the Charles Adv. No. 2 and Adv. Adv. Adv. Adv. Adv. Adv. Adv. Adv	, =
		Produced with zerFormer by ziptings: 18970 Friezin Mile Roost, Franse, Milengan 48076 water Milengan 48076 water Milengan 48076	rol St



CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS



CERTIFICATE OF OCCUPANCY

FOR THE PROPERTY LOCATED AT:

2638 FEDERAL ST LOCATION: SITE

SINGLE FAMILY DWELLING

Owner: CARRIAGE INVESTMENTS LLC

2132 TITAN ST

PHILADELPHIA PA, 19146

PERMIT / PLAN # 286714

OCCUPANCY CLASSIFICATION(S): R-3

VARIANCE: NONE

TYPE OF CONSTRUCTION: V, A (WOOD)

LOCATION OF SPRINKLERS:

THROUGHOUT

LOCATION OF STANDPIPES:

NONE

REVIEW BASED UPON:

2009 INTERNATIONAL RES. CODE

THIS BUILDING IS IN CONFORMANCE WITH THE PLANS APPROVED BY THE PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS AND THE REQUIREMENTS OF THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE AND THE PA UNIFORM CONSTRUCTION CODE.

Approved By:

BUILDING CODE OFFICIAL:

MICHAEL E. FINK

PLANS EXAMINER:

GEORGE ENNIS

INSPECTOR:

ANTHONY WADE

SUPERVISOR:

STEPHEN GALLAGHER

DATE OF FINAL APPROVAL: 06/02/2011

CERTIFICATE MUST BE KEPT ON THE PREMISES AND MADE AVAILABLE FOR INSPECTION



L

Good morning Ms. Jarmon

I am writing to request that the deed restriction on 1557 E. Hewson street P.A. 19125 Please be released, we have the property sold.

I have also attached the agreement of sale for the property.

Thank you for your time, if there is anything you need I can be reached at 215-510-2759.

Sincerely, Michael Murawski

STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

1	PARTIES	
BUYER(S): Jennifer Woodruff (PA Agent)	SELLER(S): Michael Murwasky	
Tevje Maillard		
OCC / Se Section of the Co.		
BUYER'S MAILING ADDRESS:	SELLER'S MAILING ADDRESS:	
	ROPERTY	
ADDRESS (including postal city) 1557 I Hewson Street		
Philadelphia, PA	②P <u>19125-2807</u>	
in the municipality of Philadelphia	County of Philadelphia in the Commonwealth of Pennsylvania	
in the School District of	in the Commonwealth of Pennsylvania	
Tax ID #(s): 181230702	Bild G	
Identification (e.g., Parcel #: Lot, Block; Deed Book, Page, Recording	g Date):	
BUYER'S RELATIONSHI	P WITH PA LICENSED BROKER	
No Business Relationship (Bayer is not represented by a		
Broker (Company)	Licensee(s) (Name)	
	O. A. Y. Carrot	
Company License #	State Liceuse #	
Company Address	Direct Phone(s)	
	Cell Phone(s)	
Company Phone	Final	
Corapany Fax	Licensee(2) is (check only one):	
Broker is (check only one)	☐ Buyer Agent (all company licensees represent Buyer)	
Buyer Agent (Broker represents Buyer only)	Buyer Agent with Designated Agency (only Licensco(s) named	
Dual Agent (See Dual and/or Designated Agent box below)	above represent Buyer)	
	Dual Agent (See Dual and/or Designated Agent box below)	
Transaction Licensee (Broker and Licensee)	s) provide real estate services but do not represent Buyer)	
SELLER'S RELATIONSH * No Business Relationship (Seller is not represented by	IP WITH PA LICENSED BROKER	
The state of the s	Licensee(s) (Name)	
Broker (Company)	Laction (A) (Amile)	
Company License #	State License #	
Company Address	Direct Phone(s)	
The state of the s	Cell Phone(2)	
Company Phone	Email	
	Licensee(s) is (check only one):	
Company Fax Broker is (obsek only one):	Soller Agent (all company licensees tepresent Soller)	
	Seller Agent with Designated Agency (only Licensec(s) named	
Seller Agent (Broker represents Seller only)	above represent Softer)	
Dual Agent (See Dual and/or Designated Agent box below)	Dual Agent (See Dual and/or Designated Agent box below)	
The property of the state of th	s) provide real estate services but do not represent Seller)	
T I micaenon micawes (proces and measure)	at the real caute are trees our me that refusation become	
	DESIGNATED AGENCY	
A Broker is a Dual Agent when a Broker represents both Buye	r and Seller in the same transaction. A Licensec is a Dual Agent when	
Licensee represents Boyer and Seller in the same transaction. A Designated Agents for Buyer and Seller, if the same Licensee is desi	Ill of Broker's licensees are also Dual Agents UNLESS there are separatiguated for Buyer and Seller, the Licensee is a Dual Agent.	
By signing this Agreement, Buyer and Seller each acknowled if applicable.	ge having been previously informed of, and consented to, dual agency	
	ift Page 1 of 13 Seller Initials:	
The same of the sa		

Pennsylvania Association of Realtors'

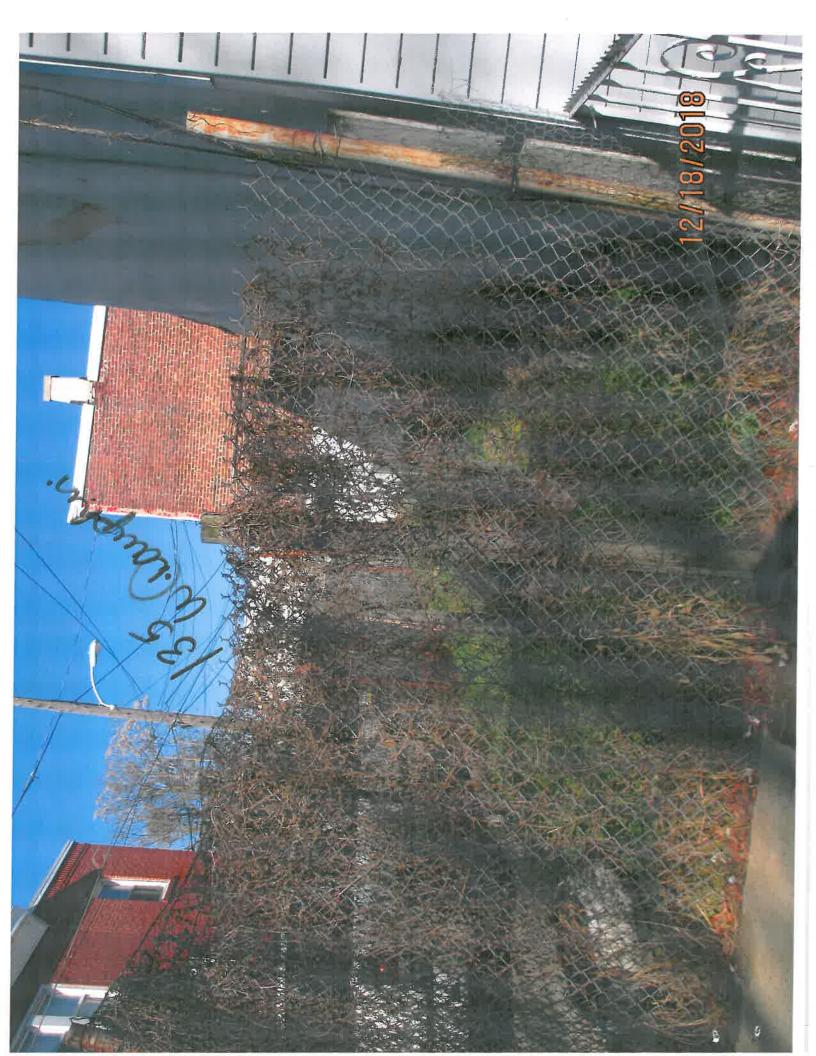
COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2018 rov. 1/18; rol. 4/18

