

MEMORANDUM

City of Philadelphia
Date: March 10, 2015

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

From: Susie D.  – Chairwoman – Vacant Property Review Committee

**Subject: AGENDA FOR THE MARCH 10, 2015 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**
 - A. Residential Property Sales**
 - B. Residential Lots**
 - C. Residential Side/Rear yard**
 - D. Non-Profit**
- 4. Administrative Business and Informational Items**
 - A. Certificates of Completion**

1. Residential Property Sales Program

The staff is recommending that the properties listed below, on which we have received inquiries from interested buyers, likewise identified, be considered for disposition pursuant to Chapter 16-400 of the Philadelphia Code (through the Redevelopment Authority), the LAMA price is established by a mass appraisal model:

<u>Address</u>	<u>Size Type</u>	<u>Assessment</u>	<u>City Acquired</u>
A. 2955 N. 8 th Street	18x66.03	55100	01/79

*Applicant: Elena Amparo
400 Narragansett Pkwy
Philadelphia, PA 19144*

Attachments-A

2. Residential Lots for Transfer to Adjacent/Abutting Property Owners or Developers, the LAMA price is established by a mass appraisal model.

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
A. 2700 Federal Street	15x100	17100	02/88

*Applicant: Germantown D & E
c/o Edon Shlomo
2231 Panama Street
Philadelphia, PA 19103*

Proposal: Build three story dwelling

Attachments-B

B. 2702 Wharton Street	15x60	10200	08/94
2704 Wharton Street	15x60	10300	04/94

*Applicant: Right-Sized-Homes, LLC
c/o David Feldman
1315 Walnut Street, Suite 900
Philadelphia, PA 19107*

Attachments-C

C. 407 W. Norris Street 14.50x50.41 4300 11/85

**Applicant: Bravo Brothers, LLC
c/o Viadimir Kerchen
1100 Rising Sun PL.
Philadelphia, PA 19115**

Proposal: New Construction

Owns: 401-05, 409-11 W. Norris Street

Attachments-D

D. 2646 N. Waterloo Street 11x43 1800 08/75

**Applicant: Janet Rivera
2534 N. Lawrence Street
Philadelphia, PA 19133**

Proposal: Side yard

**Owns: 2642 N. Waterloo Street (house)
2644 N. Waterloo Street (lot)**

**E. 1319 S. Dover Street 14x50 7700 02/79
1325 S. Dover Street 14x50 7700 02/94**

**Applicant:
Christopher Koch
642 Hermitage Street
Philadelphia, PA 19128**

Attachments-E

**3. Residential Lots For Transfer and Improvements as Side/Rear Yard Areas
(recommended for transfer at “no consideration”):**

<u>Address</u>	<u>Name and Address of Applicant</u>	<u>City Acquired</u>
A. 2722 George Street	Carolyn Gross & Regina Whitcas 2721 Poplar Street Philadelphia, PA 19130	12/89

<i>B. 2724 George Street</i>	<i>Daniel J. & Maryanne E. Carroll 2723 Poplar Street Philadelphia, PA 19130</i>	<i>08/89</i>
<i>C. 508 E. Cambria Street</i>	<i>Rene Navarro 510 E. Cambria Street Philadelphia, PA 19134</i>	<i>01/02</i>
<i>D. 2925 N. Howard Street</i>	<i>Judy Rosario 2923 N. Howard Street Philadelphia, PA 19133</i>	<i>09/01</i>
<i>E. 529 W. Venango Street</i>	<i>Antonio Cuevas 531 W. Venango Street Philadelphia, PA 19140</i>	<i>10/14</i>
<i>F. 641 E. Clearfield Street</i>	<i>Guillermina Santos 643 E. Clearfield Street Philadelphia, PA 191</i>	<i>07/14</i>
<i>G. 2829 N. Marvine Street</i>	<i>Diane Williams 2831 N. Marvine Street Philadelphia, PA 19133</i>	<i>11/14</i>
<i>H. 2029 W. Oxford Street</i>	<i>Phyllis Rodgers Young 2029 Oxford Street Philadelphia, PA 19121</i>	<i>08/14</i>
<i>I. 423 W. Ontario Street</i>	<i>Alexis Santiago Rivera and Yashira Yasmin Casanova Roman 425 W. Ontario Street Philadelphia, PA 19140</i>	<i>03/88</i>

4. REVERTER

A. 142 & 144 W. Dauphin Street Norris Square

Attachments-F

5. Vacant Lots For Improvements As Urban Gardens (no title transfer presently intended)

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
4181 Salem Street	Sean Leslie	09/86
1848 Allison Street	Leroy Divers	08/89
818 N. Preston Street	Charna Daniels	10/82
2207 N. 10th Street	Isabella Bishop	11/05
2102-04 N. 5 th Street	George Oitiz	02/78
2118 N. 4 th Street	George Perez	09/83
1319 N. 25 th Street	Renee Bowers	08/14

6. Non-Profit Program

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 5316 Market Street	WPRES IV, LP c/o George M. Bantel 659 N. 39 th Street Philadelphia, PA 19104	12/87

Proposal: Community Garden

Attachments-G

7. Request for Extension of Time for Completion Of Rehabilitation

Chapter 16-400 of the Philadelphia Code requires that rehabilitation and/or improvement of property be completed within one year from the date of the Deed from the Redevelopment Authority to a Grantee. It further allows that 6 month extensions be granted by the Committee if requested in writing and substantiated by any Grantee in a satisfactory manner.

<u>Address</u>	<u>Applicant</u>	<u>Settled</u>
A. 912 N. 19 th Street	Dottie Properties, LLC	11/13
914 N. 19 th Street	c/o Sean Frankel	
918 N. 19 th Street		

Attachment-H

***B. 1135-37 S. 58th Street Sudanese Society Of Philadelphia 11/10
c/o Elsibieg Abashera***

8. 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:

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
<i>A. 1744 Diamond Street</i>	<i>Advocate Community</i>	<i>06/85</i>
<i>1735 Diamond Street</i>	<i>Development Corp.</i>	<i>05/86</i>

Attachments-I

<i>B. 2237 & 2239 Emerald Street</i>	<i>Andres A. Hernandez & Carmen I. Hernandez</i>	<i>06/82</i>
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Attachments-J

<i>C. 2048 N Front Street</i>	<i>Jose A. Mercado</i>	<i>11/02</i>
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Attachment-K

9. Miscellaneous Items

<i>A. 2255 N. Waterloo</i>	<i>Martha Carrasquillo</i>	<i>1995</i>
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This property was reverted from applicant who had left the property because of sickness when she was going to return to the property she was told that the property was back in City ownership. However, we (OHCD) inspected the property on February 19, 2015 and verified that her belongings were still in the property.

