MEMORANDUM

CITY OF PHILADELPHIA

Date: November 13, 2018

To:

Members of the Vacant Property Review Committee (VPRC)

From:

Susie D. Surron - Chairwoman - Vacant Property Review Committee

Subject: Addendum # 1 to the Committee Agenda December 11, 2018

Release of reversionary interest per agreement between the City of Philadelphia and applicant:

A	<u>ddress</u>	<u>Applicant</u>	Date Settled
Α.	2333 N. Fairhill Street	PHDC	12/87
	Recently acquired would like restric	ctions removed	
	Attachments-A		
В.	2321 N. 5 th Street	Manuel Rivera	11/91
	This was a private lot transfer		
	Attachments-B		
C.	1429 W. Venango Street	HED, LLC	12/09
	The current owner purchased 3/22/1	3 for \$35,500.00	
	Attachments-C		
D.	2724 George Street	Daniel & Maryanne Carroll	01/16
	Mortgage balance \$8,790.00		
	Attachments-D		

E. 2122 E. Arizona Street Cynthia Cathrine O'Brien 06/17

Mortgage balance \$12,750

Attachments-E

F. 1820 S. 58th Street Andrew Dix 06/95

Attachments-F

Current Quality Purfered ** Skerff Sole

G. 1351 E. Price Street Littrelle John 06/87

This was transferred as a Single-Family Dwelling

Attachments-G

AD HOC Resolution

<u>Address</u> <u>Grantee</u>

2240 W. Oxford Street PHA

A



B

I Manuel Rivera have recently sold my property 2321 N 5th St. We just learned about the release that is necessary. I live in Florida so I cannot attend the meeting on 12/11 though my son Jose Manuel Rivera will be there in place of me. We need to sell property as we no longer live in the area. Please grant the release so we can move forward with the sale of property.

Thanks,

Manuel Rivera

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).				
	TIES			
BUYER(S): Kitt Gerace Damon Gerace	SELLER(S): Manuel Rivera			
	SELLER'S MAILING ADDRESS:			
BUYER'S MAILING ADDRESS:	SELLER'S MAILING ADDRESS.			
PROP	ERTY			
☐ See Property Description Addendum				
ADDRESS (including postal city) 2321 N 5th Street				
Philadelphia, PA 19133	ZIP 19133 ,			
in the municipality of Philadelphia	, County of Philadelphia ,			
in the School District of Philadelphia	, in the Commonwealth of Pennsylvania.			
Tax ID #(s): 191301100	and/or			
Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording Da	te: Control #):			
Industriantion (s.g., a map 1.1, 100, 1100m, 100m, 1 age, 1000m, 1				
BUYER'S RELATIONSHIP W	ITH PA LICENSED BROKER			
☐ No Business Relationship (Buyer is not represented by a bro	oker)			
	Licensee(s) (Name) Tim Brogan			
Broker (Company) Coldwell Banker Preferred Old	Literisco(s) (Name) 11th 210gain			
City	State License # RS314019			
Company License # RB067335	Direct Phone(s)			
Company Address 223-225 Market Street, Philadelphia, PA	Cell Phone(s) (215) 620-9341			
19106	Email tbrogan@cbpref.com			
Company Phone (215) 923-7600	Licensee(s) is (check only one):			
Company Fax	Buyer Agent (all company licensees represent Buyer)			
Broker is (check only one):	Buyer Agent with Designated Agency (only Licensee(s) named			
Buyer Agent (Broker represents Buyer only)	above represent Buyer)			
☑ 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) pro				
I ransaction Licensee (Broker and Licensee(s) pro	ovide leaf estate services but do not represent buyer)			
SELLER'S RELATIONSHIP V	VITH PA LICENSED BROKER			
□ No Business Relationship (Seller is not represented by a bro	ker)			
Broker (Company) Coldwell Banker Preferred Old	Licensee(s) (Name)Tim Brogan			
	Dicenses(s) (Times) I am DI Ogam			
City Company License # RB067335	State License # RS314019			
Company Address 223-225 Market Street, Philadelphia, PA	Direct Phone(s)			
	Cell Phone(s) (215) 620-9341			
19106 Company Phone (215) 923-7600	Email tbrogan@cbpref.com			
	Licensee(s) is (check only one):			
Company Fax	Seller Agent (all company licensees represent Seller)			
Broker is (check only one): 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 Licenses (Broker and Licenses(s) nre				
☐ Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)				
DUAL AND/OR DES	SIGNATED AGENCY			
A Broker is a Dual Agent when a Broker represents both Buyer and	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 Broker'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.	oge 1 of 13 Seller Initials:			
Buyer Initials: ASVL Pa				
D I I A SUIT - APPAITONS	COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2018			