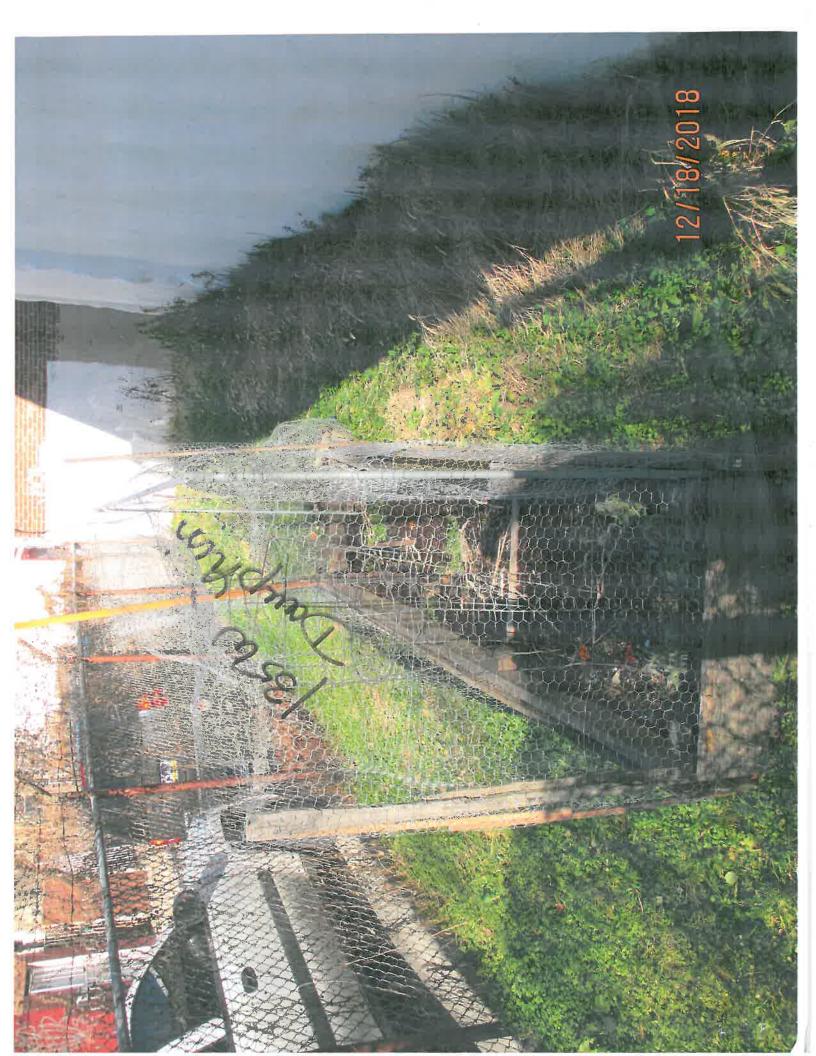
10	Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identific PURCHASE PRICE AND DEPOSITS (4-14)	co x a oliva ila	
4-	(A) Purchase Price \$ \$280, 000.00		
	(Two Fundred Eighty Thousand		
		U.S. Dollars),	to be paid by Buyer as follows
	1. Initial Deposit, within 2 bus days (5 if not specified) of Execution Date,	166	2 200 30
	if not included with this Agreement:	2.5	1,000.00
	2. Additional Deposit within days of the Execution Date:	3	3,500.00
	3. Within 2 business days of mortgage commitment		3,500.90
	Remaining belonce will be paid at settlement. (B) All fands paid by Boyer, including deposits, will be paid by check, cashier's	about as seend for	ale All frade noid by Roye
	within 30 days of settlement, including funds paid at settlement, will be by	rachim's chark are	selead funds, but not by ner
	smal check	Company of Book to the Tax	
	(12) Thenexits reportless of the form of payment, will be easily in U.S. Dollars to Broker for	Seller (unless others	vise stated here: Deposits
	monies will be held in escrow at title company, 2200	Closing Ser	vices /
	who will petain deposits in an excrew account in conformity with all applicable	laws and regulation	ns until consummation of ler
	mination of this Agreement. Only real estate brokers are required to hold deposi-	is in accordance wi	th the rules and regulations o
	the State Real Estate Commission. Cheeks tendered as deposit monics may	he held uncashed p	pending the execution of the
	Agreement.		
3.	SELLER ASSIST (If Applicable) (1-10)	W. at Burning	Suite of 16 and annual Carly towns
	Soller will pay \$ 10,000,00 Buyer's costs, as peculited by the morngage lender, if any. Soller is only obligated	TO STATE OF PERCHASE	reaction management solding
	Buyer's costs, as permitted by the mangage leader, if any, somer is only amigated	to hay the to the a	amount in betteringe which i
	approved by merigage lender.		
4.	SETTLEMENT AND POSSESSION (4-14)	· dan S	before if Buyer and Seller agree
	(A) Settlement Date is December: 28, 2018 (B) Settlement will occur in the county where the Property is located or in an adjace.	cent county, during	normal business hours, unless
	Buyer and Seller agree otherwise.	and a second a second	
	(C) At time of sentement the following will be pro-reted on a daily basis between	Buyer and Seller,	reimbursing where applicable
	compart taxes vents interest an marchage assumptions; touriounism fees and	homeowner associa	sion local water and or sewe
	face transfer with any other lienable municipal service fees. All charges will be	promised for the per	nad(s) covered. Selier will pa
	up to and including the date of settlement and Buyer will pay for all days following se	itlement, unless other	twise stated here:
	(D) For purposes of prorating real estate taxes, the "periods covered" are as follows:		
	 Municipal tax bills for all counties and municipalities in Pennsylvania are for the p 	enod from January 1	to December 31.
	2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts	are the the period in	our laurary (to December 31
	School tax bills for all other school districts are for the period from July 1 to have	M. Las internal Banens	
	(E) Conveyance from Seller will be by fee simple deed of special warranty unless otherw	INC SERROU HONG.	
	(F) Payment of transfer taxes will be divided equally between Bayer and Seller maless of	erwise stated here:	
	(F) Payment of transfer taxes with ac divided equally between payer and patter tensors be	_	
	(G) Possession is to be delivered by deed, existing keys and physical possession to a	vacant Property fre	e of debris, with all structure
	binom-clean, at day and time of settlement, unless Seller, before signing this Ag	reement, has identifi	ed in writing that the Property
	is subject to a lease		
	(H) If Seller has identified in writing that the Property is subject to a lease, possess	sion is to be deliver	ed by deed, existing keys on
	assignment of existing leaves for the Property, together with security decosits and	micrest, if any, at day	y and time of settlement. Selic
	will not enter into any new leases, nor extend existing leases, for the Property	without the written	consent of lauyer lauyer wil
	acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agrees	nent, unicak staerwise	e stated in this Agreement.
	Tenant-Occupied Property Addendum (PAR Form TOF) is attached and made	is pair of this Agree	200 COLL
5.	DATES/TIME IS OF THE ESSENCE (I-10)		
	(A) Written acceptance of all parties will be on or before: December 5, 2018	a of our abligations	of this Agramment own of the
	(B) The Settlement Date and all other dates and times identified for the performance	c or any southerners	of the regreement are at the
	essence and are binding. (C) The Essentian Date of this Agreement is the date when Buyer and Soller have in	aliented full necessary	as of this Aurenment he gian
	ing and/or initialing it. For purposes of this Agreement, the number of days wi	il he counted from	the Execution Date, excluding
	the day this Agreement was executed and including the last day of the time period	ed. All changes to t	his Agreement should be in
	flated and dated.		
	(D) The Settlement Date is not extended by any other provision of this Agreement a	nd may only he exte	ended by mutual written agree
	mont of the reactive		
	(B) Coving terms and time periods are pro-printed in this Agreement as a convenie	nce to the Buyer an	d Soller. All pre-printed term
	and time periods are negotiable and may be changed by striking out the pre-pa	rinted text and inser	ting different terms acceptable
	to all parties, except where restricted by law.		
			Ja LAAA
			77.
Bi	yer Initials: ASR Page 2 of 13		Seller Initials: // /

Produces with appropriately high oper 18070 Filmen late Rose. France, Michigan 48026 1999, 201,000 000



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CITY AND SUBURBAN SETTLEMENT SERVICES, LLC

421 Bustleton Pike Feasterville Pa 19053. Phone: 215-364-4600 Fax: 215-355-6682

December 5, 2018

Susie Jarmon, Chairwoman Via email Susie. Jarmon@Phila.gov

1820 South 58th Street, Philadelphia, PA 19143 Our File No. CS-1240FN

Dear Ms. Jarmon:

Please be advised that we are selling the above referenced property. We are requesting a "release of restrictions on the City deed". Attached is the agreement of sale along with the restrictions.

