MEMORANDUM
CITY OF PHILADELPHIA

Date: April 5, 2019

To: Members of the Vacant Property Review Committee (VPRC)

From: Susan D. Barmon - Chairwoman - Vacant Property Review Committee

Subject: Addendum # 1 to the Committee Agenda April 9, 2019

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Applicant</th>
<th>Date Settled</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. 2325 W. Thompson Street</td>
<td>Kirk G. Kredell Co</td>
<td>12/94</td>
</tr>
<tr>
<td>Attachments-A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B. 1123 E. Susquehanna Avenue</td>
<td>Richard Marple</td>
<td>06/87</td>
</tr>
<tr>
<td>This was a side yard</td>
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<tr>
<td>Attachments-B</td>
<td></td>
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</tr>
<tr>
<td>C. 2034 E. Dauphin Street</td>
<td>Melvin J. Ford</td>
<td>10/98</td>
</tr>
<tr>
<td>Attachments-C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D. 220 Cecil B. Moore Avenue</td>
<td>Lorenzo Martinez</td>
<td>09/90</td>
</tr>
<tr>
<td>Attachments-D</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E. 520 Pierce Street</td>
<td>Gilbert Antonia Rivera</td>
<td>05/06</td>
</tr>
<tr>
<td>Attachments-E</td>
<td></td>
<td></td>
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</tbody>
</table>
# Properties being transferred from Philadelphia Land Bank

<table>
<thead>
<tr>
<th>Address</th>
<th>Name of Applicant</th>
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</thead>
<tbody>
<tr>
<td>A. 4707 Hawthorne Street</td>
<td>Sonia Santos Cruz</td>
</tr>
<tr>
<td></td>
<td>4709 Hawthorne Street</td>
</tr>
<tr>
<td></td>
<td>Philadelphia, PA 19124</td>
</tr>
<tr>
<td>Attachments-F</td>
<td></td>
</tr>
<tr>
<td>B. 265 W. Thayer Street</td>
<td>Luis A. Berrios Ortiz</td>
</tr>
<tr>
<td></td>
<td>267 W. Thayer Street</td>
</tr>
<tr>
<td></td>
<td>Philadelphia, PA 191</td>
</tr>
<tr>
<td>Attachments-G</td>
<td></td>
</tr>
<tr>
<td>C. 2741 N. Orkney Street</td>
<td>Tomasita Hernandez Ortiz</td>
</tr>
<tr>
<td></td>
<td>2740 N. Lawrence Street</td>
</tr>
<tr>
<td></td>
<td>Philadelphia, PA 19133</td>
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<tr>
<td>Attachments-H</td>
<td></td>
</tr>
<tr>
<td>D. 3519 N. Marshall Street</td>
<td>Santos Santiago &amp; Carmen Rivera</td>
</tr>
<tr>
<td></td>
<td>3517 N. Marshall Street</td>
</tr>
<tr>
<td></td>
<td>Philadelphia, PA 19140</td>
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<tr>
<td>Attachments-I</td>
<td></td>
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</tbody>
</table>
April 1, 2019

Susie Jarmon, Director of Property Disposition
City of Philadelphia Redevelopment Authority
1234 Market Street
16th Floor
Philadelphia, PA 19107

Ref. 2325 East Thompson Street Philadelphia PA 19125

Dear Ms. Jarmon:

Attached please find a copy of the Agreement of Sale for the above referenced property. We are requesting permission to sell the property and obtain the release of the reversionary clause in the original deed #D 0794 Page 221 between the Redevelopment Authority of the City of Philadelphia and the City of Philadelphia and the subsequent deed # D0795 Page 492 and Kirk G. Krendell Company. I have attached copies of these documents.

If you have any questions or need additional information please do not hesitate to contact me at (856) 988-8900 extension 1193 or rconklin@surety-title.com

Thank you for all of your help with this matter.