10. Address Correction

<i>A. 6132 Walnut Street</i>	<i>Terrance Cook</i>	<i>09/13</i>
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Mr. Cook was approved to purchase the above address. However, there was an typo on the October 14, 2014 Agenda.

A

B



CITY OF PHILADELPHIA
CITY COUNCIL

KENYATTA JOHNSON
ROOM 580, CITY HALL
Philadelphia, PA 19107
(215) 686-3412 or 3413
Fax No. (215) 686-1932
Email: kenyatta.johnson@phila.gov

2ND DISTRICT COUNCILMAN

February 18, 2015

Ms. Susie Jarmon
Real Estate Department / Vacant Property Review
Office of Housing & Community Development
1234 Market St.
Philadelphia, PA 19107

Re: 2700 Federal Street

Dear Ms. Jarmon,

Edon Schlomo is interested in acquiring and converting the property located at 2700 Federal Street into a residence. I feel that the proposed project will have a positive impact on the community and, accordingly, I support this acquisition.

Please do not hesitate to contact me if you have any questions or concerns regarding this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenyatta Johnson".

Kenyatta Johnson
Councilman—2nd District

C



CITY OF PHILADELPHIA
CITY COUNCIL

KENYATTA JOHNSON
ROOM 580, CITY HALL
Philadelphia, PA 19107
(215) 686-3412 or 3413
Fax No. (215) 686-1932
Email: kenyatta.johnson@phila.gov

2ND DISTRICT COUNCILMAN

February 27, 2015

Ms. Susie Jarmon
Real Estate Department / Vacant Property Review
Office of Housing & Community Development
1234 Market St.
Philadelphia, PA 19107

Re: 2702 and 2704 Wharton Street

Dear Ms. Jarmon,

David Feldman is interested in acquiring and converting the properties located at 2702 Wharton Street and 2704 Wharton Street into residences. I feel that the proposed project will have a positive impact on the community and, accordingly, I support this acquisition.

I am writing this letter in replacement of the letter I wrote to you on February 13, 2015 regarding 2714 and 2716 Oakford Street. Please disregard the previous letter.

Please do not hesitate to contact me if you have any questions or concerns regarding this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenyatta Johnson".

Kenyatta Johnson
Councilman—2nd District

D



CITY OF PHILADELPHIA
CITY COUNCIL

MARIA D. QUIÑONES SÁNCHEZ
ROOM 592, CITY HALL
PHILADELPHIA, PA 19107
(215) 686-3448 or 3449
Fax No. (215) 686-1936

COUNCILWOMAN - 7TH DISTRICT

COMMITTEES

Chairwoman
Committee on Licenses & Inspections

Vice Chair
Committee on Public Health & Human Services
Committee on Housing, Neighborhood Development
& the Homeless

Member
Whole
Appropriations
Labor & Civil Service
Parks, Recreation & Cultural Affairs
Ethics
Disabled & the Handicapped
Streets & Services
Environment

February 5th, 2015

Ms. Susie Jarmon
Vacant Property Review Committee
1234 Market St, 17th floor
Philadelphia, PA 19107

Re: 407 W. Norris Street

Dear Ms. Jarmon,

I am writing to express my support for my constituent Vladimir Kerchentsev of Bravo Bros LLC request to acquire City-owned vacant property at 407 W. Norris Street.

This constituent owns the properties from 401-405, and 409, 411 W. Norris Street, and plans to use the property for new construction. I support the transfer if Mr. Kerchentsev puts up a fence surrounding these lots in order to prevent dumping in the lots.

I support this transfer, and would appreciate anything that you can do to facilitate it.

Please do not hesitate to contact Jennifer Kates in my office, at 215-686-3448 or jennifer.kates@phila.gov, with any questions or for further information concerning these requests.

Thank you greatly for your assistance in this matter.

Respectfully,

María Quiñones Sánchez
Councilwoman, 7th District

cc: Vladimir Kerchenstev

E



CITY OF PHILADELPHIA
CITY COUNCIL

KENYATTA JOHNSON
ROOM 580, CITY HALL
Philadelphia, PA 19107
(215) 686-3412 cr 3413
Fax No. (215) 686-1932
Email: kenyatta.johnson@phila.gov

2ND DISTRICT COUNCILMAN

February 26, 2015

Ms. Susie Jarmon
Real Estate Department / Vacant Property Review
Office of Housing & Community Development
1234 Market St.
Philadelphia, PA 19107

Re: 1319 and 1325 S. Dover Street

Dear Ms. Jarmon,

Christopher Koch is interested in acquiring and converting the properties located at 1319 S. Dover Street and 1325 S. Dover Street into residences. Mr. Koch currently owns the property at 1321 S. Dover Street. I feel that the proposed project will have a positive impact on the community and, accordingly, I support this acquisition.

Please do not hesitate to contact me if you have any questions or concerns regarding this letter.

Sincerely,

Kenyatta Johnson
Councilman—2nd District

F



CITY OF PHILADELPHIA
CITY COUNCIL

MARIA D. QUIÑONES SÁNCHEZ
ROOM 592, CITY HALL
PHILADELPHIA, PA 19107
(215) 686-3448 or 3449
Fax No. (215) 686-1936

COUNCILWOMAN - 7TH DISTRICT

February 27, 2015

Ms. Susie Jarmon
Vacant Property Review Committee
1234 Market St, 17th floor
Philadelphia, PA 19107

Re: 142 & 144 W Dauphin

COMMITTEES

Chairwoman
Committee on Licenses & Inspections

Vice Chair
Committee on Public Health & Human Services
Committee on Housing, Neighborhood Development
& the Homeless
Committee on Streets & Services

Member
Whole
Appropriations
Labor & Civil Service
Parks, Recreation & Cultural Affairs
Ethics
Disabled & Special Needs
Environment
Education

Dear Ms. Jarmon,

I am writing to request that VPRC commence the process to revert title to 142 & 144 W Dauphin, currently owned by the Norris Square Neighborhood Project (NSNP).