Please let us know if you need any additional information.

Thank you,

STANDARD AGREEMENT FOR THE SALE OF VACANT LAND in recommended and approved for, but not restricted to use by, the members of the Pennsylvania Associations of REALTORS* (PAR).

BUYER(S): Seven Wolfs	ARTIES .
	SELLER(S): Jane Chandler and Harold Gutzmore
BUYER'S MAILING ADDRESS:	SELLER'S MAILING ADDRESS:
1633 East Passyunk Avenue	215 W. Walnut Lane
Philadelphia, PA 19148	Philadelphia, PA 19144-3214
	ROPERTY
PROPERTY ADDRESS 1820 S. 58th Street Philadelphia, PA	ZIP 19143
in the municipality of Philadelphia	, County of Philadelphia
in the School District of Philadelphia	in the Commonwealth of Pennsylvania
Identification (e.g., Tax ID #; Parcel #; Lot, Block; Deed Book,	Page, Recording Date):
BUYER'S RELATIONSHIF No Business Relationship (Buyer is not represented by a b	P WITH PA LICENSED BROKER oroker)
A Ostabi Danibi	Licensec(s) (Name) Anthony Criniti
Broker (Company) A. Criniii Reary	
Company Address 1833 East Passyunk Avenue.	Direct Phone(s)
Philadelphia, PA 19148	Cell Phone(s) (267)259-3357
Company Phone (215)465-4225	Fax
Company Fax	Email tonycriniti4@gmail.com
Broker is:	Licensec(s) is:
Buyer Agent (Broker represents Buyer only)	☑ Buyer Agent with Designated Agency
Dual Agent (See Dual and/or Designated Agent box below)	Buyer Agent without Designated Agency
To Dam Li Baue (orth Dam min en anna en anna en anna	Dual Agent (See Dual and/or Designated Agent box below)
[7] Transaction Licensee (Broker and Licensee)	s) provide real estate services but do not represent Buyer)
Transaction Licensee (Broker and Licensee)	s) provide real estate services but do not represent Buyer)
	s) provide real estate services but do not represent Buyer) P WITH PA LICENSED BROKER
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SELLER'S RELATIONSHII No Business Relationship (Seller is not represented by a bi Broker (Company) BHHS Prime Real Estate	P WITH PA LICENSED BROKER roker) Licensee(s) (Name) Conor Rodgers
SELLER'S RELATIONSHIN No Business Relationship (Seller is not represented by a bi Broker (Company) BHHS Prime Real Estate Company Address 7341 Frankford Avenue	P WITH PA LICENSED BROKER roker) Licensee(s) (Name) Conor Rodgers Direct Phone(s) (267)303-0850
SELLER'S RELATIONSHI) I No Business Relationship (Seller is not represented by a base) Broker (Company) BHHS Prime Real Estate Company Address 7341 Frankford Avenue Philadelphia, PA 19136	P WITH PA LICENSED BROKER roker) Licensee(s) (Name) Conor Rodgers Direct Phone(s) (267)303-0850 Cell Phone(s)
SELLER'S RELATIONSHI) D No Business Relationship (Seller is not represented by a business (Company) BHHS Prime Real Estate Company Address 7341 Frankford Avenue Philadelphia, PA 19136 Company Phone (215)338-3200	P WITH PA LICENSED BROKER roker) Licensee(s) (Name) Conor Rodgers Direct Phone(s) (267)303-0850 Cell Phone(s) Fax
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SELLER'S RELATIONSHIP No Business Relationship (Seller is not represented by a bispect (Company) BHHS Prime Real Estate 7341 Frankford Avenue Philadelphia, PA 19136 Company Phone (215)338-3200 Company Fax Broker is: Soller Agent (Broker represents Seller only) Dual Agent (See Dual and/or Designated Agent hox below) The Transaction Licensee (Broker and Licensee (Seller only) DUAL AND/OR A Broker is a Dual Agent when a Broker represents both Buyer Licensee represents Buyer and Seller in the same transaction. All Designated Agents for Buyer and Seller. If the same Licensee is	P WITH PA LICENSED BROKER roker) Licensee(s) (Name) Conor Rodgers Direct Phone(s) (267)303-0850 Cell Phone(s) Fax Email Licensee(s) is: Seller Agent with Designated Agency Seller Agent without Designated Agency Dual Agent (See Dual and/or Designated Agent box below) s) provide real estate services but do not represent Seller) DESIGNATED AGENCY r and Seller in the same transaction. A Licensee is a Dual Agent when a fl of Broker's licensees are also Dual Agents UNLESS there are separate designated for Buyer and Seller, the Licensee is a Dual Agent.
SELLER'S RELATIONSHIP I No Business Relationship (Seller is not represented by a bis Broker (Company) BHHS Prime Real Estate Company Address 7341 Frankford Avenue Philadelphia, PA 19136 Company Phone (215)338-3200 Company Fax Broker is: I Seller Agent (Broker represents Seller only) I Dual Agent (See Dual and/or Designated Agent hox below) I Transaction Licensee (Broker and Licensee (seller only) DUAL AND/OR A Broker is a Dual Agent when a Broker represents both Buyer Licensee represents Buyer and Seller in the same transaction. All Designated Agents for Buyer and Seller. If the same Licensee is	P WITH PA LICENSED BROKER roker) Licensee(s) (Name) Conor Rodgers Direct Phone(s) (267)303-0850 Cell Phone(s) Fax Email Licensee(s) is: Seller Agent with Designated Agency Seller Agent without Designated Agency Dual Agent (See Dual and/or Designated Agent box below) s) provide real estate services but do not represent Seller) DESIGNATED AGENCY r and Seller in the same transaction. A Licensee is a Dual Agent when a ll of Broker's licensees are also Dual Agents UNLESS there are separate
SELLER'S RELATIONSHIP No Business Relationship (Seller is not represented by a bisproker (Company) BHHS Prime Real Estate Company Address 7341 Frankford Avenue Philadelphia, PA 19136 Company Phone (215)338-3200 Company Fax Broker is: Seller Agent (Broker represents Seller only) Dual Agent (See Dual and/or Designated Agent box below) Transaction Licensee (Broker and Licensee(s) DUAL AND/OR A Broker is a Dual Agent when a Broker represents both Buyer Licensee represents Buyer and Seller. If the same transaction. All Designated Agents for Buyer and Seller. If the same Licensee is By signing this Agreement, Buyer and Seller each acknowledgif applicable.	P WITH PA LICENSED BROKER roker) Licensee(s) (Name) Conor Rodgers Direct Phone(s) (267)303-0850 Cell Phone(s) Fax Email Licensee(s) is: Seller Agent with Designated Agency Seller Agent without Designated Agency Dual Agent (See Dual and/or Designated Agent box below) s) provide real estate services but do not represent Seller) DESIGNATED AGENCY r and Seller in the same transaction. A Licensee is a Dual Agent when a ll of Broker's licensees are also Dual Agents UNLESS there are separate designated for Buyer and Seller, the Licensee is a Dual Agent. ge having been previously informed of, and consented to, dual agency,
SELLER'S RELATIONSHIP No Business Relationship (Seller is not represented by a bispect (Company) BHHS Prime Real Estate Company Address 7341 Frankford Avenue Philadelphia, PA 19136 Company Phone (215)338-3200 Company Fax Broker is: Seller Agent (Broker represents Seller only) Dual Agent (See Dual and/or Designated Agent box below) Transaction Licensee (Broker and Licensee(seller only)) A Broker is a Dual Agent when a Broker represents both Buyer Licensee represents Buyer and Seller in the same transaction. All Designated Agents for Buyer and Seller. If the same Licensee is By signing this Agreement, Buyer and Seller each acknowledgif applicable.	P WITH PA LICENSED BROKER roker) Licensee(s) (Name) Conor Rodgers Direct Phone(s) (267)303-0850 Cell Phone(s) Fax Email Licensee(s) is: Seller Agent with Designated Agency Seller Agent without Designated Agency Dual Agent (See Dual and/or Designated Agent box below) s) provide real estate services but do not represent Seller) DESIGNATED AGENCY r and Seller in the same transaction. A Licensee is a Dual Agent when a fil of Broker's licensees are also Dual Agents UNLESS there are separate designated for Buyer and Seller, the Licensee is a Dual Agent.