Sincerely,

Ronald L. Conklin
Surety Title Company
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):
Lee Bergman and Dayna Bergman

SELLER(S):
Andrew Werkheiser Cara Cimochowski

BUYER'S MAILING ADDRESS:
71 Rocking Horse Way, Southampton, PA 18966

SELLER’S MAILING ADDRESS:

PROPERTY

ADDRESS (including postal city) 2325 E Thompson St
in the municipality of Philadelphia, County of Philadelphia,
Tax ID #: 512131601 Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording Date):

ZIP 19125

BUYER’S RELATIONSHIP WITH PA LICENSED BROKER

☐ No Business Relationship (Buyer is not represented by a broker)

Broker (Company): Williams Main Line Realty
Company License #
Company Address 720 West Lancaster Avenue
Byrn Mawr, PA 19010
Company Phone
Company Fax
Broker is (check only one):
☑ Buyer Agent (Broker represents Buyer only)
☐ 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)

Licensee(s) (Name): Brett Kazatsky
State License #
Direct Phone(s) (610) 520-0100
Cell Phone(s) 215.964.1951
Email: brett.kazatsky@gmail.com
Licensee(s) is (check only one):
☑ Buyer Agent (all company licensees represent Buyer)
☑ Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer)
☐ Dual Agent (See Dual and/or Designated Agent box below)

SELLER’S RELATIONSHIP WITH PA LICENSED BROKER

☐ No Business Relationship (Seller is not represented by a broker)

Broker (Company): BHHS Fox & Roach Center City Walnut
Company License # 61039
Company Address 530 Walnut St Ste, Philadelphia, PA 19106
Company Phone (215) 627-6005
Company Fax
Broker is (check only one):
☑ Seller Agent (Broker represents Seller only)
☐ Dual Agent (See Dual and/or Designated Agent box below)

☑ Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)

Licensee(s) (Name): Frank DeFazio
State License #: RS299840
Direct Phone(s) (610) 636-4364
Cell Phone(s)
Email: frank@centercityteam.com
Licensee(s) is (check only one):
☑ Seller Agent (all company licensees represent Seller)
☑ Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)
☐ Dual Agent (See Dual and/or Designated Agent box below)

DUAL AND/OR DESIGNATED 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 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.

Buyer Initials: ___________________________  ASR Page 1 of 14  Seller Initials: ___________________________
1. By this Agreement, dated 03/14/2019

Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.

2. PURCHASE PRICE AND DEPOSITS (4-14)

(A) Purchase Price $345,000

U.S. Dollars), to be paid by Buyer as follows:

1. Initial Deposit, within ____ days (5 if not specified) of Execution Date, if not included with this Agreement:

   $3000

2. Additional Deposit within ___ days of the Execution Date:

   $7000

3. ______

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 personal check.

(C) Deposits, regardless of the form of payment, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here: ___________), who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination 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 Agreement.

3. SELLER ASSIST (If Applicable) (1-10)

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 mortgage lender.

4. SETTLEMENT AND POSSESSION (4-14)

(A) Settlement Date is On or before 0/7/2019, 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 Buyer and Seller agree otherwise.

(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; condominium 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 follows:

1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.
2. 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.

(E) Conveyance from Seller will be by fee simple deed of special warranty unless 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 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 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 assignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller will not enter into any new leases, nor extend existing leases, for 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.

☐ Tenant-Occupied Property Addendum (PAR Form TOP) is attached 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: 03/14/2019

(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 day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed and dated.

(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties.
2325 W. Thompson Street
1123 E. Susquehanna Avenue
April 2, 2019

Philadelphia Redevelopment Authority
1234 Market Street
16th floor
Philadelphia, PA 19107

Attention: Susie Jarmon

Re: Premises 2034 E. Dauphin Street, Philadelphia

Dear Ms. Jarmon:

Please be advised that I represent 2034 E. Dauphin, LLC and the Principal of 2034 Dauphin, LLC, Mark Shearman. 2034 Dauphin Street, LLC purchased the above references vacant lot form Melvin Ford on 11/21/17, attached is a copy the deed whereby Mr. Ford acquired the property from the Redevelopment Authority on 10/21/1998 and a copy of the deed whereby 2034 E. Dauphin, LLC acquired the property. 2034 E. Dauphin, LLC has developed the property and it is under agreement to sell on 4/11/19.

2034 E. Dauphin, LLC was just advised by prospective buyers the title company, in order to ensure title, is requesting that the Philadelphia Redevelopment Authority issue and a release of deed restriction on said property.

Please give this matter your prompt consideration and advise if it can be scheduled with the next meeting of the board on 4/9/19 for consideration.