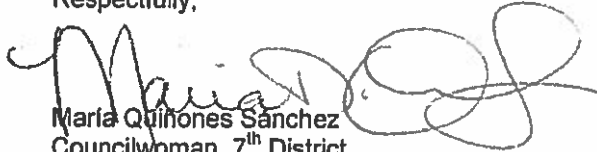
NSNP supports the return of ownership to the City of Philadelphia, as it is not currently using the properties and does not have future plans to do so.

Our office is currently assisting NSNP with reversion of title to the Philadelphia Redevelopment Authority (PRA) for an additional twelve properties. Collectively, these fourteen properties were originally transferred to NSNP for the purposes of pass-through to individual neighbors for use as yard space; however, those transfers were never completed. We believe that the City and PRA are better positioned to facilitate the reuse of these properties, and therefore request this reverter.

Please do not hesitate to contact Jennifer Kates in my office, at 215-686-3448 or jennifer.kates@phila.gov, with any questions or for further information concerning these requests.

Thank you greatly for your assistance in this matter.

Respectfully,


Maria Quinones Sanchez
Councilwoman, 7th District

cc: Justin Trezza, Director, Norris Square Neighborhood Project
Amy Laura Cahn, Public Interest Law Center of Philadelphia

G



CITY OF PHILADELPHIA
CITY COUNCIL

JANNIE L. BLACKWELL
ROOM 408, CITY HALL
PHILADELPHIA, PA 19107
(215) 686-3418 or 3419
Fax No. (215) 686-1933

COUNCILWOMAN - 3RD DISTRICT

COMMITTEES

Chair/ady
Education
Housing, Neighborhood Development
& the Homeless

Vice Chair

Committee on Finance

Member

Committee of the Whole
Committee on Transportation
& Public Utilities
Committee on Ethics

December 3, 2014

Ms. Susie Jarmon
Vacant Property Review Committee
1234 Market Street - 17th Floor
Philadelphia, PA 19107

RE: 5316 Market Street

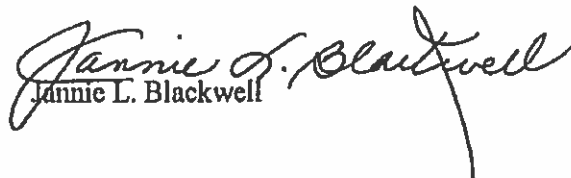
Dear Ms. Jarmon:

This letter is to confirm my support for the application of WPRE to acquire the property located at 5316 Market Street.

This parcel will be transformed as a Community Garden in their next affordable housing development project. This will have a positive immediate and long-lasting impact on the neighborhood.

If you have any questions regarding my support for this project, please contact me.

Sincerely,


Jannie L. Blackwell



CITY OF PHILADELPHIA

OFFICE OF HOUSING AND
COMMUNITY DEVELOPMENT
1234 MARKET ST., 17TH FLOOR
PHILADELPHIA, PA 19107
(215) 886-9750
FAX (215) 686-9801

DEBORAH MCCOLLOCH
DIRECTOR

January 26, 2015

Mr. George M. Bantel
WPRE
659 N. 39th St.
Philadelphia, PA 19104

Re: Affordable Rental Housing RFP

Dear Mr. Bantel:

The Office of Housing and Community Development has completed its review of proposals submitted in response to the Affordable Rental Housing Development Request for Proposals. Congratulations! I am happy to inform you that *WPRE IV* was selected to receive up to \$675,000 in HOME/CDBG and/or Housing Trust Funds.

This award is contingent upon receipt of Low Income Housing Tax Credits from the Pennsylvania Housing Finance Agency in the current application round, receipt of other funding resources as outlined in your proposal, and compliance with all local, state and federal requirements.

Thank you for your commitment to affordable housing. Best wishes with your project!

Sincerely,

A handwritten signature in cursive script, reading "Deborah McColloch", followed by a horizontal line.

Deborah McColloch
Director of Housing

cc: Councilwoman Jannie Blackwell & Councilman Curtis Jones, Jr.
Melissa Long, OHCD
Darci Bauer, PRA
Nicholas Dema, PHA



December 2, 2014

Ms. Susie Jarmon
Chairwoman
Vacant Parcel Review Committee
1234 Market Street
Philadelphia, PA 19107

Re: 5316 Market Street

Dear Ms. Jarmon:

Please accept this letter as WPRE IV, LP intent to acquire 5316 Market Street from the City of Philadelphia.

The parcel is adjacent to a property we own at 5318-28 Market Street on which we intend to construct 6 LEED and Energy Star certified affordable rental units (3 of which will be ADA accessible) with a community garden in its rear. We would like to acquire 5316 Market Street to expand this garden.

The proposed community garden will be open to the public with its entrance along Market Street and be designed and maintained by the residents of the community lead by the Homes School Senior Council (A senior resident association located around the corner from the site at 5429 Chestnut Street). Funding for any additional maintenance such as lighting, lawn care and snow shoveling and will be provided by the owners the WPRE IV development. I have attached a site plan of the property showing 5316 Market Street in relation to our development.

We have reached out the community and have received several letters of support (which I have attached). We hope the City of Philadelphia will also find our proposed use in accordance with its goals and objectives.

Thank you for your consideration, if you have any questions, please feel free to call me at 215-222-8110.