	1	By this Agreement, dated November 1, 2018
2		Saller hereby agrees to sell and convey to Buyer, who agrees to purchase, the mention a opens.
	2,	PURCHASE PRICE AND DEPOSITS (2-12) (A) Purchase Price \$ 10,500.00
į		/ The Theoret Elvo Hundred
5		U.S. Dollars), to be paid by buyer as follows:
5 7		1. Deposit at signing of this Agreement: \$ 1,000.00
r K		2. Deposit within days of the Execution Date of this Agreement:
9		
EQ.		4. Remaining balance will be paid at settlement.
EL 12		4. Remaining balance will be paid at settlement. (B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer within 30 DAYS of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by per-
13 14		sonal check. (C) Deposits, regardless of the form of payment and the person designated as payee, will be paid in U.S. Dollars to Broker for Seller
15		(unless otherwise stated here: who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or ter- who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or ter-
16		A A A A A A A A A A A A A A A A A A A
17		the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this
18		A contamination of the contami
19 20	3.	Agreement. SELLER ASSIST (If Applicable) (2-12) Seller will pay \$ Buyer's costs, as permitted by the mortgage lender, if any, Seller is only obligated to pay up to the amount or percentage which is
21	401	Seller will pay \$ or
<u> </u>		Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is
23		anyroved by mortgage lender.
24	4.	SETTLEMENT AND POSSESSION (2-12) or before if Buyer and Seller agree.
25		(A) Settlement Date is December 5, 2018 (B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless
26		
27		and the following will be properted on a deliv basis netween buyer and ocue. I computable where applicable,
28		
29		the standard comics foot All charges will be two-rated for the period(s) covered, belief will pay up to any
30		including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here:
31 32	25	
33		(D) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here:
) ,u		
35		(E) Payment of transfer taxes will be divided equally between Buyer and Seiler unless otherwise stated here:
36 37 38		(F) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property
39		
-10		
41		a tatal for the first and the first and the first and the first and first an
42		assignment of existing leases for the Property together with accounting the Property without the written consent of Buyer. Buyer will acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.
43		acknowledge existing lease(s) by mittaling me lease(s) at the execution of this rigidential, discountry and the second of this rigidential, and the second of the second of this rigidential, and the second of this rigidential is the second of this rigidential, and the second of
44	5.	DATES/TIME IS OF THE ESSENCE (2-12) November 2, 2018
45		acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, takes otherwise stated in this Agreement. DATES/TIME IS OF THE ESSENCE (2-12) (A) Written acceptance of all parties will be on or before: November 2, 2018 (B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the
46		(b) The same of th
47		The state of the detailed and the detailed what Ribber and Neller made including the detailed of this Agriculture of the detailed what Ribber and Neller made including the detailed of the de
48		The property of the property of the Administration of the Difficult of Country of the Exposured Calc. Calc.
49		the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be ini-
50 51		14 T 4 T 4 T 4 T 5 T
52		(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agree-
53		A Pull Control
54		ment of the parties. (E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable
55		and time periods are negotiable and may be changed by surking out the pro-parties and may be changed by the pro-parties and may be changed by the pro-parties and may be changed by the pro-parties
56	_	to all parties.
57	6.	ZONING (5-01) Failure of this Agreement to contain the zoning classification (except in cases where the property (and each parcel thereof, if subdiffication of this Agreement to contain the zoning classification (except in cases where the property to ideals at Buyer's option and if
5X		A COLUMN TO THE PROPERTY OF TH
59		vidable) is zoned sorely or primarily to permit single-tainly treating to the Buyer without any requirement for court action.
60 61		Zoning Classification: CMX2
474		-
		· 1 -
		yer Initials: AC, ASVL Page 2 of 11 Seller Initials: TC, H2
	_	yer Initials: AC, ASVL Page 2 of 11 Selier Initials: AC, IT
62	Bu	yer imonis:







P

STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtani* (PAR)

PARTIES		
BUYER(S):	SELLER(S):	
Silvana R. Masri	Claudio Hernandez	
BUYER'S MAILING ADDRESS:	SELLER'S MAILING ADDRESS:	
2804 Poplar street Phila PA 19130		
-		
PR	OPERTY	
ADDRESS (including postal city) 534-536 Somerset st		
Philadelphia ZIP 19133		
in the municipality of	, County of Philadelphia , in the Commonwealth of Pennsylvania.	
in the School District of	and/or	
Tax ID #(a):192327900, 192328000 Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Record		
THERETIPETICE (2004) 1 said the said to th		
RUVER'S RELATIONSHII	WITH PA LICENSED BROKER	
No Business Relationship (Buyer is not represented by a h		
Broker (Company)Keller Williams Real Estate	Licensee(s) (Name)Vincent Carnuccio	
	Donatico	
Company License #	State License # RS317863	
Company Address 1917 Welsh Road	Direct Phone(s) 215-464-8800 Cell Phone(s) 215-292-6429	
Philadelphia, PA 19115	Email vincentc@kw.com	
Company Phone	Licenses(s) is (check only one):	
Company Fax Broker is (check only one):	Buyer Agent (all company licensees represent Buyer)	
Buyer Agent (Broker represents Buyer only)	☑ Buyer Agent with Designated Agency (only Licensec(s) named	
Dual Agent (See Dual and/or Designated Agent box below)	above represent Buyer)	
	Dual Agent (See Dual and/or Designated Agent box below)	
☐ Transaction Licensec (Broker and Licensec(s)	provide real estate services but do not represent Buyer)	
SELLER'S RELATIONSHI	P WITH PA LICENSED BROKER	
☐ No Business Relationship (Seller is not represented by a b		
Broker (Company KW Real Estate Tri-County	Licensee(s) (Name) Shane Hartie	
Company License	State License #1597360	
Company Address 1917 Welsh Road	Direct Phone(s) 215-464-8800	
Philadelphia, PA 19115	Cull Phone(s) Email shane hartie@kw.com	
Company Phone	Licensee(s) is (check only one):	
Company Fax Broker is (check only one):	Seller Agent (all company licensees represent Seller)	
Broker is (check only one): Seller Agent (Broker represents Seller only)	Soller Agent with Designated Agency (only Licensee(s) named	
El Dual Agent (See Dual and/or Designated Agent box below)	above represent Seller)	
El Dual Agont todo musi ano or Dongmand recombons	Dual Agent (See Dual and/or Designated Agent box below)	
Transaction Licensee (Broker and Licensee)	a) provide real estate services but do not represent Seller).	
DUAL AND/OR I	DESIGNATED AGENCY	
A Dealer is a Dual Agent when a Broker represents both Buyer	and Seller in the same transaction. A Licensee is a Dual Agent when a	
A STORER IS a Dear Agent when a shorer impresents both soperal. Licenses recovering Prover and Seller in the same transaction. All	of Broker's licensees are also Dual Agents UNLESS there are separate	
Designated Agents for Buyer and Seller. If the same Licensee is de	esignated for Buyer and Seller, the Licensee is a Dual Agent.	
	having been previously informed of, and consented to, dual agency,	
if applicable.	7.31	
Buyer Initials: 100000 AS	R Page 1 of 13 Seller Initials:	