Thank you for your courtesy and cooperation.

Respectfully submitted,

[Signature]

PAUL H. MASCiantonio, Esquire

Enc.
PHM/jm
cc: 2034 E. Dauphin, LLC
1. By this Agreement, dated 03/12/2019
   Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.

2. PURCHASE PRICE AND DEPOSITS (4-14)
   (A) Purchase Price $497,250
   (Four Hundred Ninety Seven Thousand Two Hundred Fifty Dollars U.S. Dollars), to be paid by Buyer as follows:
   1. Initial Deposit, within ___ days (5 if not specified) of Execution Date, if not included with this Agreement:
      $ 8000
   2. Additional Deposit within ___ days of the Execution Date:
      $ ___
   3. 3 days after successful resolution to the reply to inspection
      $ 12,000
   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 personal check.
   (C) Deposits, regardless of the form of payment, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here: ), who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination 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 Agreement.

3. SELLER ASSIST (If Applicable) (1-10)
   Seller will pay $12,500 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 mortgage lender.

4. SETTLEMENT AND POSSESSION (4-14)
   (A) Settlement Date is 04/11/2019, 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 Buyer and Seller agree otherwise.
   (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; condominium 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 follows:
      1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.
      2. 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.
   (E) Conveyance from Seller will be by fee simple deed of special warranty unless 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 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 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 assignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller will not enter into any new leases, nor extend existing leases, for 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.

☐ Tenant-Occupied Property Addendum (PAR Form TOP) is attached 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: 03/12/2019
   (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 day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed and dated.
   (D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties.
STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

PARTIES

BUYER(S):
Patrick Haramija and Brittany Harris

SELLER(S):
2034 E Dauphin LLC

BUYER’S MAILING ADDRESS:

SELLER’S MAILING ADDRESS:

PROPERTY

ADDRESS (including postal city) 2034 East Dauphin Street
Philadelphia, PA 19125
in the municipality of Philadelphia, County of Philadelphia,
Tax ID #: 313064501
Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording Date):

BUYER’S RELATIONSHIP WITH PA LICENSED BROKER

☐ No Business Relationship (Buyer is not represented by a broker)

Broker (Company) Seller Williams Philly
Company License #
Company Address 728 S Broad St, 3rd Floor
Philadelphia, PA 19146
Company Phone 215-607-6007
Company Fax
Broker is (check only one):
☐ Buyer Agent (Broker represents Buyer only)
☐ 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)

Licensee(s) (Name) Christopher Hvostal
State License # RS333378
Direct Phone(s)
Cell Phone(s) 267-825-1192
Email chris@christhvostal.com
Licensee(s) is (check only one):
☐ Buyer Agent (all company licensees represent Buyer)
☐ Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer)
☐ Dual Agent (See Dual and/or Designated Agent box below)

SELLER’S RELATIONSHIP WITH PA LICENSED BROKER

☐ No Business Relationship (Seller is not represented by a broker)

Broker (Company) Solo Real Estate, Inc.
Company License 
Company Address 2017 Chancellor St, Philadelphia, PA 19103
Company Phone (215) 564-7656
Company Fax
Broker is (check only one):
☐ Seller Agent (Broker represents Seller only)
☐ Dual Agent (See Dual and/or Designated Agent box below)
☐ Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)

Licensee(s) (Name) Jeff Carpineta
State License # RS284748
Direct Phone(s)
Cell Phone(s) (215) 564-7656
Email jeffcarpineta@gmail.com
Licensee(s) is (check only one):
☐ Seller Agent (all company licensees represent Seller)
☐ Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)
☐ Dual Agent (See Dual and/or Designated Agent box below)

DUAL AND/OR DESIGNATED AGENCY

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By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.

Buyer Initials: DS

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COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2018
rev. 10/18; rel. 1/19
April 2, 2019

RE: RDA Right of Revert Interest Language from Deed

Addresses: 220 Cecil B. Moore Avenue, Philadelphia, PA 19122

Attention: Ms. Susie Jarmon

Hello Ms. Jarmon and To Others It May Concern,

We are the current owner of this property indicated above and have built a new construction single family home on this lot. This home is now under contract and we are scheduled to close with our buyer next month.