Pennsylvania Association of REALTORS

1	1.	By this Agreement, dated November 8, 2018
2		Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.
3	2.	PURCHASE PRICE AND DEPOSITS (1-16)
4		(A) Purchase Price \$ 24,000.00
5		(Twenty-Four Thousand U.S. Dollars), to be paid by Buyer as follows
6		1. Initial Deposit, within days (5 if not specified) of Execution Date,
7		if not included with this Agreement:
8 9		if not included with this Agreement: 2. Additional Deposit within days of the Execution Date: \$ 2,000.00
10		3. S
11		Remaining balance will be naid at settlement.
12		(R) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer
13		within 30 DAYS of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by per-
14		sonal shack
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 Seller
16		(unless otherwise stated here:
17		retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination of
18		this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State Rea
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) % of Purchase Price (0 if not specified) toward Buyer's
21		Seller will pay \$ or % 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 approved by
22 23		mortgage lender.
24	4.	CHARLES AND DOCCECCION (1.10)
25	٦.	(A) Settlement Date is December 7th 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
26		(B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless
27		Ruyer 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 applicable
29		current taxes; rents; interest on mortgage assumptions; water and/or sewer fees, together with any other lienable municipal service
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 Buye
31		will pay for all days following settlement, unless otherwise stated here:
32		1 6 1 1 19 C-11
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		2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December 31.
35		School tax bills for all other school districts are for the period from July 1 to June 30.
36 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		
41		(G) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structure
42		broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property
43		is subject to a lease.
44		(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
45		will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will ac
46		knowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.
47 48	E	DATES/TIME IS OF THE ESSENCE (2-12)
49	Э.	(A) Written accentance of all parties will be on or before: November 9, 2018
50		(B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the
51		essence and are hinding
52		(C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by signing
53		and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding the
54		day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed
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. (E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed term
58		(E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and sense. An pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to
59 60		and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms deceptable and all parties, except where restricted by law.
60	-	
61 62	6.	Foilure of this Agreement to contain the zoning classification (except in cases where the property {and each parcel thereof, if subdivid
63		able) is zoned solely or primarily to permit single-family dwellings) will render this Agreement voidable at Buyer's option, and, i
64		voided, any deposits tendered by the Buyer will be returned to the Buyer without any requirement for court action.
65		Zoning Classification, as set forth in the local zoning ordinance: RM1
	_	er Initials: Kik Nove Seller Initials: Seller Initials:
66	Buy	er Initials: ASVL Page 2 of 13 Seller Initials:





C

December 4, 2018

Philadelphia Redevelopment Authority

Susie Jarmon

Deare Susie-

Please accept this letter as a request for permission to sell the property located at 1429 W. Venango Street Philadelphia, PA 19140.