Sincerely,

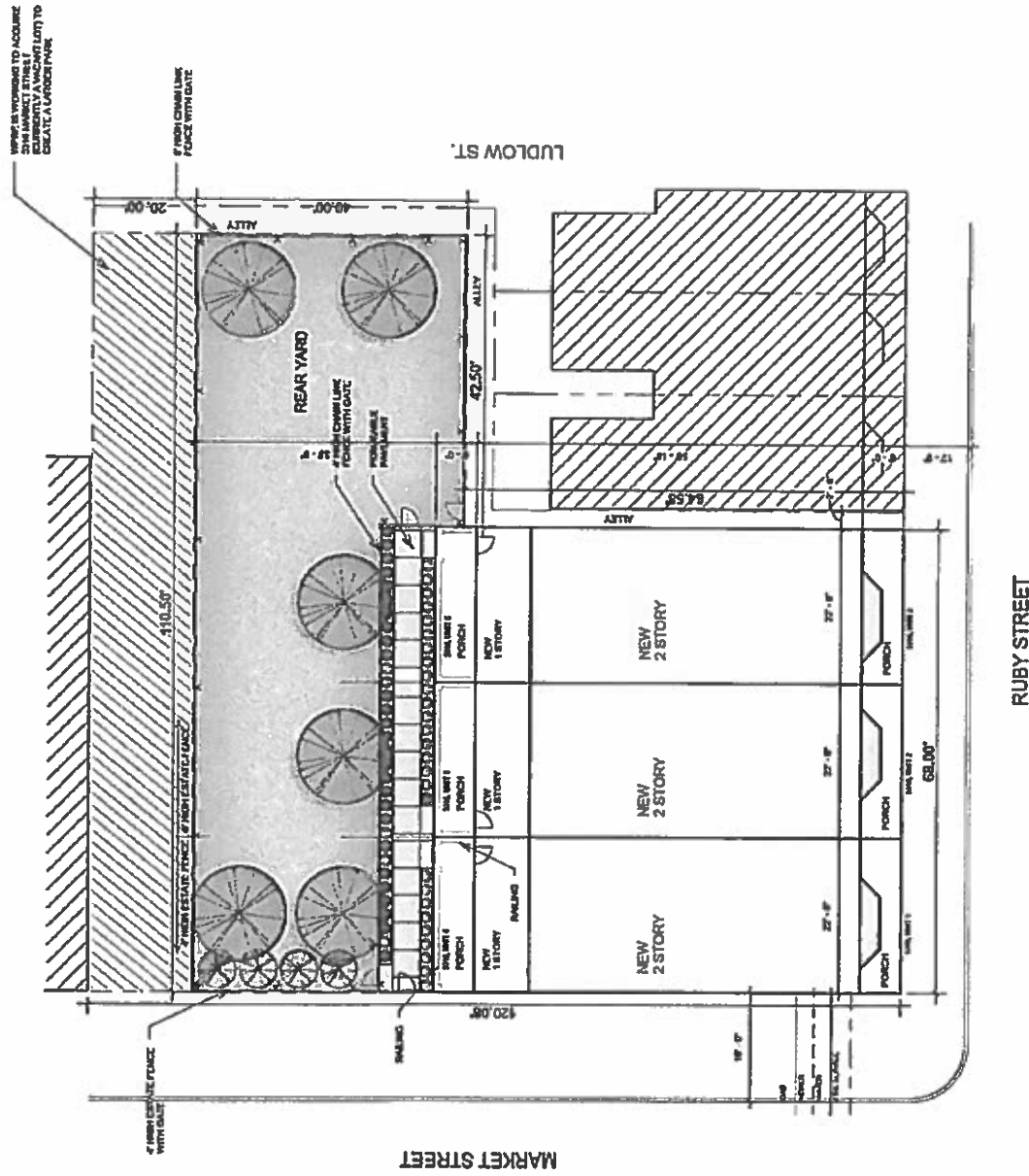


George Bantel

WPRE IV

5318 MARKET STREET

THE SHEWARD PARTNERSHIP, LLC
www.thesheawardpartnership.com
t. 212.751.9301
f. 212.751.9302
2303 Chestnut Street
Philadelphia, PA 19103



5318 MARKET - LANDSCAPE PLAN
1/16" = 1'-0"

RUBY STREET



Working Together Moving Forward

257 S. 60th Street • Philadelphia, PA 19139 • 267.973.8152 • 60wmba@gmail.com

Board of Directors
Abdul Salaam, President
Oscar Young, Vice-President
Loretta Ferguson, Treasurer

November 14, 2014

Mr. George M. Bantel
WPRE IV, LP
659 N. 39th Street
Philadelphia, PA 19104

RE: Support for WPRE-IV

Dear George,

On behalf of the 60th Street West Market Street Business Association, this letter is written in support of the WPRE fourth affordable housing development (WPRE-IV). As you know, quality affordable housing is desperately needed in West Philadelphia and we are pleased the WPRE IV development helps to meet this need.

We are a non-profit business association and a registered RCO in the Cobbs Creek neighborhood. We welcome this development, as it will bring families to our neighborhood that will support the merchants and enhance commerce on the corridor and surrounding area. It will also help to remove vacancies and dilapidated structures which plague our community. In addition, we are pleased to hear the WPRE-IV project plans to employ neighborhood residents and will construct its development with socially conscious efforts and a sustainable approach.

We look forward to working with WPRE as we each strive to enhance the West Philadelphia area. We wish you much success with your future endeavors.

Sincerely,

A handwritten signature in cursive script that reads 'Abdul Salaam'.

Abdul Salaam
60WMBA President



THE PARTNERSHIP CDC

(Community Development Corporation)

Board of Directors

Rev. Jonathan Ford
President
Logora Ragland
Vice President
Michael A. Williams
Secretary
Kevin Valentine
Treasurer

Rev. Lonnie W. Herndon
Alice Wright
Glenn Bryan
Cynthia Moultrie
Victoria Wilson
Mark Corbin
Darryl Scott

Steven Williams
Executive Director

November 15, 2014

Mr. George M. Bantel
WPRE IV, LP
659 N. 39th Street
Philadelphia, PA 19104

RE: WPRE IV – Letter of Support

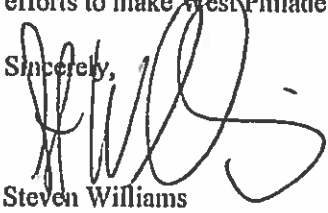
Dear George:

The Partnership CDC is dedicated to the provision of affordable housing and promoting economic development in West Philadelphia. Since 1994, the CDC has developed nearly 350 units of affordable housing, and invested over \$54 million dollars in the community.

We applaud WPRE's development of 60 affordable homes in West Philadelphia via their WPRE IV project. In addition, we are pleased to hear that WPRE IV, LP has partnered with The Public Health Management Corporation to provide a service-enriched housing program to the WPRE IV development, which we intend to participate in providing.

On behalf of the Partnership CDC, I wish WPRE IV the best of luck with their development of much needed affordable housing in West Philadelphia. We look forward to continuing to coordinating our efforts to make West Philadelphia a better place to live and work.

Sincerely,


Steven Williams
Executive Director

4020 Market Street, Philadelphia, PA 19104 Phone (215) 662-1612 Fax (215) 966-1908

www.ThePartnershipCDC.org

The Partnership CDC is registered as a charitable organization with the Commonwealth of Pennsylvania. You can obtain a copy of our registration and financial information by calling toll free within Pennsylvania 1-800-732-0999. Registration does not imply endorsement.