We want your permission to remove the REVERTER language from this deed 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 on April 9th where we can have these REVERTER clauses removed from the existing deed.

Thank you very much for your consideration!

Vincent S. Viney

V2 Properties LLC
# STANDARD AGREEMENT FOR THE SALE OF NEW CONSTRUCTION

**PARTIES**

**BUYER(S):**

Anthony Rodio

**SELLER(S):**

V2 Properties Llc

**BUYER’S MAILING ADDRESS:**

702 Front Street #9
Philadelphia, PA 19123

**SELLER’S MAILING ADDRESS:**

144 Buckwalter Rd
Royersford, PA 19468

**PROPERTY**

Subdivision, Phase, Model

Property Address (including postal city) 220 Cecil B. Moore Avenue

in the municipality of Philadelphia

in the School District of Philadelphia

Tax ID #: Tax ID885178060

Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording Date):

**BUYER’S RELATIONSHIP WITH PA LICENSED BROKER**

☐ No Business Relationship (Buyer is not represented by a broker)

Broker (Company) Keller Williams Realty Philadelphia

Licensee(s) (Name) Francis Mangubat

Company License # RB066489

State License # RS333579

Company Address 1619 Walnut Street, Philadelphia, PA 19103

Direct Phone(s) 3024239007

Company Phone 2156273500

Cell Phone(s) 3024239007

Company Fax

Email francis@advancephilly.com

Licensee(s) is (check only one):

☐ Buyer Agent (all company licensees represent Buyer)

☐ Buyer Agent with Designated Agency (only Licensee(s) named 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 RELATIONSHIP WITH PA LICENSED BROKER**

☐ No Business Relationship (Seller is not represented by a broker)

Broker (Company) Keller Williams Realty Philadelphia

Licensee(s) (Name) Lawrence Resnick

Company License # RB066489

State License #

Company Address 1619 Walnut Street, Philadelphia, PA 19103

Direct Phone(s) +12673175411

Company Phone 2156273500

Cell Phone(s) +12673175411

Company Fax

Email Lawrence@LawrenceResnick.com

Licensee(s) is (check only one):

☐ Seller Agent (all company licensees represent Seller)

☐ Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)

☐ Dual Agent (See Dual and/or Designated Agent box below)

☐ Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)

**DUAL AND/OR DESIGNATED 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 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.

Buyer Initials: [signature]

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seller Initials: [signature]

PAHCS 02-24-13

rev. 1/18; rel. 4/18

Pennsylvania Association of Realtors®

dotloop signature verification: dtp.us/0S5H-AvEX-2Q/4U
1. **By this Agreement**, dated 12/29/2018
   Seller hereby agrees to sell and convey to Buyer, who hereby agrees to purchase Property lot or piece of ground (☐ check here if lot is not being conveyed) with buildings and improvements to be erected thereon.

2. **PURCHASE PRICE AND DEPOSITS (9-15)**
   (A) Purchase Price $438,000.00
       (Four Hundred Thirty Eight Thousand Dollars) U.S. Dollars), to be accounted for as follows:
       1. Base Price $ 
       2. Lot Premium, if any $ 
       3. Total Options/Extras/Alterations (see attached addendum) $TBD 
   (B) Purchase Price will be paid by Buyer to Seller as follows:
       1. Initial deposit, within 10 days (5 if not specified) of Execution Date, if not included with this Agreement: $5,000.00 
       2. Additional Deposit within ___ days of the Execution Date of this Agreement: $ 
       3. Non-refundable deposit (for pre-paid extras, options, alterations, etc.) payable directly to Seller on or before $TBD 
   Remaining balance will be paid at settlement.
   (C) 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.
   (D) Deposits, regardless of the form of payment and the person designated as payee, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here: ), who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination 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 Agreement.

3. **SELLER ASSIST (If Applicable) (2-12)**
   Seller will pay $13,000.00 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 mortgage lender.