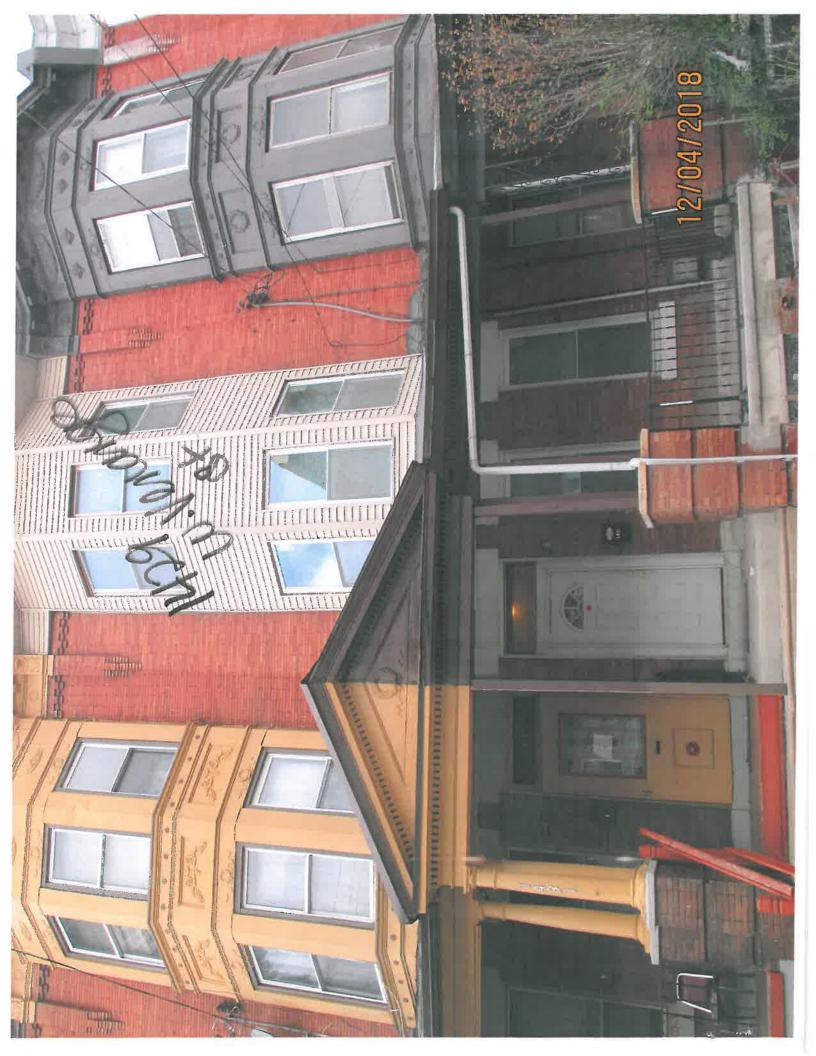
Sincerely,

All Star Investments, LLC

This fairs) recognismed and approved for but not restricted to laciny the measure of the Penasylvania Association of Restorse (PAR)

	ARTIES	
BUYER(S): Harender Kaushik	SELLER(S): All Stars Investment LLo	
BUYER'S MAILING ADDRESS:	SELLER'S MAILING ADDRESS:	
267 Anderson Road	12859 McCarthy Cir	
Watchung, NJ 07069	Phila PA 19154	
11	OPERTY	
ADDRESS (including postal city) 1429 W. Venange Stree Philadelphia, PA 19140	t	
in the municipality of PHILADELPHIA	ZIP 19140 . County of PHILADELPHIA	
in the School District of PHILADELPHIA	in the Commonwealth of Pennsylver	
Tax iD #(s): 1310009000	and a	
Identification (e.g., Parcel v. Lot, Block, Deed Book, Page, Recording	Date	
BUYER'S RELATIONSHI	WITH PA LICENSED BROKER	
No Business Relationship (Buyer is not represented by a	~ · · · · · · · · · · · · · · · · · · ·	
Broker (Company)	Licensee(s) (Name)	
ompany License #	State License =	
Company Address		
	Cell Phone(s)	
Company Phone	Email	
Conspany Fax	Licensec(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 Licenson(s) named	
Dual Agent (See Dual and/or Designated Agent box below)	above tennescut Buyer)	
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9	Seller hereby agrees to	o sell and convey to Buyer, y ANT) DEPOSITS (4.14)	who agrees to purchase, the identif	led Property.	
1004	PURCHASE PRICE AND DEPOSITS (4-14) (A) Purchase Price \$ \$190,000.00				
	(One Hundre	1 Thousand			
	Total No. 1	g	not specified) of Execution Date,	U.S. Dollar	s), to be paid by Buyer as follows:
		with this Agreement:	iot specifica) of Executive Date,	\$	1,000.00
			f the Execution Date:	\$	1,000.00
	3.	Con within the state of	the Bacomion some	\$	
	Remaining belance	will be paid at sattlement.	A 71-MANUAL MARK - 1/14 MA ANNOUNCE A 1-1 A 1-4		
	(B) All funds paid by	Buyer, including deposits.	will be paid by check, cashier's is paid at settlement, will be by		
			be paid in U.S. Dellars to Broker for		
	mination of this A	greement. Only real estate I	t in conformity with all applicable brokers are required to hold depos tendered as deposit monies may	its in accordance v	with the rules and regulations of
	SELLER ASSIST (III.	Applicable) (1-10)			
	Selier will pay \$		er er, if any. Seiler is only obligated	% of Purchas	se Price (0 if not specified) toward
	Buyer's costs, as perm	nitted by the mortgage lends	er, it any. Seller is only obligated	t to pay up to the	amount or percentage which is
	approved by mortgage l				
	SETTLEMENT AND	r vaaraarun (4-14) Na	wember 38 2018		phologo if Thurse and Sallar a see