2.	Selier hereby agrees to sell and convey to Buyer, who agrees to purchase, the PURCHASE PRICE AND DEPOSITS (4-14)	ic meanified Property.		
	(A) Purchase Price \$52,000			
		U.S. Dollars), to be paid by Buyer as follows:		
	 Initial Deposit, within days (5 if not specified) of Execution Date if not included with this Agreement: 	¢, \$ 1,000		
	Additional Deposit withindays of the Execution Date: 3	\$		
	Remaining balance will be paid at settlement. (B) All funds paid by Buyer, including deposits, will be paid by check, cashi within 30 days of settlement, including funds paid at settlement, will be sonal check.			
	(C) Deposits, regardless of the form of payment, will be paid in U.S. Dollars to	Broker for Sciler (unless otherwise stated here:		
3	who will retain deposits in an escrow account in conformity with all applic mination of this Agreement. Only real estate brokers are required to hold do the State Real Estate Commission. Checks tendered as deposit monies in Agreement. SELLER ASSIST (If Applicable) (1-10)	posits in accordance with the rules and regulations of		
	Seller will pay \$	% of Purchase Price (0 if not specified) toward		
	Seller will pay \$ or Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligate approved by mortgage lender.	ated to pay up to the amount or percentage which is		
4.	SETTLEMENT AND POSSESSION (4-14)	**************************************		
	(A) Settlement Date is 12/28/2018	or before if Buyer and Seller agree.		
	(B) Settlement will occur in the county where the Property is located or in an a Boyer and Seller agree otherwise.	adjacem county, during normal outsiness nours, unites		
	Sayer and Setter agree otherwise. At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reinfoursing where applicable: current taxes; rents; interest on mortgage assumptions; condeminium fees and homeowner association fees; water and/or sewer fees, together with any other lienable municipal service fees. All charges will be prorated for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here:			
	(D) For purposes of prorating real estate taxes, the "periods covered" are as follow. 1. Municipal tax bills for all counties and municipalities in Pennsylvania are	ows: e for the period from January 1 to December 31.		
	 School lax bills for the Philadelphia, Pittsburgh and Scrauton School Districts are for the period from January 1 to December 31. School tax bills for all other school districts are for the period from July 1 to June 30. 			
	(E) Conveyance from Seller will be by fee simple deed of special warranty unle	ess otherwise stated here:		
	(F) Payment of transfer taxes will be divided equally between Buyer and Seller	unless otherwise stated here:		
	(G) Possession is to be delivered by deed, existing keys and physical possession broom-clean, at day and time of aettlement, unless Seller, before signing this is subject to a lease.	Agreement, has identified in writing that the Property		
	(H) If Seller has identified in writing that the Property is subject to a lease, passassignment of existing leases for the Property, together with security deposits a will not enter into any new leases, nor extend existing leases, for the Proper acknowledge existing lease(s) by initialing the lease(s) at the execution of this.	nd interest, if any, at day and time of settlement. Seller my without the written consent of Buyer. Buyer will		
	☐ Tenant-Occupied Property Addendum (PAR Form TOP) is attached:	and made part of this Agreement.		
5.	DATES/TIME IS OF THE ESSENCE (1-10)	and made part of this Agreement.		
5.	DATES/TIME IS OF THE ESSENCE (1-10) (A) Written acceptance of all parties will be on or before: 11/21/2018 (B) The Settlement Date and all other dates and times identified for the perform			
	DATES/TIME IS OF THE ESSENCE (1-10) (A) Written acceptance of all parties will be on or before: 11/21/2018 (B) The Settlement Date and all other dates and times identified for the perform essence and are binding. (C) The Execution Date of this Agreement is the date when Buyer and Seller haveing and/or initialing it. For purposes of this Agreement, the number of days the day this Agreement was executed and including the last day of the time performance.	nance of any obligations of this Agreement are of the sindicated full acceptance of this Agreement by sign- will be counted from the Execution Date, excluding		
	DATES/TIME IS OF THE ESSENCE (1-10) (A) Written acceptance of all parties will be on or before: 11/21/2018 (B) The Settlement Date and all other dates and times identified for the perform essence and are binding. (C) The Execution Date of this Agreement is the date when Buyer and Seller have ing and/or initialing it. For purposes of this Agreement, the number of days	nance of any obligations of this Agreement are of the bindicated full acceptance of this Agreement by sign-will be counted from the Execution Date, excluding criod. All changes to this Agreement should be ini-		

Buyer initials:

Seiler Initials: CH





AGREEMENT FOR SALE

THIS AGREEMENT is made this <u>20th</u> day of <u>October 2018</u>, by and between <u>Janette Clements</u>, hereafter called Seller(s), <u>Building Opportunities LLC</u> and/or assigns, hereafter called Buyer.

 DESCRIPTION OF THE PREMISES. Seller(s) agrees to sell to Buyer the property located at: <u>5526 W. Oxford St. Philadelphia</u>, <u>PA 19131</u>

Description Written as Follows: Tax ID#:041276300

Description is including any fixtures, window and floor coverings, built-in appliances, and draperies including hardware, shades, blinds, window and door screens, awnings, outdoor plants, trees, and other permanently attached items now on premises.

- II. PURCHASE PRICE. The Seller agrees to convey property to Buyer for the sum of \$50,000.00
- III. TERMS. The following terms are applicable to this contract:
- Closings costs, attorney fees, title fees and other miscellaneous costs are to be paid in the following fashion see #13

2) Use & Occupancy (U&O) is paid for by the buyer.

- 3) Any taxes owed will be appropriately prorated between parties at closing.
- Closing to be set as soon as possible for all parties, but no later than 12/14/2018 without written addendum to this agreement.
- 5) Property sold "as is" with no warranties implied or stated from seller.

6) Earnest money to be held in escrow by buyer's title company: \$1,000.

7) Earnest money non-refundable to buyer unless title is non-conveyable or seller not available to close within time period of this contract.

8) This contract is contingent upon clear title.

Social Security Number (s)

Date of Birth (s)

- 9) Seller to provide buyer with permission to access property solely for purposes such as evaluation of repairs needed, appraisal of said property for securing financing, and professional advisement on resell of property. If property is vacant, Seller shall provide Buyer with a key to access property specifically for the reasons above.
- 10) Any furniture, fixtures, attachments, and debris located in and around property not removed within day of closing become ownership of buyer.
- 11) Notice of Real Estate License and Acknowledgement of Non Agency
 Buyer is a licensed real estate salesperson and Seller acknowledges that buyer is
 not acting in any sort of agent capacity in regards to this transaction. At no time
 during this transaction is Seller represented by Buyer in their capacity as a real
 estate agent.

Seller must initial here to acknowledge that no fiduciary relationship exists.

Initials

12) Unless otherwise stated in additional terms, seller pays fees incurred by seller at closing and buyer pays fees incurred by buyer at closing.

13) Contingent on review of the lease and proof of rent payments, if applicable.

14) If the transaction doesn't close due to unforeseen title issues, this contract will automatically renew for 30 days until the title is cleared and/or transaction is completed.

15) Once the Agreement for Sale is executed, title will be ordered. To properly match up any debt on the property, please provide your Social Security Number and Date of Birth. If the property is owned by an entity/church/estate, additional documents will be requested.

date. II. Buyer is to cover any & all closing	
1 & M.O.	
BUYER:	DATE: _/0-7.0-
SELLER: Some Clery Do	DATE: 10-20-/
SELLER:	DATE:



R

Maria Jeannette Escobar Daniel Jordan Nadeau

47 Main Street Sweedsboro, NJ 08085 609-792-9221 escobarchloe16@yahoo.com

12/26/2018

Re: 2906 N 2nd Street Phila PA

Ms. Susie Jarmon Redevelopment Authority of Philadelphia

Dear Ms Jarmon,
My husband and I purchased 2906 N 2nd Street in July of 2013. We are now in the process of selling it
and we have come to find out that there is a deed restriction on the property because a previous owner
bought the property from the Philadelphia Redevelopment Authority. (Not the person we bough it from,
but the owner before her bought it from the Redevelopment Authority).
Can you please help us have this restriction removed so that we may sell the property?