4. **SETTLEMENT AND POSSESSION (9-15)**
   (A) Settlement Date is 5/15/2019, 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 Buyer and Seller agree otherwise.
   (C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes; condominium fees and homeowner association fees; 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 will pay for all days following settlement, unless otherwise stated here:
   (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.
       2. 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.
   (E) In Pennsylvania, taxing authorities (school districts and municipalities) and property owners may appeal the assessed value of a property at the time of sale, or at any time thereafter. A successful appeal by a taxing authority may result in a higher assessed value for the property and an increase in property taxes. Also, periodic county-wide property reassessments may change the assessed value of the property and result in a change in property tax. Following settlement, the Property will be reassessed and Buyer will receive an interim tax bill for the increased taxes due for the current tax period. This interim bill may not be covered by Buyer’s tax escrow with the lender, if any.
   (F) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here:
   (G) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here:
   (H) 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.

5. **DATES/TIME IS OF THE ESSENCE (9-15)**
   (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 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 day

---

**Buyer Initials:** [Signature]  
**ASNC Page 2 of 11**  
**Seller Initials:** [Signature]  
**12/05/18**

dotloop verified
April 4, 2019

RE: RDA Right of Revert Interest Language from Deed

Addresses: 520 Pierce Street, Philadelphia, PA 19148

Attention: Ms. Susie Jarmon

Hello Ms. Jarmon and To Others It May Concern,

We are the buyer of this property indicated above and are scheduled to purchase this vacant lot on 4/11/19.

We want your permission to remove the REVERTER language from this deed 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 on April 9th where we can have these REVERTER clauses removed from the existing deed.

Thank you very much for your consideration!

Thomas Trinh
Agreement of Sale

THIS AGREEMENT made this 7th day of March, 2019 between, Gil Nazario-Rivera hereinafter called the Seller, and Thomas Trinh, and/or Assignee, hereinafter called the Buyer.

WITNESSETH: That Seller hereby agrees to sell and convey to Buyer, who hereby agrees to purchase:

ALL THAT CERTAIN lot or piece of ground known as 520 Pier St., Commonwealth of PA, 19148.

1. The price or consideration shall be Eighty Thousand ($80,000) Dollars which shall be paid to the Seller by the Buyer.

2. The premises are to be conveyed free and clear of all liens, encumbrances and easements excepting however the following existing deed restrictions, ordinances, building restrictions, easements of roads, easements visible upon the grounds, easements of record, privileges or rights of public service companies, if any; otherwise the title to the above described real estate will be good and marketable and such as will be insured by a reputable title company doing business in Philadelphia, Pennsylvania at the regular rates.

3. Settlement shall be made on or before April 4, 2019 + 30 days if needed by the Seller and/or Buyer at such reasonable and convenient time and place as the BUYER shall specify, said time to be of the essence of this Agreement, unless extended by mutual consent in writing endorsed hereon.

4. It is understood that BUYER has inspected the property and has agreed to purchase it in its present condition. This Agreement is not contingent upon Buyer completing any inspections of the property. SELLER agrees to maintain the property in its present condition until settlement. BUYER shall be entitled to have a pre-settlement inspection of the property to verify that it has been maintained in its present condition.

5. BUYER has read the lead paint warning statement attached hereto as Exhibit "A" and has received from SELLER a copy of the booklet entitled "Protect Your Family From Lead In Your Home" issued by the US Environmental Protection Agency. BUYER specifically waives the right to inspect for lead paint.
1. ADDRESS: 4707 Hawthorne Street

2. PROPERTY INFORMATION

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning: RSA-5</td>
<td>Lot Area: 1,118</td>
<td></td>
</tr>
<tr>
<td>OPA Value: 8,500</td>
<td>Appraised Value: $n/a</td>
<td>Open EOIs: 2</td>
</tr>
</tbody>
</table>

3. APPLICANT INFORMATION

Name: Sonia Santos Cruz
Mailing Address: 4709 Hawthorne Street, Philadelphia, PA 19124
Type: Individual
Authorized Contact: Sonia Santos Cruz
Application Date: 4/4/2019

4. PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Disposition Type: Non-Competitive Sale*</th>
<th>Strategic Plan Goal: Side Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price: $1.00</td>
<td>Determined by: Nominal*</td>
</tr>
<tr>
<td>Development Type: Rehabilitation</td>
<td>Proposed Use: Side Yard*</td>
</tr>
<tr>
<td>Units: 0 - Residential 0 - Commercial</td>
<td>Buildings/Structures: 0</td>
</tr>
<tr>
<td>Gross Floor Area: 1,118</td>
<td>End User: Owner-Occupied (by Applicant)</td>
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<tr>
<td>Construction Costs: $350</td>
<td>Construction Cost / sq. ft.: $0.31</td>
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<tr>
<td>Total Project Costs: $350</td>
<td>Project Funding Available: Committed and Verified*</td>
</tr>
</tbody>
</table>