Progressive Communities CDC
PO Box 42041
Philadelphia, PA 19101

Mr. George M. Bantel
WPRE IV, LP
659 N. 39th Street
Philadelphia, PA 19104

November 5, 2014

Re: WPRE IV

Dear George:

Thank you for meeting with us and informing us of the proposed WPRE IV development. On behalf of the Progressive Communities CDC, I would like to express our support for this development. We are enthusiastic that this project removes several blighted properties, that for the past several years have been an eyesore to the West Philadelphia community and replaces them with housing that will be sustainable and affordable to those in our neighborhood.

We look forward to this development breaking ground and look forward to working with you to help the Cobbs Creek community remain a clean, safe and enjoyable place to live.

Many thanks,

A handwritten signature in black ink, appearing to read 'Tarik Ferron', written over a horizontal line.

Tarik Ferron
Progressive Communities, CDC

Julia Chin
6054 Spruce Street
Philadelphia, PA 19143

Mr. George M. Bantel
WPRE IV, LP
659 N. 39th St.
Philadelphia, PA 19104

November 12, 2014

Re: Support For WPRE IV

Dear George,

It was a pleasure to again meet with you to discuss your proposed affordable housing development in West Philadelphia known as WPRE IV. As you know, quality affordable housing is needed in the neighborhood, and we are pleased this development will build upon your previous developments in the area to help meet this need. In addition, we are happy to hear your plans to employ neighborhood residents as well as your plans to construct environmentally sound, energy efficient homes.

On behalf of the West & Southwest Block Captains Association, I wish to support your housing development efforts and look forward to working with you again as we each strive to enhance the neighborhood. Good luck with your exciting development.

Sincerely,

A handwritten signature in cursive script that reads "Julia M. Chin".

Julia Chin
President of the West & Southwest Block Captains Association



November 10, 2014

RE: Support for WPRE IV

To Whom It May Concern:

University City Green, Inc. wholeheartedly endorses WPRE's fourth affordable housing development, WPRE IV. By again incorporating LEED Certification into its development and construction, the WPRE team will provide an additional sixty units of affordable and energy efficient housing units to West Philadelphia.

UC Green, in its mission to strengthen the University City community through volunteer community greening efforts, has a considerable interest in the success of this project as it will add trees to a somewhat barren area leading into University City. UC Green commits to sharing our model of hands-on volunteer greening and ongoing stewardship with the WPRE IV team, and support the West Philadelphia area through our network of greening enthusiasts and partners.

We applaud the forward thinking development of WPRE IV into the West Philadelphia neighborhoods which so richly deserves to be supported.

Sincerely,

Susan A. MacQueen
Executive Director
UC Green, Inc.
4613 Woodland Avenue
Philadelphia, PA 19143
P - 215.573.4684
sucmacqueen@ucgreen.org

H



TGT Properties LLC

209 Leedom Street 2nd Floor, Jenkintown, PA 19046
Office: 215-780-0965 Cell: 267-471-6957 Fax 888-554-1145
Email: seanfrankel@comcast.net

February 19, 2015

RE: Right of recession extension

912 N 19th Street – Parcel # 29-1-2804-00
914 N 19th Street – Parcel # 29-1-2805-10
918 N 19th Street – Parcel # 29-1-2807-10

Dear Susie Jarmon,

On November 4, 2013 I purchased the above properties in conjunction with 7 other parcels. I also purchased 910 & 916 N 19th Street from PHA. We have consolidated all 5 parcels into 4 lots. The permits # are as follows:

910 N 19th Street - 521082
912 N 19th Street - 538459
914 N 19th Street - 552188
916 N 19th Street - 563570

We would like to start construction on March 1, 2015. The estimated time for completion is 120 days. Our lender is requiring a one-year extension on the right of recession.

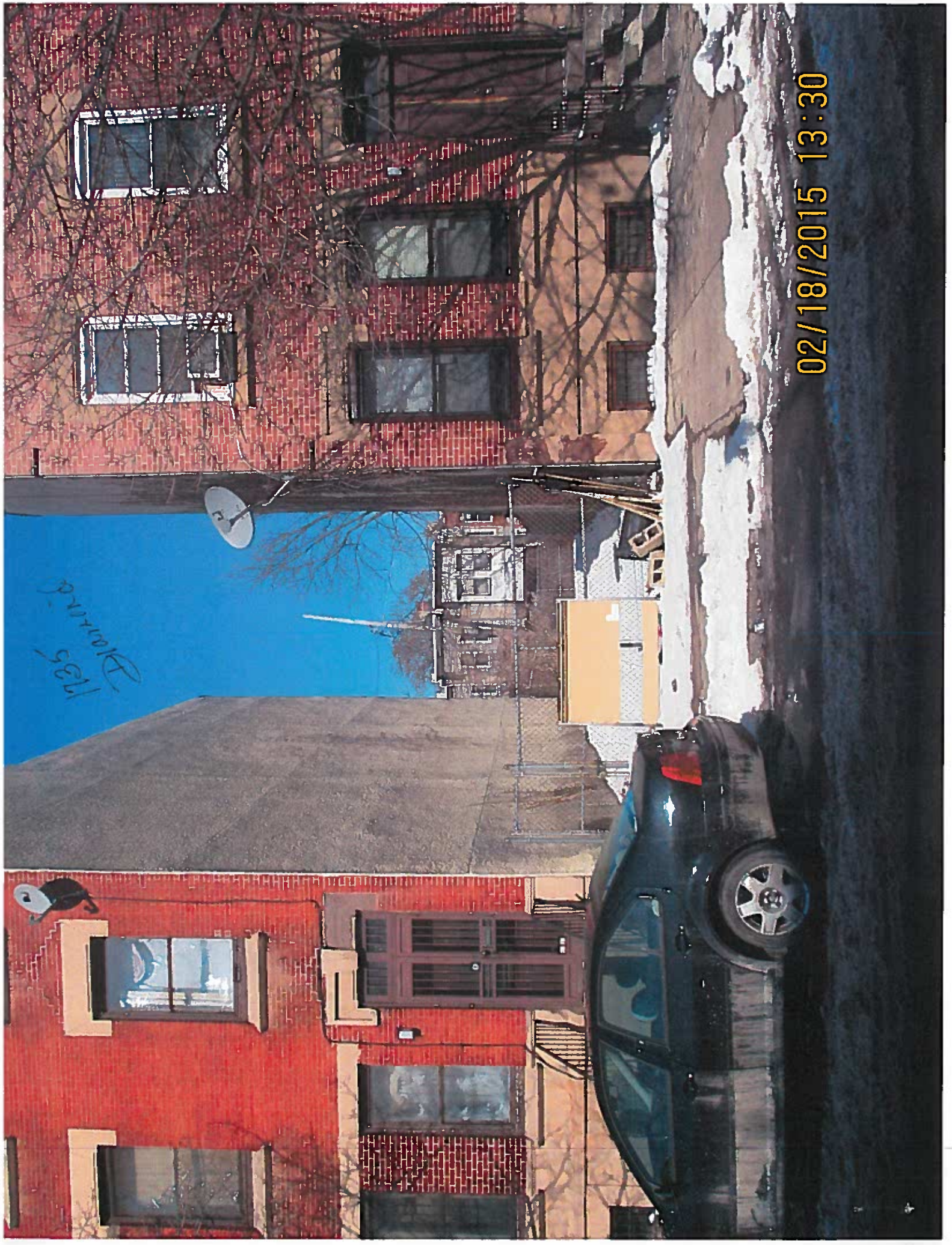
Please contact me if you need further information. My email is SeanFrankel@comcast.net
My cell 267-471-6957.