	(B) Seglement will on	our in the course where the	vember 30, 2018 Property is located or in an adja	cent commit durin	e normal lysiness hours releas
	Buyer and Seller ag		a collect to manage of the see eals	the same of the sa	b services remains them by this of
			pro-rated on a daily basis between	Buyer and Selles	, reinspursing where applicable:
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			yer will pay for all days following se		
			eriods covered" are as follows:		
	2. School tax bills	for the Philadelphia, Pittsbu	pulities in Permsylvania are for the p rgh and Scranton School Districts	are for the period i	
			e for the period from July 1 to June 5 ed of special warranty unless otherwi		
	•	•	•		
	(F) Payment of transfer	taxes will be divided equally	between Buyer and Seller unless oth	icrwise stated here:	
-		y and time of scittement, un	keys and physical possession to a doss Seller, before signing this App		
	assignment of exist will not enter into acknowledge existin Tenant-Occupie	ing leases for the Property, of any new leases, nor extend ig lease(s) by initialing the lead d Property Addendum (PAI	perty is subject to a lease, possess ogather with security deposits and it i existing leases, for the Property use(s) at the execution of this Agreen R. Form TOP) is attached and mad	nterest, if any, at d without the writter cent, unless otherwi	sy and time of settlement. Seller a consent of Buyer. Buyer will se stated in this Agreement.
	DATES/TIME IS OF				
1	A) Written acceptance	of all parties will be on or bef	or: October 26, 2018	2 2 2	
1			imes identified for the performance	e of any obligation	is on this Agreement are of the
	essence and are bind		ate when Buyer and Seller have in	diagrad full assessed	man of this American burns
	ing and/or initialing	it. For numbers of this A	are when suyer and seller have in agreement, the number of days wil	ill be counted from	the Execution Data evaluation
	the day this Agreet		ding the last day of the time perio		
¥	tialed and dated.	1 1 1			
-		e is not extended by any of	her provision of this Agreement ar	to may only be ex-	lended by mutual writien agree-
	ment of the parties. (E) Contain terms and t	time marinda and more minimal	in this Agreement as a convenier	as to the Dune of	ed Seller All non-maleral
			in this Agreement as a convenier thanged by striking out the pre-pr		
		where restricted by law.	more of minute are me high	CONTRACTOR CONTRACTOR	weed an resem out its secured to
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	te an parties, samp	A CONTROL OF STREET OF STREET, BOY STREET, BOY			
	er Initials:	O ALAN B T CONSTRUCTION OF THE STATE OF THE	ASR Page 2 of 13		Seller Initials:



D

Daniel Carroll

2723 Poplar Street, Philadelphia Pa | 215-880-8225 | dancarroll89@gmail.com

November 9, 2018

Morfage 12,260. Parfol6

Philadelphia Redevelopment Authority:

We are requesting that the restrictions placed on 2724 George Street be removed.

Mayon & Carroll

Sincerely,

Daniel Carroll

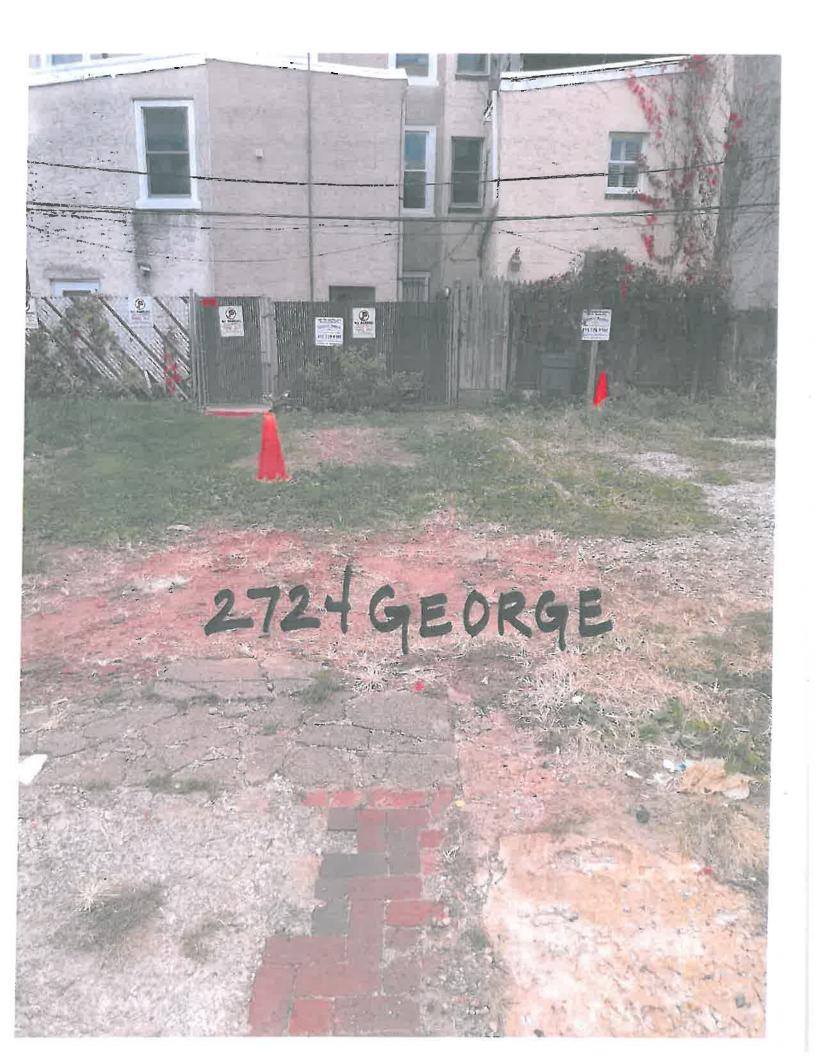
Maryanne Carroll

STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

PAI	RTIES	
BUYER(S): Claire Walker	SELLER(S): DANIEL J & MARYANNE E CARROLL	
Keith Wiest, Jr.		
BUYER'S MAILING ADDRESS:	SELLER'S MAILING ADDRESS:	
	PERTY	
ADDRESS (including postal city) 2723 POPLAR STREET and		
<u> </u>	ZIP 19130	
	, County of PHILADELPHIA , in the Commonwealth of Pennsylvania.	
in the School District of Philadelphia	, in the Commonwealth of PennsyNama.	
Tax ID #(s): 292001300 and 292005810 Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording D		
Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording D	ale):	
_ +	WITH PA LICENSED BROKER	
☐ No Business Relationship (Buyer is not represented by a br		
Broker (Company) Coldwell Banker Preferred	Licensee(s) (Name) Carol Diament	
O TI WARRENCE TO THE TOTAL TO T	State License # RS105532A	
Company License # RB067335		
Company Address 1401 Walnut St 8th Fl, :Philadelphia,	Direct Phone(s)	
PA 19102	Email cdiament@cbpref.com	
Company Phone (215) 546-2700	Licensee(s) is (check only one):	
Company Fax	Buyer Agent (all company licensees represent Buyer)	
Broker is (check only one):	Buyer Agent (an company necesses represent Buyer) Buyer Agent with Designated Agency (only Licensee(s) named	
Buyer Agent (Broker represents Buyer only)	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) 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	oker)	
Broker (Company) Modern Real Estate Partners	Licensee(s) (Name) Hilary Lefkowitz-Karaman	
Company License #	State License # RS318196	
Company Address 2642 E ALLEGHENY AVE, PHILADELPHIA, PA	Direct Phone(s) (215) 919-7497	
19134	Cell Phone(s) (215) 919-7497	
Company Phone (215) 423-0924	Email hilary@modernrepartners.com	
Company Fax (215) 318-9029	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)	
_ Duti 11Balls (page page attack page 2018-111-11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	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 Seller)	
DUAL AND/OR DE	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 f Broker's licensees are also Dual Agents UNLESS there are separate	
-	naving been previously informed of, and consented to, dual agency,	
	ge 1 of 13 Seller Initials:	
Pennsylvania Association of Realtors	COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 201	