5. DISPOSITION APPROVALS

Developer Agreement Executed:
Economic Opportunity Plan (EOP): Restrictions or Covenants:
VPRC Approval: City Council Approval:
Philadelphia Land Bank Board Approval:
Settlement Date: Construction Deadline:

*See Development Summary for more information
6. DEVELOPMENT SUMMARY

Sonia Santos Cruz intends to rehabilitate 4707 Hawthorne Street for use as a side yard and garden.

Evidence of project financing has been provided in the form of a bank statement.

The project does not require an Economic Opportunity Plan.

The applicant is compliant and in good standing with the City of Philadelphia.

7. STAFF RECOMMENDATION

The Philadelphia Land banks recommends the disposition of 4707 Hawthorne Street to Sonia Santos Cruz for use as a side yard.

Prepared by: Bradley Vassallo – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director
1. **ADDRESS:** 265 W. Thayer Street

2. **PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Zoning: RM-1</td>
<td>Lot Area: 740</td>
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<tr>
<td>OPA Value: $6,700</td>
<td>Appraised Value: $n/a</td>
<td>Open EOIs: 4</td>
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3. **APPLICANT INFORMATION**

<table>
<thead>
<tr>
<th>Name: Luis A. Berrios Ortiz</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address: 267 W. Thayer Street</td>
</tr>
<tr>
<td>Type: Individual</td>
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<tr>
<td>Authorized Contact: Luis A. Berrios Ortiz</td>
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<tr>
<td>Application Date: 5/4/2018</td>
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4. **PROJECT INFORMATION**

<table>
<thead>
<tr>
<th>Disposition Type: Non-Competitive Sale*</th>
<th>Strategic Plan Goal: Side Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price: $1.00</td>
<td>Determined by: Nominal*</td>
</tr>
<tr>
<td>Development Type: Rehabilitation</td>
<td>Proposed Use: Side Yard*</td>
</tr>
<tr>
<td>Units: 0 - Residential 0 - Commercial</td>
<td>Buildings/Structures: 0</td>
</tr>
<tr>
<td>Gross Floor Area: 740</td>
<td>End User: Owner-Occupied (by Applicant)</td>
</tr>
<tr>
<td>Construction Costs: $500</td>
<td>Construction Cost / sq. ft.: $0.68</td>
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<tr>
<td>Total Project Costs: $500</td>
<td>Project Funding Available: Committed and Verified*</td>
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</table>

5. **DISPOSITION APPROVALS**

<table>
<thead>
<tr>
<th>Developer Agreement Executed:</th>
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</thead>
<tbody>
<tr>
<td>Economic Opportunity Plan (EOP): Restrictions or Covenants:</td>
</tr>
<tr>
<td>VPRC Approval:</td>
</tr>
<tr>
<td>Philadelphia Land Bank Board Approval:</td>
</tr>
<tr>
<td>Settlement Date:</td>
</tr>
</tbody>
</table>

*See Development Summary for more information
6. DEVELOPMENT SUMMARY

Luis A. Berrios Ortiz intends to use 265 W. Thayer Street as a side yard and garden.

Evidence of project financing has been provided in the form of a bank statement.

The project does not require an Economic Opportunity Plan.

The applicant is compliant and in good standing with the City of Philadelphia.

7. STAFF RECOMMENDATION

The Philadelphia Land Bank recommends the disposition of 265 W. Thayer Street to Luis A. Berrios Ortiz for use as a side yard.