Maria Jeannette Escobar

Maria Jeannette Escobar

Docusigned by:

12/26/2018

Daniel Jordan Nadeau

12/26/2018

STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

	se by, the members of the Pennsylvania Association of Realfors (PAR).
BUYER(S): Samantha Snyder	SELLER(S): NODEAU DANIEL JORDAN & ESCOBAR
DU I Endoy. Dementand Dilydel	
	_
DINED'S MAILING ADDRESS.	SELLER'S MAILING ADDRESS:
BUYER'S MAILING ADDRESS:	
2108 E Clementine Street	4016 Higbee Street
Philadelphia PA 19134	Philadelphia PA 19135
PRO	PPERTY
	TEXT I
ADDRESS (including postal city) 2906 N 2ND STREET	ZIP 19133
in the municipality of Philadelphia	, County of PHILADELPHIA ,
	, in the Commonwealth of Pennsylvania.
Tax ID #(s): 192075000	and/or
Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording I	
Identification (e.g., 1 arcel #, 100, 1900x, 1000x, 1 age, 10001ding 1	Jacoj
BUYER'S RELATIONSHIP	WITH PA LICENSED BROKER
☐ No Business Relationship (Buyer is not represented by a b	roker)
Broker (Company) American Heritage Realty	Licensee(s) (Name) Yashika Johnson
(44mhm))	
Company License # RB067944	State License # RS330760
Company Address 40 E Street Road, Feasterville, PA	Direct Phone(s) (267) 525-7900
19053	Cell Phone(s) (215) 360-4032
Company Phone (267) 525-7900	Email yjohnson@ahfr.com
Company Fax (267) 684-6401	Licensee(s) is (check only one):
Broker is (check only one):	Buyer Agent (all company licensees represent Buyer)
■ Buyer Agent (Broker represents Buyer only)	Buyer Agent (an company necesser spresent Buyer) Buyer Agent with Designated Agency (only Licensee(s) named
Dual Agent (See Dual and/or Designated Agent box below)	above represent Buyer)
Dual Agent (See Dual and/or Designated Agent box below)	□ Dual Agent (See Dual and/or Designated Agent box below)
☐ Transaction Licensee (Broker and Licensee(s) p	rovide real estate services but do not represent Buyer)
CELLED'S DELATIONSHID	WITH PA LICENSED BROKER
No Business Relationship (Seller is not represented by a bi	
Broker (Company) Sovereign Home Realty	Licensee(s) (Name) Joseph Galster
Company License # RB066646	State License # RM420920
Company Address 7048 OLD YORK RD, PHILADELPHIA, PA	Direct Phone(s) (215) 924-4525
19126	Cell Phone(s) (732) 778-0565
Company Phone (215) 924-4525	Email joe_galster@yahoo.com
Company Fax (215) 924-4528	Licensee(s) is (check only one):
Broker is (check only one):	Seller Agent (all company licensees represent Seller)
▼ Seller Agent (Broker represents Seller only)	▼ Seller Agent with Designated Agency (only Licensee(s) named
☐ Dual Agent (See Dual and/or Designated Agent box below)	above represent Seller)
	☐ Dual Agent (See Dual and/or Designated Agent box below)
Transportion I increase (Broker and I increases)	rovide real estate services but do not represent Seller)
Transaction Licensee (Broker and Licensee(s) p	novide leaf estate services but do not represent serier)
DIIAI, AND/OR DE	ESIGNATED AGENCY
	nd Seller in the same transaction. A Licensee is a Dual Agent when a
Licensee represents Buyer and Seller in the same transaction. All	of Broker's licensees are also Dual Agents UNLESS there are separate
Designated Agents for Buyer and Seller. If the same Licensee is designated Designated Agents for Buyer and Seller. If the same Licensee is designated Designated Agents for Buyer and Seller. If the same Licensee is designated Designated Agents for Buyer and Seller. If the same Licensee is designated Designated Agents for Buyer and Seller. If the same Licensee is designated Designated Designated Agents for Buyer and Seller. If the same Licensee is designated D	ated for Buyer and Seller, the Licensee is a Dual Agent.
-	having been previously informed of, and consented to dyal agency.
if applicable.	marine soon broadens minimon on and consenses to bear agents
	age 1 of 13 Seller Initials:
Pennsylvania Association of Realtors*	COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2018

Pennsylvania Association of Realtors'

_	Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the ide	entified 1 topesty.
2.	PURCHASE PRICE AND DEPOSITS (4-14)	
	(A) Purchase Price \$ \$56,000.00	
	(Fifty-Six Thousand	U.S. Dollars), to be paid by Buyer as follows:
	1. Initial Deposit, within 5 days (5 if not specified) of Execution Date.	
	ic and in the deal and the Abia A annuments	\$ 3.000.00
	2. Additional Deposit within days of the Execution Date: 3 Remaining belance will be paid at settlement	\$ 3,000.00 \$ 5 \$ 5
0	2. Additional Deposit within days of the Execution Succ.	s
1	Remaining balance will be paid at settlement.	
2	(B) All funds paid by Buyer, including deposits, will be paid by check, cash	
3	within 30 days of settlement, including funds paid at settlement, will be	by cashier's check or wired funds, but not by per-
4	sonal check.	•
5	(C) Deposits, regardless of the form of payment, will be paid in U.S. Dollars to Brok	er for Seller (unless otherwise stated here:
6),
7	who will retain deposits in an escrow account in conformity with all appli	icable laws and regulations until consummation or ter-
8	mination of this Agreement Only real estate brokers are required to hold d	leposits in accordance with the rules and regulations of
9	the State Real Estate Commission. Checks tendered as deposit monies n	may be held uncashed pending the execution of this
0	Agreement.	
1 3.	CELLED ACCION (If Amelicable) (1.10)	
2	Seller will pay \$ or Buyer's costs, as permitted by the mortgage lender, if any. Seller is only oblig	% of Purchase Price (0 if not specified) toward
3	Buyer's costs, as permitted by the mortgage lender, if any. Seller is only oblig	gated to pay up to the amount or percentage which is
4	approved by mortgage lender.	
5 4.	. SETTLEMENT AND POSSESSION (4-14)	
6	(A) Settlement Date is January 8, 2019 (B) Settlement will occur in the county where the Property is located or in an	, or before if Buyer and Seller agree.
7	(B) Settlement will occur in the county where the Property is located or in an	adjacent county, during normal business hours, unless
8	Buyer and Seller agree otherwise.	
9	(C) At time of settlement, the following will be pro-rated on a daily basis bet	tween Buyer and Seller, reimbursing where applicable:
0	current taxes; rents; interest on mortgage assumptions; condominium fees	and homeowner association fees; water and/or sewer
1	fees, together with any other lienable municipal service fees. All charges wi	ill be prorated for the period(s) covered. Seller will pay
2	up to and including the date of settlement and Buyer will pay for all days following	ing settlement, unless otherwise stated here:
3	0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
4	(D) For purposes of prorating real estate taxes, the "periods covered" are as follows:	the period from January 1 to December 31
5	 Municipal tax bills for all counties and municipalities in Pennsylvania are for School tax bills for the Philadelphia, Pittsburgh and Scranton School Distr 	rists are for the period from January 1 to December 31.
6	2. School tax bills for the Philadelphia, Pittsburgh and Scranon School Districts are for the period from July 1 to J	theis are for the period from January 1 to December 31.
7	(E) Conveyance from Seller will be by fee simple deed of special warranty unless of	harvise stated here
8	(E) Conveyance from Seller will be by fee simple deed of special warranty unless of	
9	(F) Payment of transfer taxes will be divided equally between Buyer and Seller unles	ss otherwise stated here:
0 1	(F) Payment of transfer taxes will be divided equally between buyer and benef units	55 VIIII VIBO BILLOU NOTO:
2	(G) Possession is to be delivered by deed, existing keys and physical possession	to a vacant Property free of debris, with all structures
3	broom-clean, at day and time of settlement, unless Seller, before signing this	s Agreement, has identified in writing that the Property
4	is subject to a lease.	
5	(H) If Seller has identified in writing that the Property is subject to a lease, po	ossession is to be delivered by deed, existing keys and
6	assignment of existing leases for the Property, together with security deposits	and interest, if any, at day and time of settlement. Seller
7	will not enter into any new leases, nor extend existing leases, for the Prop	perty without the written consent of Buyer. Buyer will
8	acknowledge existing lease(s) by initialing the lease(s) at the execution of this A	greement, unless otherwise stated in this Agreement.
9	☐ Tenant-Occupied Property Addendum (PAR Form TOP) is attached and	l made part of this Agreement.
0 5,		•
1	(A) Written accentance of all parties will be on or before: December 4. 2018	
2	(B) The Settlement Date and all other dates and times identified for the performance of t	mance of any obligations of this Agreement are of the
3	essence and are binding.	
4	(C) The Execution Date of this Agreement is the date when Buyer and Seller ha	we indicated full acceptance of this Agreement by sign-
5	ing and/or initialing it. For purposes of this Agreement, the number of day	ys will be counted from the Execution Date, excluding
6	the day this Agreement was executed and including the last day of the time	period. All changes to this Agreement should be ini-
7	tialed and dated.	
8	(D) The Settlement Date is not extended by any other provision of this Agreement	ent and may only be extended by mutual written agree-
9	ment of the parties.	
0	(E) Certain terms and time periods are pre-printed in this Agreement as a conv	venience to the Buyer and Seller. All pre-printed terms
1	and time periods are negotiable and may be changed by striking out the p	pre-printed text and inserting different terms acceptable
2	to all parties, except where restricted by law.	
		DS DS