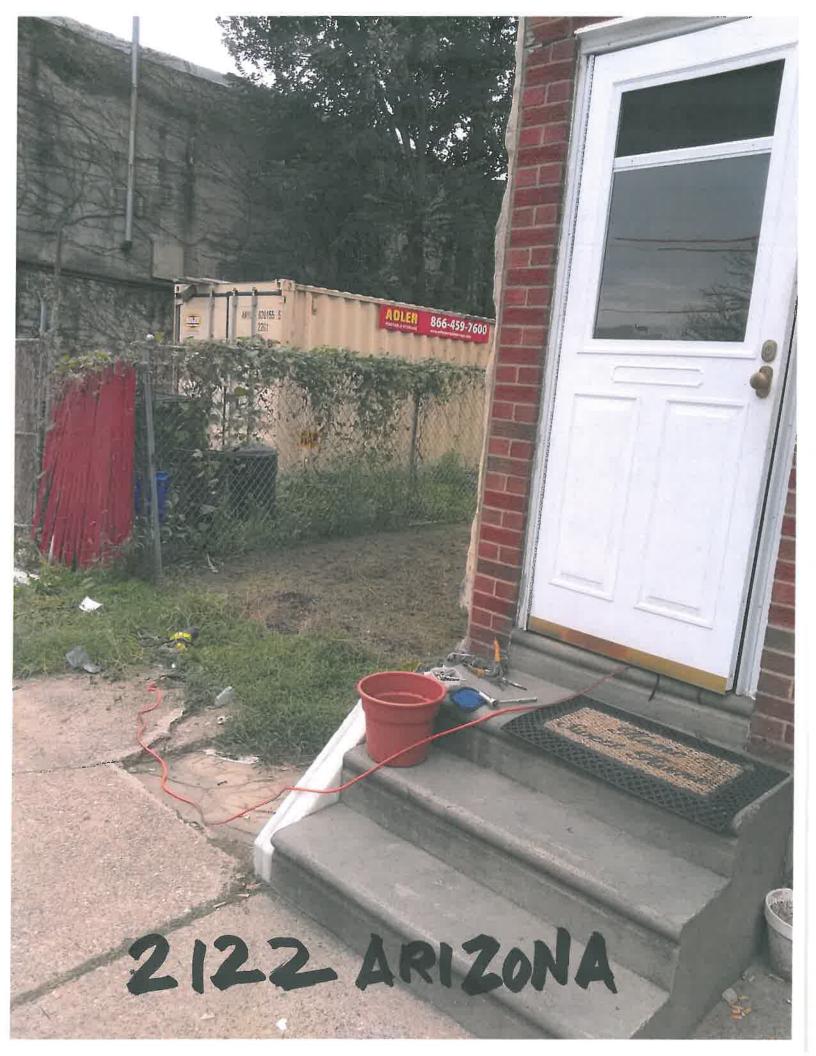
rev. 1/18; rel. 4/18

	Devide Agreement	
l _{DS} 1	By this Agreement, dated October 5, 2018 Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.	
3 W	PURCHASE PRICE AND DEPOSITS (4-14)	
4-	(A) Purchase Price \$\$#\$\$\$\$OOOxxXXXX 458,900	
5 6 D8	(序数数×环状状数数×下线及数 Thousand Four hundred fifty eighth thousand HS Dallard	
	1. Initial Deposit, within days (5 if not specified) of Execution Date,	to be paid by Buyer as follows:
6	if not included with this Agreement:	1,000.00
9	2. Additional Deposit within days of the Execution Date:	
10	3. 3 days after execution of reply to inspection \$	9,000.00
11	Remaining balance will be paid at settlement.	- 1 - All C 1 : 1 b D
12 13	(B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired fun within 30 days of settlement, including funds paid at settlement, will be by cashier's check or within 30 days of settlement, including funds paid at settlement, will be by cashier's check or within 30 days of settlement, including funds paid at settlement, will be by cashier's check or within 30 days of settlement, including funds paid at settlement, will be by cashier's check or wired funds.	wired funds but not by per-
14	sonal check.	mica lanas, but not by por
15	(C) Deposits, regardless of the form of payment, will be paid in U.S. Dollars to Broker for Seller (unless otherw	vise stated here:
16),
17	who will retain deposits in an escrow account in conformity with all applicable laws and regulation	ns until consummation or ter-
18	mination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed p	th the rules and regulations of
19 20	Agreement.	bending the execution of this
21 3,	SELLER ASSIST (If Applicable) (1-10)	
22	Seller will pay \$ or % of Purchase Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the a	Price (0 if not specified) toward
23		mount or percentage which is
24 25 4 .	approved by mortgage lender. SETTLEMENT AND POSSESSION (4-14)	
26	(A) Settlement Date is November 13, 2018, or t	efore if Buyer and Seller agree.
27	(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 31	current taxes; rents; interest on mortgage assumptions; condominium fees and homeowner associates, together with any other lienable municipal service fees. All charges will be prorated for the per-	iod(s) covered Seller will pay
32	up to and including the date of settlement and Buyer will pay for all days following settlement, unless other	wise stated here:
33		
34	(D) For purposes of prorating real estate taxes, the "periods covered" are as follows:	
35 36	 Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 	to December 31.
37	School tax bills for all other school districts are for the period from July 1 to June 30.	in January 1 to December 31.
38	(E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here:	
39		
40 41	(F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here:	
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	
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	ed by deed, existing keys and
46 47	assignment of existing leases for the Property, together with security deposits and interest, if any, at day will not enter into any new leases, nor extend existing leases, for the Property without the written	consent of Ruyer Ruyer will
47 DS	acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise	stated in this Agreement.
49	Tenant-Occupied Property Addendum (PAR Form TOP) is attached and made part of this Agreer	
50 5	DATES/TIME IS OF THE ESSENCE (1-10)	
	(A) Written acceptance of all parties will be on or before? 10y voy 2016 Aoon	
52 53	(B) The Settlement Date and all other dates and times identified for the performance of any obligations we essence and are binding.	of this Agreement are of the
54	(C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptan	ce of this Agreement by sign-
55	ing and/or initialing it. For purposes of this Agreement, the number of days will be counted from t	he Execution Date, excluding
56	the day this Agreement was executed and including the last day of the time period. All changes to the	is Agreement should be ini-
57 58	tialed and dated.	aded by mutual written agree-
59	(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended the parties.	ided by muidar written agree-
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	and time periods are negotiable and may be changed by striking out the pre-printed text and insert	ing different terms acceptable
62	to all parties, except where restricted by law.	
	OS OB	
<i>(2 =</i>	C KW	Calley Inidials:
63 Bu	ASR Page 2 of 13	Seller Initials:
	Produced with zipForm® by zipLoglx 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com	2723 Poplar St.



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G

1351 E Price St

Hey Susie!

We are under contract to purchase this property and wish to close within the next thirty days. It is to my understanding that there is an RDA restriction that will need to be removed. Please advise as far as the court date that will be in place for the seller to attend.