Prepared by: Bradley Vassallo – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director
DEVELOPMENT FACT SHEET
Last Updated: April 5, 2019

1. ADDRESS: 2741 N. Orkney Street

2. PROPERTY INFORMATION

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Zoning: RSA-5</td>
<td>Lot Area: 565</td>
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<tr>
<td>OPA Value: $5,400</td>
<td>Appraised Value: $n/a</td>
<td>Open EOIs: 1</td>
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</table>

3. APPLICANT INFORMATION

Name: Tomasita Hernandez Ortiz

Mailing Address: 2740 N. Lawrence Street, Philadelphia, PA 19133

Type: Individual

Authorized Contact: Tomasita Hernandez Ortiz

Application Date: 1/28/2019

4. PROJECT INFORMATION

Disposition Type: Non-Competitive Sale*  Strategic Plan Goal: Side Yard

Price: $1.00  Determined by: Nominal*

Development Type: Rehabilitation  Proposed Use: Side Yard*

Units: 0 - Residential  0 - Commercial  Buildings/Structures: 0

Gross Floor Area: 565  End User: Owner-Occupied (by Applicant)

Construction Costs: $500  Construction Cost / sq. ft.: $0.88

Total Project Costs: $500  Project Funding Available: Committed and Verified*

5. DISPOSITION APPROVALS

Developer Agreement Executed:

Economic Opportunity Plan (EOP): Restrictions or Covenants:

VPRC Approval: City Council Approval:

Philadelphia Land Bank Board Approval:

Settlement Date:  Construction Deadline:

*See Development Summary for more information
6. DEVELOPMENT SUMMARY

Tomasita Hernandez Ortiz intends to rehabilitate 2741 N. Orkney Street as a side yard and garden.

Evidence of project financing has been provided in the form of a bank statement.

The project does not require an Economic Opportunity Plan.

The applicant is compliant and in good standing with the City of Philadelphia.

7. STAFF RECOMMENDATION

The Philadelphia Land Bank recommends the disposition of 2741 N. Orkney Street to Jose Ortiz for use as a side yard.

Prepared by: Bradley Vassallo – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director
1. **ADDRESS:** 3519 N. Marshall Street

2. **PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Zoning: RSA-5</td>
<td>Lot Area: 1,238</td>
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<tr>
<td>OPA Value: $9,800</td>
<td>Appraised Value: $n/a</td>
<td>Open EOIs: 1</td>
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</table>

3. **APPLICANT INFORMATION**

| Name: Santos Santiago and Carmen Rivera |
| Mailing Address: 3517 N. Marshall Street, Philadelphia, PA 19140 |
| Type: Individual |
| Authorized Contact: Santos Santiago and Carmen Rivera |
| Application Date: 9/21/2018 |

4. **PROJECT INFORMATION**

<table>
<thead>
<tr>
<th>Disposition Type: Non-Competitive Sale*</th>
<th>Strategic Plan Goal: Side Yard</th>
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<tbody>
<tr>
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<tr>
<td>Development Type: Rehabilitation</td>
<td>Proposed Use: Side Yard*</td>
</tr>
<tr>
<td>Units: 0 - Residential 0 - Commercial</td>
<td>Buildings/Structures: 0</td>
</tr>
<tr>
<td>Gross Floor Area: 1,238</td>
<td>End User: Owner-Occupied (by Applicant)</td>
</tr>
<tr>
<td>Construction Costs: $0</td>
<td>Construction Cost / sq. ft.: $</td>
</tr>
<tr>
<td>Total Project Costs: $0</td>
<td>Project Funding Available: No</td>
</tr>
</tbody>
</table>

5. **DISPOSITION APPROVALS**

| Developer Agreement Executed: |
| Economic Opportunity Plan (EOP): | Restrictions or Covenants: |
| VPRC Approval:                  | City Council Approval:      |
| Philadelphia Land Bank Board Approval: |
| Settlement Date:               | Construction Deadline:      |

*See Development Summary for more information
6. DEVELOPMENT SUMMARY

Santos Santiago and Carmen Rivera have rehabilitated 3517 N. Marshall Street as a side yard and garden. Improvements to the lot had been made prior to their application being submitted.

The project does not require an Economic Opportunity Plan.

The applicants are compliant and in good standing with the City of Philadelphia.

7. STAFF RECOMMENDATION

The Philadelphia Land Bank recommends the disposition of 3519 N. Marshall Street to Santos Santiago and Carmen Rivera for use as a side yard.

Prepared by: Bradley Vassallo – Senior Development Specialist

Reviewed by: Angel Rodriguez – Executive Director