Thank you for your help in this matter.

Sincerely yours,

Sean Frankel

I

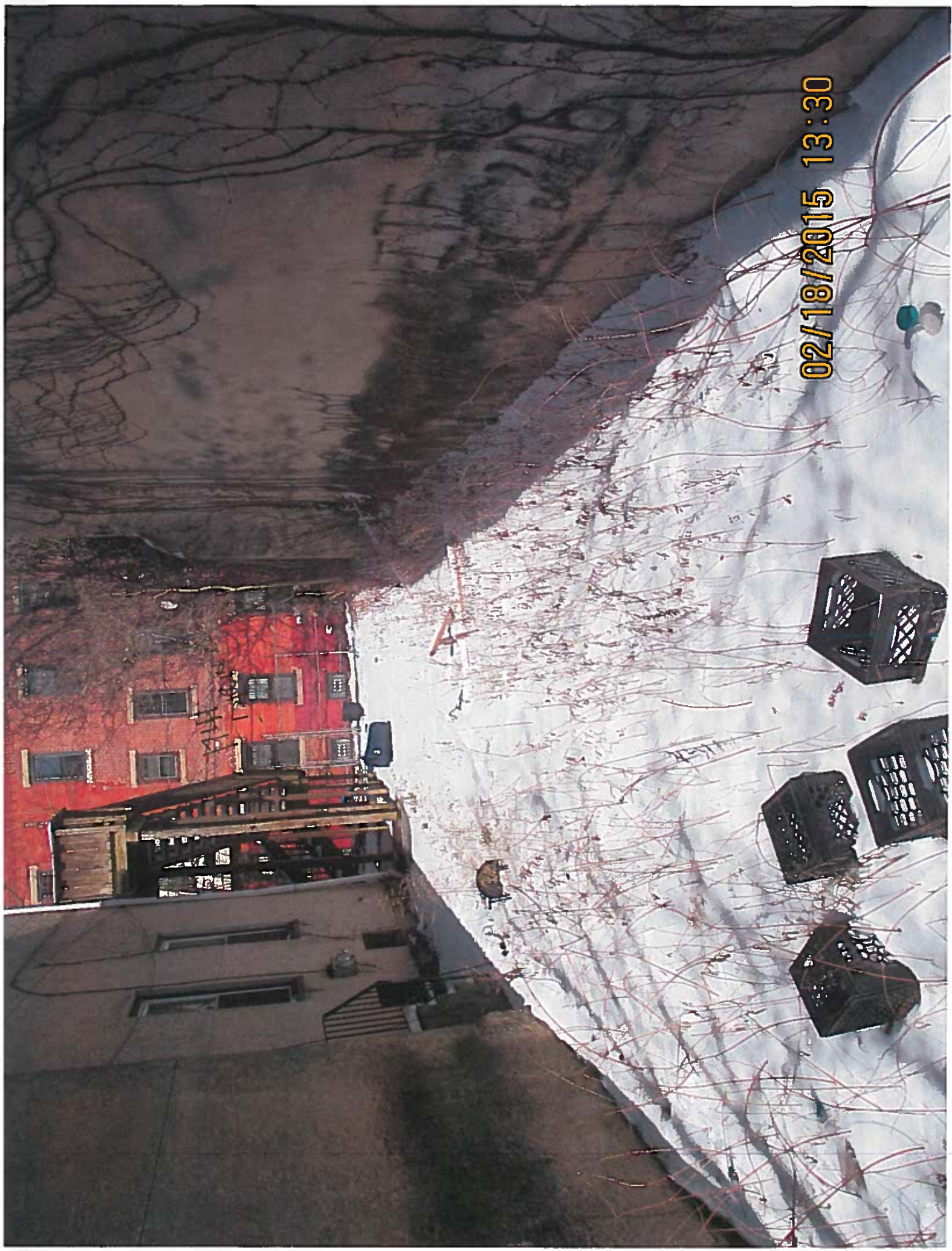


02/18/2015 13:30



02/18/2015 13:30

1741
Diana



02/18/2015 13:30

J

February 26, 2015

Ms Susan Jarmon
Redevelopment Authority
1234 Market Street
Philadelphia, Pa 19107

Dear Ms Jarmon:

I, Andres Hernandez would like to request that the City of Philadelphia release the restrictions on the deeds for 2237 and 2239 Emerald Street, Philadelphia, PA 19125.

I am not selling the properties at the moment but would like the restrictions lifted.

Thanking you in advance for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Andres Hernandez".

Andres Hernandez
Owner

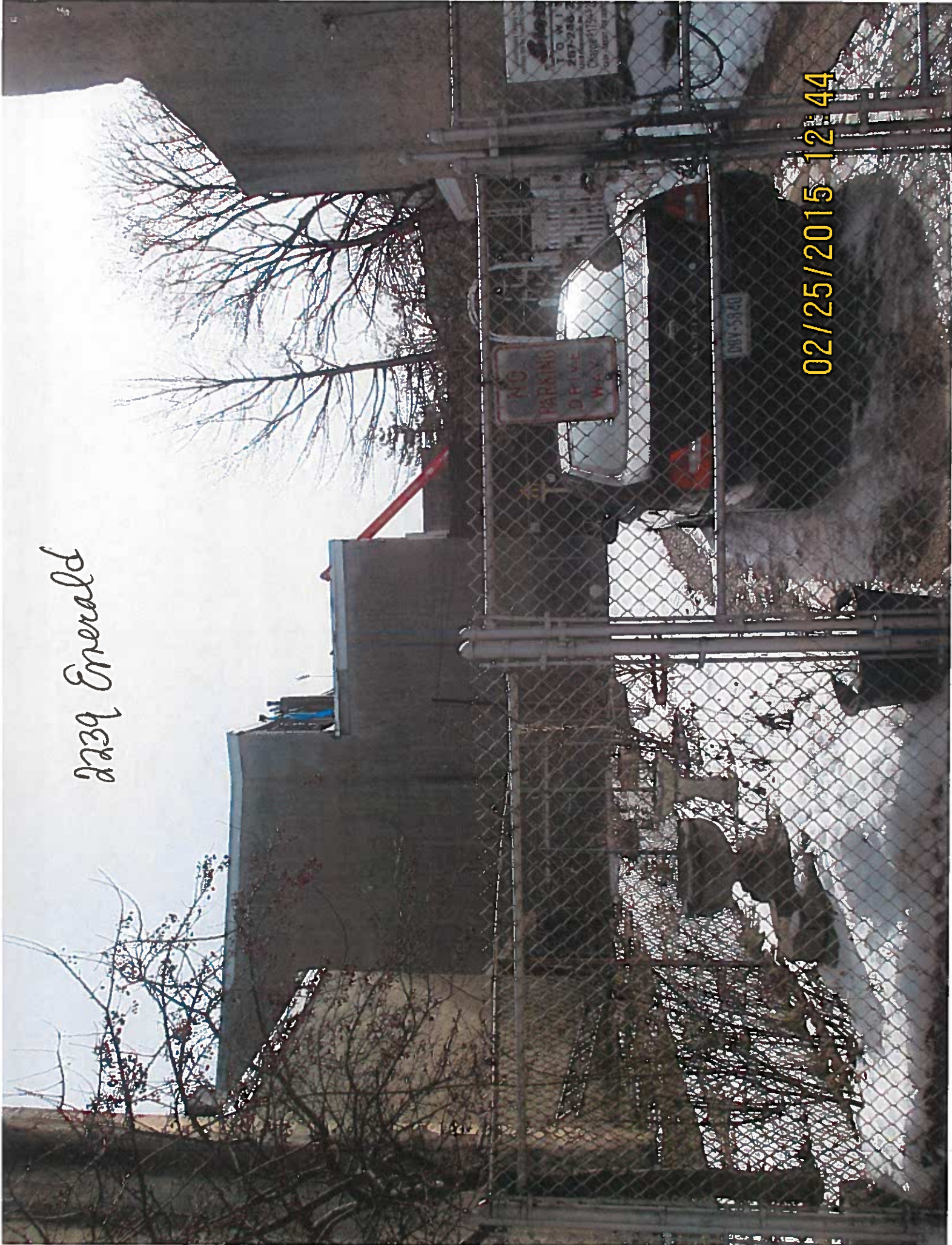
2937
Cypress Rd

02/25/2015 12:44



2239 Emerald

02/25/2015 12:44



K

February 24, 2015

Vacant Property Review Committee
Room 400, City Hall
Philadelphia, PA

To Whom It May Concern:

I, Jose A Mercado, purchased the property known as 2048 N Front Street, Philadelphia, PA on November 4, 2002. Currently I am seeking to sell this property. Attached please find the Agreement of Sale. I am writing to request a release of the liens and restrictions on this property and permission to sell.

Much appreciated,

Jose A. Mercado

A handwritten signature in black ink, appearing to read "Jose A. Mercado", written over a horizontal line.

STANDARD AGREEMENT FOR THE SALE OF VACANT LAND

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

A/S-VL

SELLER'S BUSINESS RELATIONSHIP WITH PA LICENSED BROKER

BROKER (Company) _____ ADDRESS _____ PHONE _____
 LICENSEE(S) _____ FAX _____
 BROKER IS THE AGENT FOR SELLER. OR (if checked below): Designated Agent? ☐ Yes ☐ No
 Broker is NOT the Agent for Seller and is a/an: ☐ AGENT FOR BUYER ☐ TRANSACTION LICENSEE

BUYER'S BUSINESS RELATIONSHIP WITH PA LICENSED BROKER

BROKER (Company) _____ ADDRESS _____ PHONE _____
 LICENSEE(S) _____ FAX _____
 BROKER IS THE AGENT FOR BUYER. OR (if checked below): Designated Agent? ☐ Yes ☐ No
 Broker is NOT the Agent for Buyer and is a/an: ☐ AGENT FOR SELLER ☐ SUBAGENT FOR SELLER ☐ TRANSACTION LICENSEE

When the same Broker is Agent for Seller and Agent for Buyer, Broker is a Dual Agent. 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 for Seller and Buyer, the Licensee is a Dual Agent.

1. **This Agreement**, dated 1-17-15
 2 SELLER(S): Jose Mercado is between
 3 _____

4 BUYER(S): NAM LLC, called "Seller," and
 5 _____
 6 _____, called "Buyer."

7
 8 2. **PROPERTY (12-06)**
 9 Seller agrees to sell and convey to Buyer, who agrees to purchase:
 10 ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, if any, known as:
 11 2048 And 2050 North Front Street 19/22 2137 N HOPC
 12 County of Philadelphia in the City of Philadelphia
 13 Deed Book, Page, Recording Date: _____ In the Commonwealth of Pennsylvania. Identification (e.g., Tax ID #; Parcel #; Lot, Block; _____)

14 3. **TERMS**
 15 (A) Purchase Price _____
 16 which will be paid to Seller by Buyer as follows: _____ U.S. Dollars,
 17 1. Cash or check at signing this Agreement: _____ \$ _____
 18 2. Cash or check within _____ days of the execution of this Agreement: _____ \$ _____
 19 3. _____ \$ _____
 20 4. Cash or cashier's or certified check at time of settlement: _____ \$ _____
 21 TOTAL \$ 700,000

22 (B) Deposits paid by Buyer within 30 DAYS of settlement will be by cash or cashier's check. Deposits, regardless of the form of payment and the
 23 person designated as payee, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here), _____
 24 an escrow account until consummation or termination of this Agreement in conformity with all applicable laws and regulations. Any check tendered
 25 as deposit monies may be held uncashed pending the acceptance of this Agreement.