From there, I understand the paperwork will go back to your office, then to Debbie, then to an in house attorney, and finally the commissioner for signatures at which point the deed restriction will be officially released and the final paperwork will be mailed directly to the seller? (I want to be clear for future reference).

Your office, Ebony especially, has been extremely helpful and pleasant to work with, its greatly appreciated! See attached AOS for this property.

Thank you kindly,

Holly Schuster Liberty Bell Investments LLC.

Contract to Purchase Real Estate

	Contract to 1 urchase Real Estate
Liber	Ball Investments (And/or Assigns) offer to purchase from Littrelle Johns (seller)
the rea	estate located at 1351 E. Pre St. Phila P4 1918 (Hereinafter called "Real Estate")
heatin wall-to	This real estate will include all the land and all rights to the land and the property, and all buildings, fixtures, g, electrical, and plumbing fixtures and facilities, window shades, curtain rods, screens, storm windows and doors, o-wall carpeting, ceiling fans, landscaping, garage door openers, and any oven/ranges, refrigerators, washers/dryers, indow A/C units currently on the premises.
	Purchase price Purchase price for the property will be \$ 60,000, payable as follows: Cash
	Date of Closing At the closing, the Sciler will give the Buyer a General Warranty Deed with release of dower. The closing will be no later than 12./31/2018. The title will be free and clear, and will not have any building or health department orders against it.
	Possession Seller will give buyer possession of the property on <u>a settlement</u> .
	Associated costs of transaction will be distributed as follows:
1,	Property taxes Soller will pay all property taxes and assessments due on the date of the closing. Buyer will pay from the date of closing until end of year. If the seller has already paid property taxes, they will be refunded the prorated amount at the date of closing.
2.	Transfer taxes Pennsylvania transfer tax is calculated at 4.1% of the sales price. The total will be split half to the buyer and half to the seller.
3.	Other standard closing costs Buyer will pay for deed preparation and recording, title search, and title insurance. Buyer and seller agree to pay notary or prepatory fees on their own documents.
4.	Rents If the property is currently rented, the damage deposits will be transferred to the Buyer at closing, and the balance of any rents already paid for that month will be transferred to the Buyer at closing. Seller must provide buyer with a valid lease which will be assigned to buyer at settlement.
5.	<u>Liens Judgements Back Taxes Mortgages and other debts</u> Seller is responsible for any and all debts on the property or on their person, including but not limited to: water

Zoning

Seller certifies that the Real Estate is zoned as used and is not in a historic district, not in a flood plain, and not in an Environmental Quality District. Seller agrees that at the time of closing, the Real Estate will be in the same condition as it is on the date of this offer.

debts in order to sell property insurable title to buyer.

liens/bills, gas liens/bills, back taxes, personal judgements that appear on title, L&I violation balances and any other

Inspections & Access

Seller will allow Buyer and/or his inspectors complete access to the property for a whole-house inspection, a wood-destroying pest inspection, and any other inspections the Buyer deems necessary, all at the Buyer's expense. If the results of these inspections are not satisfactory to the Buyer, the Buyer will not be obligated to close. Seller will provide Buyer with a key/lockbox/access to the property for the purpose of completing these inspections, as well as a day and evening phone number for all occupants in order to schedule the inspections. Seller understands that although this is an "as-is" deal the buyer has a right to due diligence. This includes but is not limited to, contractor/financing/partner walkthroughs. Further, buyer and seller agree and understand that the buyer is an investor and is entitled to market the property in anyway they may deem necessary prior to settlement.

Breach of contract

Buyer and Seller agree that, upon any default by the Buyer. Seller will keep any earnest money as full liquidated damages. Earnest money in the amount of \$100.00 will be held at accredited Title Agency: Prosperity Contract.

Buyer and seller agree that upon any default by the Seller, buyer may be reimbursed for the title search fees, any other expenses incurred to complete the transaction, and other losses sustained from the seller's breach of contract.