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Seller Initia



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December 27, 2018

RE: RDA Right of Revert Interest Language from Deed

Addresses:

2245 & 2247 Wilder Street, Philadelphia, PA 19146

Attention: Ms. Susie Jarmon

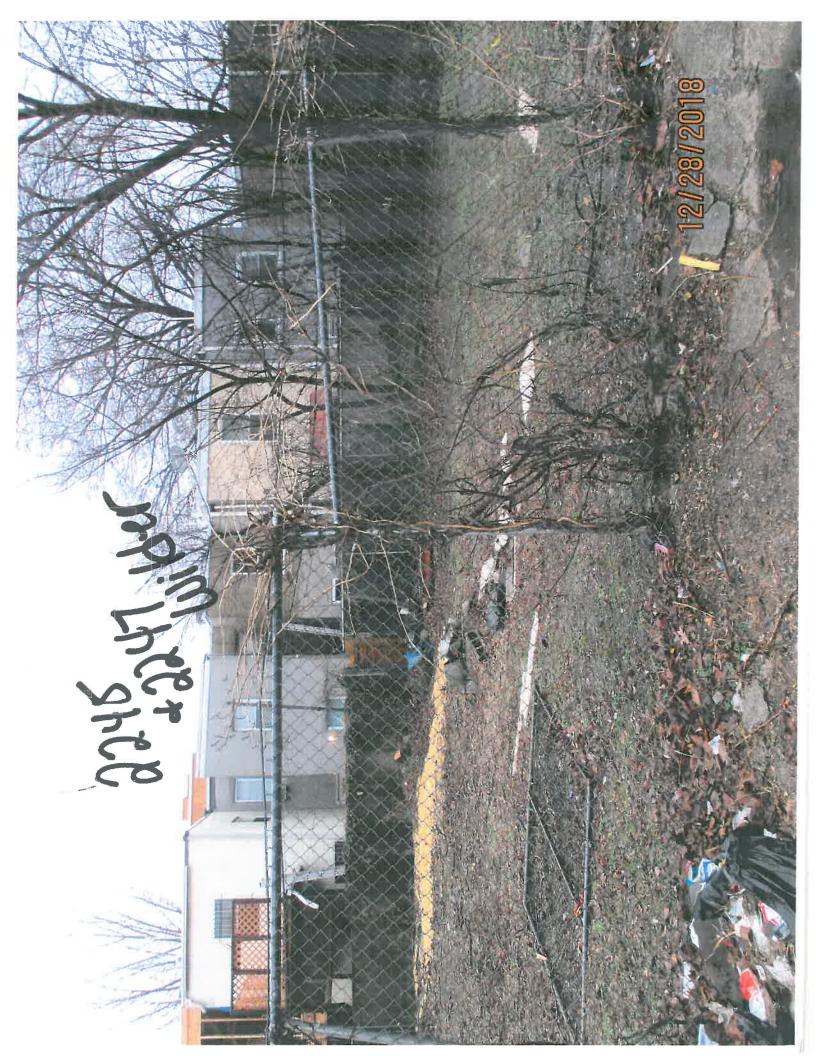
Hello Ms. Jarmon and To Others It May Concern,

I am the current owner of these vacant lots at the addresses listed above. We plan to sell these properties after we develop them this coming Spring. We want your permission to remove the REVERTER language from these deeds so that the new recorded deed can be recorded with the REMOVAL of this clause. It is my understanding, there is a meeting being held soon in City Hall Room 401 where we can have these REVERTER clauses removed from the existing deed.

Thank you very much for your consideration!

Vincent S. Viney

V2 Properties



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STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

PARTIES			
BUYER(S EKT Housing LLC	SELLER(S): Indwelling		
BUYER'S MAILINGADDRESS:	seller's mailingaddress:		
416 Roberts Ave			
Glenside PA 19038			
(6)	_		
	PERTY		
PROPERTY ADDRESS 5628 Utah Street Phila	adelphia PA		
	ZiP		
in the municipality of Phila.	County of Phila		
in the municipality of Phila.	, County of Phila. , in the Commonwealth of Pennsylvania.		
in the School District of Phila. Identification (e.g., Tax ID #; Parcel #; Lot, Block; Deed Book, Page, R	acording Date).		
Identification (e.g., 12x ID#; Parcel#; Lot, Block; Deed Book, Page, A	Coolding Dato).		
THE PART AND	WITH PA LICENSED BROKER		
□ No Business Relationship (Buyer is not represented by a b			
Broker (Company)	_ Licensec(s) (Name)		
	Direct Phone(s)		
Company Address	Cell Phone(s)		
C	Fax		
Company Phone Company Fax	Fax Bmail		
Company Fax Broker is:	Licensee(s) is:		
☐ Buyer Agent (Broker represents Buyer only)	☐ Buyer Agent with Designated Agency		
☐ Dual Agent (See Dual and/or Designated Agent box below)	☐ Buyer Agent without Designated Agency		
C Bull 1 Gott (tot bull the bull to bull the bull the bull the bull to bull the bull t	☐ Dual Agent (See Dual and/or Designated Agent box below)		
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CELLED'S DEL TIONSHID	WITH PA LICENSED BROKER		
☐ No Business Relationship (Seller is not represented by a bu			
1 140 Dusiness Keistionomb (pener is not rebressing a) in an	Licensee(s) (Name)		
Broker (Company)	Licensee(s) (rame)		
- All	Direct Phone(s)		
Company Address	Cell Phone(s)		
Company Phone	Fax		
Company Fax	Email		
Broker is:	Licensee(s) is:		
Seller Agent (Broker represents Seller only)	Seller Agent with Designated Agency		
Dual Agent (See Dual and/or Designated Agent box below)	☐ Seller Agent without Designated Agency		
the state of the s	☐ Dual Agent (See Dual and/or Designated Agent box below)		
TT Transaction Licensee (Broker and Licensee(s) pr	rovide real estate services but do not represent Seller)		
DYIAL AND/OR DE	SIGNATED AGENCY		
Decker represents both Buyer and Sell	er in the same transaction. A Licensee is a Dual Agent when a Licensee		
A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents			
for River and Seller. If the same Licensee is designated for Buyer and S	eller, the Licensee is a Dual Agent.		
Develop this Agreement, Ruyer and Seller each acknowledge havi	ing been previously informed of, and consented to, dual agency, if		
applicable. Verified by PDFfiller 1	DC.II		
	Page 1 of 11 Seller Initials:		
Pennsylvania Association of REALTORS*	vised 1/10 COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTONS 2010		
Pennsylvania Association of REALTORS	1/10		