26 (C) Seller's written approval to be on or before: _____
 27 (D) Settlement to be on _____
 28 (E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here: _____, or before if Buyer and Seller agree.

29 (F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: _____

30 (G) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes (see Notice
 31 Regarding State and Local Taxes); rents; interest on loan assumptions; water and/or sewer fees, if any, refuse fees; cable television fees; and other sim-
 32 ilar charges. The charges are to be pro-rated for the period(s) covered. Seller will pay up to and including the date of settlement; Buyer will pay for all
 33 days following settlement, unless otherwise stated here: _____

34 _____

35 _____

36 _____

37 _____

38 _____

39 _____

40 _____

41 _____

42 _____

43 _____

44 _____

45 Buyer Initials: mm A/S-VL Page 1 of 9 Seller Initials: JAM



Pennsylvania Association of REALTORS®

Revised 12/06

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12/06

AGREEMENT OF SALE

This Agreement of Sale ("Agreement") is entered between ACDC, with a mailing address 1801 Diamond Street, Philadelphia, PA 19121 ("Seller"), and Christopher Rahn and Christine Pasioka, two adults with a mailing address at 1506 Cambridge Street, Philadelphia, PA 19130 ("Buyer"). Pursuant to this Agreement, Buyer and Seller hereby agree that Seller shall sell to Buyer and that Buyer shall purchase from Seller the real and personal properties located at 2004 N 17th Street, Philadelphia, PA 19121, 2006 N 17th Street, Philadelphia, PA 19121, 2008 N. 17th Street, Philadelphia, PA 19121, 2010 N. 17th Street, Philadelphia, PA 19121, 1703 W. Norris Street, Philadelphia, PA 19121, 1705 W. Norris Street, Philadelphia, PA 19121, 1705 Page Street, Philadelphia, PA 19121, 1735 Diamond Street, Philadelphia, PA 19121, 1741 Diamond Street, Philadelphia, PA 19121, 1827 Diamond Street, Philadelphia, PA 19121, and 1731 Edgley Street, Philadelphia, PA 19121 (collectively referred to herein as the "Property") according to the following terms:

1. **Property:** 2004 N 17th Street, Philadelphia, PA 19121, 2006 N 17th Street, Philadelphia, PA 19121, 2008 N. 17th Street, Philadelphia, PA 19121, 2010 N. 17th Street, Philadelphia, PA 19121, 1703 W. Norris Street, Philadelphia, PA 19121, 1705 W. Norris Street, Philadelphia, PA 19121, 1705 Page Street, Philadelphia, PA 19121, 1735 Diamond Street, Philadelphia, PA 19121, 1741 Diamond Street, Philadelphia, PA 19121, 1827 Diamond Street, Philadelphia, PA 19121, and 1731 Edgley Street, Philadelphia, PA 19121
2. **Purchase Price:** \$960,000.00 payable in cash at closing.
3. **Deposit:** Non-refundable deposit in the amount of \$10,000.00 due upon the execution of this Agreement. Deposit shall be deductible from the Purchase Price. Deposit shall be held in escrow by Global Title Abstract.
4. **Title:** The Seller is to convey to Buyer marketable title to the Property in fee simple by Warranty Deed.
5. **Execution Date:** The Execution Date shall be defined as the latest date as to when both Buyer and Seller have executed this Agreement.
6. **Computation of Time:** The computation of time under this Agreement shall be so computed as to exclude the first and include the last day of such period. Whenever the last day of any such period shall fall on a Saturday, or Sunday.
7. **Time is of the Essence:** DELETED.
8. **Due Diligence:** There shall be no Due Diligence.
9. **Closing:** The Closing date shall be 15 days from the date Buyer receives a title commitment on the Property from a reputable title company.

10. Notices:

Notices, payments and all communications shall be sent by first class mail and effective when sent to the following addresses set forth below:

If to Buyer

Christopher Rahn and Christine Pasioka
c/o Jon Taylor, Esquire
The Law Offices of Jon Taylor, Esquire, PC
2720 East Allegheny Avenue
2nd Floor
Philadelphia, PA 19134

If to Seller

Pastor Renee McKenzie
1801 Diamond Street,
Philadelphia, PA 19121

11. Risk of Loss:

Risk of loss or damage by fire or other casualty to property or any part of property prior to closing shall be the risk of Seller. In the event of such loss or damage prior to closing, this Agreement shall may terminated upon Buyer's sole discretion but if Buyer does not terminate the Agreement Seller shall assign to Buyer all rights under any insurance policy or policies applicable to the loss. If action is necessary to recover under any casualty policy, Seller shall grant permission to bring the action in Seller's name.

12. Severability:

The invalidity of any portion of this Agreement will not and shall not be deemed to affect the validity of any other provision. If any provision of this Agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision. The language in this Agreement shall be construed as a whole according to its fair meaning, strictly neither for nor against any party, and without implying any presumption that its terms shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the person who drafted it. In this Agreement, any reference to a party includes that party's heirs, executors, administrators, successors and assigns, singular includes plural and masculine includes feminine.

13. Waiver:

The failure of either party to this Agreement to insist upon the performance of any of the terms and conditions of this Agreement, or the waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as subsequently waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

14. Governing Law:

This Agreement shall be governed by, construed, and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

15. Entire Agreement:

This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

16. Modification:

Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party.

17. Counterparts:

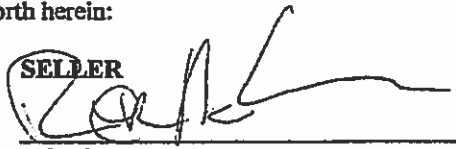
This Agreement is binding when one or more counterparts, individually or taken together, is executed by each of the parties. This Agreement may be executed in any number of counterparts.

18. Assignment of Rights:

The rights of each party under this Agreement are personal to that party and may be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the Seller. The provisions of this Agreement shall be binding upon, shall inure to the benefit of, the parties hereto and their successors, assigns or heirs.

WITNESS our signatures as of the day as set forth herein:

Date: 12/02/2014

SELLER

ACDC
Pastor Renee McKenzie

Date: 12-2-14

BUYER

Christopher Benn

Date: 12/2/14

BUYER

Christine Pasioka

2045 N. Front St

02/25/2015 13:41