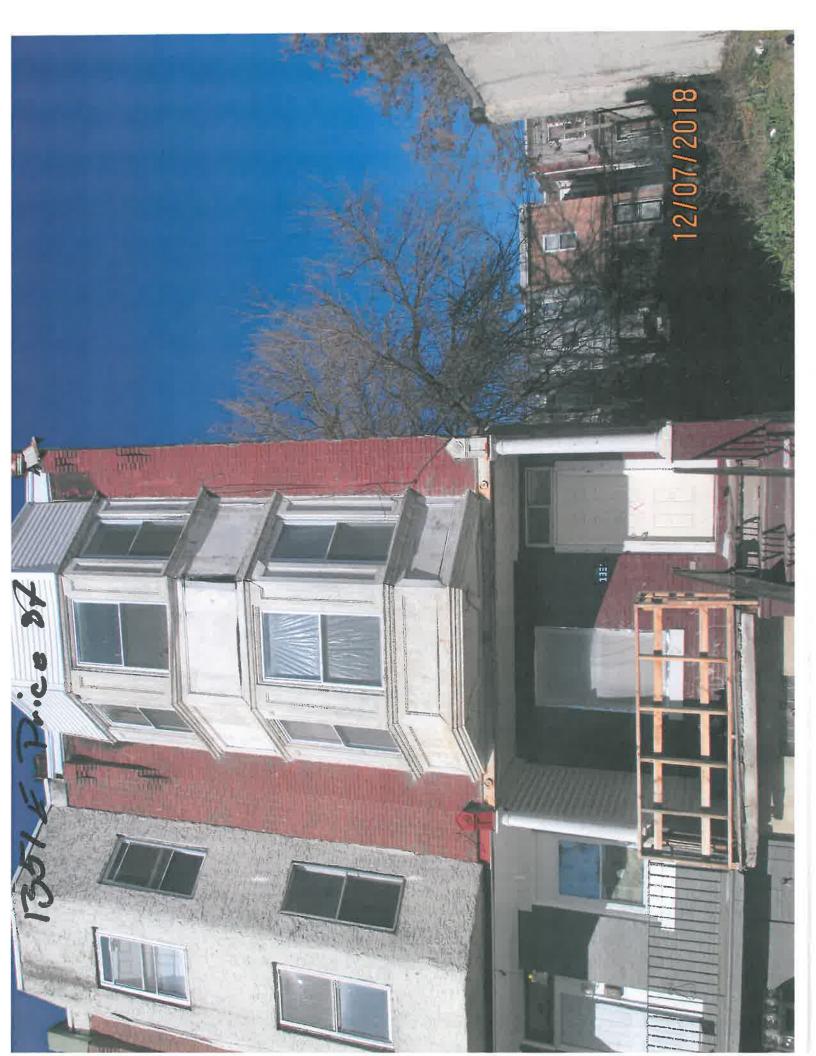
Automatic Renewal

This contract will automatically renew for 30 days if the title work is still pending by the settlement date.

Federally mandated lead disclosure clause: Every Buyer of any interest in residential real property on which a residential dwelling unit was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. If the dwelling unit was built prior to 1978, Buyer has the right to inspect for lead, at Buyer's cost, for a minimum of ten (10) days following contract acceptance. BUYER WAIVES THE RIGHT TO THIS INSPECTION.

OTHER TERMS:

This otter shall remain open for acceptar	ice until N/A
Elly yells	12-4-2018
Buyer 6	Date
Situel 12 to	lns 12-4-2018
Seller	Date
Seller	Date
Witness	Date



MEMORANDUM

Date:

November 15, 2018

To:

Members of the Vacant Property Review Committee (VPRC)

From:

Susie Darmon, Chairperson VPRC

Subject:

AD HOC Resolution - Release

Release of Restriction

<u>Address</u>

2240 W. Oxford Street

Grantee

PHA

The committee is being asked to approve the release of restrictions. Please see attached.

SDJ/cw Attachment X michael Koone

Michael Koonce

Coucnil President Clarke's Office

Mark Dodds

DHDC

X

Carolyn Placke LISC

Garrett O:Dwyer

Jametta Johnson Planning



Lisa Walker Revenue

Larry Padill**a** PRA

Deborah Cunningham DPP

Kevin Hunter Commerce

Angel Rodriguez PHDC Good morning Susie,

In 1962 PHA acquired the Blumberg campus through condemnation. However, for some reason 2240 West Oxford Street was erroneously excluded from the condemnation. The Third District Surveyor incorporated this parcel into the legal description for the Blumberg campus in 1964 and was incorporated into the City Plan. The City, therefore, no longer recognized this parcel independently. In 2014 as part of preparing for the redevelopment of the Blumberg campus PHA pulled title and examined all of the deeds and the eminent domain action and discovered this parcel was never conveyed to PHA or included in the condemnation. PHA worked with the City and this property was conveyed in 2014 through the VPRC process to PHA and the deed included the normal VPRC restrictions (including reverter language).

This property is part of a development phase which will include the new construction of 83 rental units. PHA has all necessary financing approvals and we are trying to close on this development over the next 30 days. However, the deed restrictions are causing issues with the lenders.

Given there was a property located on this site when the campus was initially developed and PHA is currently completing the redevelopment of the campus PHA would like to request removal of the restrictions in the VPRC deed.

I appreciate your assistance with this and let me know if you have any questions or require additional information.

Thanks

Nicholas Dema EVP, Planning & Development Philadelphia Housing Authority 3100 Penrose Ferry Road Philadelphia, Pa 19145