i	1.	By	this Agreement, dated December 12,2018
2		Selle	er hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.
3 4		PUR	CHASE PRICE AND DEPOSITS (1-10) Purchase Price \$ \$25,000.00
5		(7.5)	(
6		-	U.S. Dollars), to be paid by Buyer as follows
7			1. Deposit at signing of this Agreement: 2. Deposit within 5 days of the Execution Date of this Agreement: 3. \$
8 9		4	Deposit at signing of this Agreement: Deposit within 5 days of the Execution Date of this Agreement: \$
10		2	4. Remaining balance will be paid at settlement.
11		(B) A	All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer
12		1	within 30 DAYS of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by per-
13			sonal chèck.
14		(C) I	Deposits, regardless of the form of payment and the person designated as payee, will be paid in U.S. Dollars to Broker for Seller
15		((unless otherwise stated here), who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or ter-
16 17		V	mination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of
18		J.	the State Real Estate Commission, Checks tendered as deposit monies may be held uncashed pending the execution of this
19			Agreement,
20	3.	SELL	LER ASSIST (If Applicable) (1-10)
21		Seller	LER ASSIST (If Applicable) (1-10) will pay \$
22		Buyer	r's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is
23		appro	ved by mortgage londer.
24	4.	SETT	FLEMENT AND POSSESSION (1-10)
25		(A) S	Settlement Date is January 12,2019 , or before if Buyer and Seller agree. Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless
26 27		(B) 5	somement will occur in the county where the Froperty is located of in an adjacent county, during normal business hours, unless Buyer and Seller agree otherwise.
28		(C) A	At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable:
29		(0) 7	current taxes (see Notice Regarding Real Estate Taxes); rents; interest on mortgage assumptions; condominium fees and home-
30		Q	pymer association fees; water and/or sewer fees, together with any other lienable municipal service fees. All charges will be pro-
31			ated for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer will pay for all days follow-
32		i	ng settlement, unless otherwise stated here:
33			Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here:
34 35		(D) C	Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated fiere:
36		(E) P	Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here:
37		· · ·	
38		(F) P	Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures proom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property
39			
40 41		(C) 18	s subject to a lease. f Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys and
42		(0) 1	ssignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller
43		V.	vill not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer, Buyer will
44		a	cknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.
45			Tenant-Occupied Property Addendum (PAR Form TOP) is attached.
	5.	DATE	CS/TIME IS OF THE ESSENCE (1-10)
47		(A) V	Vritten acceptance of all parties will be on or befor ⁰ The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the
48			he Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the scence and are binding.
49 50		(C) T	he Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by sign-
51		ir	up and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding
52		th	ne day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be inl-
53		ti	aled and dated.
54		(D) T	he Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agree-
55		133	nent of the parties.
56		(E) C	ertain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable
57			
58 59	6.		o all parties. NG (1-10)
60	U.	Failure	e of this Agreement to contain the zoning classification (except in cases where the property (and each parcel thereof, if subdi-
61		vidable	e) is zoned solely or primarily to permit single-family dwellings) will render this Agreement voidable at Buyer's option, and, if
62		voided	l, any deposits tendered by the Buyer will be returned to the Buyer without any requirement for court action.
63		Zoning	g Classification: Residential
			Verified by PDF(iller)
			12/12/2018
64	Вич	er Initia	ASR Page 2 of 11 Seller Initials:
	-9		Revised 1/10





Kareem Stoner

1862 N. Bucknell St

Phila Pa 19121

12/28/2018

Ms Susie Jarmon,

My name is Kareem Stoner. I am the current owner of the above property. I purchased the property on 12/8/2014. I am now trying to sell my home and have an Agreement of Sale on it. During the recent title search it was discovered that the previous title company neglected to take care of this Reverter issue.

I am asking the Authority to remove this provision (PROOF THAT THE TERMS AND CONDITIONS SET FORTH IN DEED BOOKS FHS 14 PAGE 537, FHS 16 PAGE 599 AND FHS 157 PAGE 25, INCLUDING THE REVERTER PROVISION, HAVE BEEN COMPLIED WITH.)

Thank you,

Kareem Stoner

Kareem Honer

SELLER(S): KAREEM STONER	
SELLER'S MAILING ADDRESS:	
SELLER S MAILING ADDRESS:	
PERTY iladelphia, PA 19121	
ZIP 19121	
County of PUTTADET DUTA	
DELPHIA , in the Commonwealth of Pennsylv	
Date):a	
WITH PA LICENSED BROKER	
oker)	
Licenseu(s) (Name)Everett Paul Dowell	
State License # SB065552	
Direct Phone(s) (267) 242-8041	
Cell Phone(s)	
Email everettdowell@gmail.com	
Licensee(s) is (check only one):	
Buyer Agent (all company licensees represent Buyer)	
Dual Agent (See Dual and/or Designated Agent box below)	
ovide real estate services but do not represent Buyer)	
VITH PA LICENSED BROKER ker)	
Licensee(s) (Name)Edward Barber	
State License #	
Direct Phone(s) (215) 519-0019	
Cell Phone(s)	
Email 877edsells@gmail.com	
Licensce(s) is (check only one):	
☐ Seller Agent (all company licensees represent Seller)	
Seller Agent with Designated Agency (only Licensec(s) named	
☐ Seller Agent with Designated Agency (only Licensec(s) named above represent Seller)	
Seller Agent with Designated Agency (only Licensec(s) named	
☐ Seller Agent with Designated Agency (only Licensec(s) named above represent Seller)	
☐ Seller Agent with Designated Agency (only Licensec(s) named above represent Seller) ☐ Dual Agent (See Dual and/or Designated Agent box below) pide real estate services but do not represent Seller)	
□ Seller Agent with Designated Agency (only Licensec(s) named above represent Seller) □ Dual Agent (See Dual and/or Designated Agent box below) ride real estate services but do not represent Seller) GNATED AGENCY Seller in the same transaction. A Licensec is a Dual Agent box	
☐ Seller Agent with Designated Agency (only Licensec(s) named above represent Seller) ☐ Dual Agent (See Dual and/or Designated Agent box below) pide real estate services but do not represent Seller) ☐ GNATED AGENCY Seller in the same transaction. A Licensec is a Dual Agent when Broker's licensees are also Dual Agents IINI ESS there are represented.	
☐ Seller Agent with Designated Agency (only Licensec(s) named above represent Seller) ☐ Dual Agent (See Dual and/or Designated Agent box below) pide real estate services but do not represent Seller) ☐ GNATED AGENCY Seller in the same transaction. A Licensec is a Dual Agent when Broker's licensees are also Dual Agents UNLESS there are separt for Buyer and Seller, the Licensee is a Dual Agent.	
□ Seller Agent with Designated Agency (only Licensec(s) named above represent Seller) □ Dual Agent (See Dual and/or Designated Agent box below) pide real estate services but do not represent Seller) GNATED AGENCY Seller in the same transaction. A Licensec is a Dual Agent when Broker's licensees are also Dual Agents LINI ESS, there are represented.	

rev. 1/18; rel. 4/18.

63 Buyer Initials: _

1	1	. By this Agreement, dated December 9, 2018
2		Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property. PURCHASE PRICE AND DEPOSITS (4-14)
4		(A) Purchase Price \$\$109,500.00
5		(One Hundred Nine Thousand, Five Hundred
6		U.S. Dollars) to be paid by Buyer as follows:
7		1. Initial Deposit, within7 days (5 if not specified) of Execution Date,
8		
9		if not included with this Agreement: 2. Additional Deposit within days of the Execution Date: 3
10		J.
11		Remaining balance will be paid at settlement.
12 13 14		(B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer within 30 days of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by personal check.
15		(C) Deposits, regardless of the form of payment, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here:
17		who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or ter-
18 19		mination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this
20		Agreement.
	3.	SELLER ASSIST (If Applicable) (1-10)
22		Seller will pay \$ or 1.000 % of Purchase Price (0 if not specified) toward Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is
23 24		Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is
	4.	approved by mortgage lender.
26	4.	
27		(A) Settlement Date is December 31, 2018 , or before if Buyer and Seller agree. (B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless
28		Buyer and Seller agree otherwise.
29		(C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable:
30		current taxes; rents; interest on mortgage assumptions; condominium fees and homeowner association fees; water and/or sewer
31		fees, together with any other lienable municipal service fees. All charges will be prorated for the period(s) covered. Seller will nav
32		up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here:
33		
34		(D) For purposes of prorating real estate taxes, the "periods covered" are as follows:
35 36		1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.
37		 School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December 31. School tax bills for all other school districts are for the period from July 1 to June 30.
38		(E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here:
39		(2) Gentleyande Nem Genet with Se by Lee Shipple deed of special warranty diffes shired wise stated field.
40		(F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here:
41		The state of the s
42		(G) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures
43		broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property
44		is subject to a lease.
45		(H) If Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys and
46		assignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller
47		will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will
48 49		acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.
	5.	☐ Tenant-Occupied Property Addendum (PAR Form TOP) is attached and made part of this Agreement. DATES/TIME IS OF THE ESSENCE (1-10)
51		(A) Written acceptance of all parties will be on or before: December 10, 2018
52		(B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the
53		essence and are binding.
54		(C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by sign-
55		ing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding
56		the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be ini-
57		tialed and dated.
58		(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agree-
59		ment of the parties.
60	-	E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms
61 62		and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable
02		to all parties, except where restricted by law.

ASR Page 2 of 13

Seller Initials:

