

**MEMORANDUM**

*City of Philadelphia*

*Date: April 24, 2014*

**To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE**

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

**Subject: AGENDA FOR THE MAY 13, 2014 MEETING OF THE VACANT  
PROPERTY REVIEW COMMITTEE**

**TIME: 10:00 AM**                      **LOCATION: City Council  
Caucus Room, 4<sup>th</sup> 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-Section II**
  - A. Donor Taker**
  - B. Residential Property Sales**
  - C. Vacant lot Program**
  - D. Non-Profit Transfer**
- 4. Administrative Business and Informational Items -- Section V**
  - A. Extension Request**
  - B. Certificates of Completion**

**2. Donation (Private Rehab)**

<u>Address</u>	<u>Donor/Owner</u>	<u>Taker</u>
<i>2321 W. Oxford Street</i>	<i>Daniel Williams</i>	<i>Aundrey D. Edwards</i>

**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), under certain terms and conditions and for Fair Market Value established by independent appraisal:*

<u>Address</u>	<u>Size Type</u>	<u>Assessment</u>	<u>City Acquired</u>
<i>5152 Reno Street</i>	<i>14.00 x 48.00</i>	<i>31200</i>	<i>10/11</i>

*Applicant: Vincent Smith  
3900 Ford Rd. Unit 21Q  
Philadelphia, Pa 19104*

*Proposal: Rehab & Occupy*

<i>3024 N. 4<sup>th</sup> Street</i>	<i>14.00 x 59.00</i>	<i>28900</i>	<i>05/76</i>
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*Applicant: Irving Diaz  
4314 Potter Street  
Philadelphia, Pa 19124*

*Proposal: Rehab & Rent*

*Attachment-A*

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
5500 Cedar Avenue	22.00 x 88.00	127100	04/09

**Applicant: Maxine Crooks**  
**834 N. 65<sup>th</sup> Street**  
**Philadelphia, Pa 19151**

**Proposal: Storefront**

1907 S. Bonsall Street	14.00 x 54.00	38800	07/03
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**Applicant: Birdtalion, LLC.**  
**c/o John Cunningham**  
**1324 locust Street #1404**  
**Philadelphia, Pa 19107**

**Attachment-B**

- 2. Residential Lots for Transfer to Adjacent/Abutting Property Owners or Developers for Fair Market Value (established by independent appraisal) after proper public disclosure, subject to the terms and provisions of Chapter 16-400:**

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
2529 Manton Street	15.00 x 50.00	8500	12/86
2531 Manton Street	15.00 x 50.00	8500	04/64

**Applicant: Janice Ciarrochi**  
**2349 S. 11<sup>th</sup> Street**  
**Philadelphia, Pa 19148**

**Proposal: Build duplex with Side yard**

**Attachment-C**

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
<i>1963 N. Croskey Street</i>	<i>12.66 x 55.00</i>	<i>3200</i>	<i>03/87</i>
<i>Applicant: Jade Cheiracanthuin, LLC c/o Lychou Kouai 1629 Rhawn Street Philadelphia, Pa 19111</i>			
<i>Proposal: Side yard</i>	<i>Owns: 1965 N. Croskey Street</i>		
<i>Attachment-D</i>			
<i>2929 N. Mascher St.</i>	<i>14.00 x 48.50</i>	<i>3400</i>	<i>08/89</i>
<i>Applicant: Korsyg Holdings, LLC c/o Victor Torres 446 W. Airdrie Street Philadelphia, Pa 19140</i>			
<i>Proposal: Side yard</i>	<i>Owns: 2927 N. Mascher Street</i>		
<i>5106 Haverford Ave.</i>	<i>16.00x 58.00</i>	<i>4500</i>	<i>11/88</i>
<i>Applicant: Jocelyn Vanish 714 E. Sharpnack Street Philadelphia, Pa 19119</i>			
<i>Proposal: Side yard</i>	<i>Owns: 5104Haverford Avenue</i>		

**3. Subdivision****Address****Name of Applicant*****1707 N. Orianna Street******Sarah R. Gearhart  
1708 N. 3<sup>rd</sup> Street  
Philadelphia, Pa 19122******Maria Mendez  
1704 N. 3<sup>rd</sup> Street  
Philadelphia, Pa 19122*****4. Residential Lots For Transfer and Improvements as Side/Rear Yard Areas  
(recommended for transfer at “no consideration”):****Address****Name and Address of Applicant****City Acquired*****308 W. Indiana Ave.******Ignacio Sanchez  
310 W. Indiana Ave.  
Philadelphia, Pa 19133******07/85******3030 N. Leithgow St.******Hector Luis Colon  
3033 N. Lawrence Street  
Philadelphia, Pa 19133******02/77******2807 N. Water Street******Carmen Rodriguez  
2805 N. Water Street  
Philadelphia, Pa 19134******06/87******4532 N. Colorado St.******Sylvia McCall  
4534 N. Colorado Street  
Philadelphia, Pa 19140******06/81***

<u>Address</u>	<u>Name and Address of Applicant</u>	<u>City Acquired</u>
2517 Ingersoll St.	Theresa Gordon 2518 W. Master Street Philadelphia, Pa 19121	06/83

*The applicant also expressed an interest for 2519 Ingersoll Street which is owned by PHDC.*

2860 Tulip Street	Araseliz Lassus 2858 Tulip Street Philadelphia, Pa 19134	12/84
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2819 N. Hutchinson St.	Blanca Roman 2817 N. Hutchinson Street Philadelphia, Pa 19133	08/02
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**5. Lots for Transfer and Development by Non-Profit Corporations**

**Address**

**2721-77 Ruth Street**

**Applicant: New Kensington, CDC  
c/o Sandy Salzman  
2515 Frankford Ave.  
Philadelphia, Pa 19121**

**2018 N. 16<sup>th</sup> Street**

**Applicant: Habitat for Humanity  
c/o Jon Musselman  
1829 N. 19<sup>th</sup> Street  
Philadelphia, Pa 19121**

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

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
3545 N. Warnock Street	Joann Green	07/78
2226 Ridge Avenue	Robbie & Stephanie Ridgeway	08/05
2228 Ridge Avenue	Robbie & Stephanie Ridgeway	08/05
2536 N. Orianna Street	Mary Redding	07/75
2918 N. Orianna Street	Dalila Mendez	10/80
2920 N. Orianna Street	Dalila Mendez	10/80
2922 N. Orianna Street	Dalila Mendez	10/80
4919 Market Street	Antoinette Jackson	03/85

**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>Grantee</u>	<u>Date Settled</u>
1929 Reed Street	Jason Cutaiar	06/13

**Attachment-E**

## **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:*

<b><u>Address</u></b>	<b><u>Grantee</u></b>	<b><u>Settled</u></b>
<i>1725 W. Montgomery Ave.</i>	<i>William Anderson &amp; Jacqueline Wright</i>	<i>08/08</i>
<i>Attachment-F</i>		
<i>3939 Cambridge Street</i>	<i>1<sup>st</sup> Timothy Baptist Church</i>	<i>10/12/90</i>
<i>3941 Cambridge Street</i>	<i>1<sup>st</sup> Timothy Baptist Church</i>	
<i>Attachment-G</i>		
<i>2130 E. Susquehanna Ave.</i>	<i>New Kensington, CDC</i>	<i>10/10</i>
<i>Attachment-H</i>		
<i>1811 Gratz Street</i>	<i>Habitat for Humanity</i>	<i>09/99</i>
<i>Attachment-I</i>		
<i>1917 N. 7<sup>th</sup> Street</i>	<i>Thomas Acevedo, Jr.</i>	<i>05/08</i>
<i>Mr. Acevedo transferred to Hector Mendez for \$1.00 October 21, 2005 Mr. Mendez Sold to current owner 5/28/08 for \$45,000.00.</i>		
<i>Attachment-J</i>		



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<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
<i>2042 Annin Street</i>	<i>Trinity Real Estate, LLC</i>	<i>11/13</i>

*Attachment-K*

<i>2038 Annin Street</i>	<i>KI Partners I, LP.</i>	<i>06/13</i>
<i>2034 Annin Street</i>	<i>KI Partners I, LP.</i>	<i>06/13</i>

*Attachment-L*

<i>2111 E. Dauphin Street</i>	<i>Nicholas Champion</i>	<i>02/20/97</i>
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*Attachment-M*

# **Attachments**

**A**



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

March 28, 2014

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

Re: 3024 N. 4<sup>th</sup> Street

Dear Ms. Jarmon,

I am writing to express my support for my constituent Irving Diaz's request to acquire City-owned vacant property at 3024 N. 4<sup>th</sup> Street.

This constituent currently lives at 4314 Potter Street, and it is my understanding that the constituent intends to acquire the property to rehabilitate for use as a rental property.

I support this transfer if the applicant meets the VPRC's requisite conditions, and would appreciate anything you can do to facilitate this transfer under such circumstances.

Please do not hesitate to contact Jennifer Kates in my office, at 215-686-3448 or [jennifer.kates@phila.gov](mailto: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, 7<sup>th</sup> District

cc: Irving Diaz

**B**



CITY OF PHILADELPHIA  
CITY COUNCIL

KENYATTA JOHNSON  
ROOM 680, CITY HALL  
Philadelphia, PA 19107  
(215) 686-3412 or 3413  
Fax to: (215) 686-1932  
Email: [kenyatta.johnson@phila.gov](mailto:kenyatta.johnson@phila.gov)

2ND DISTRICT COUNCILMAN

March 31, 2014

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

**Re: 1907 S. Bonsall St.**

Dear Ms. Jarmon,

I understand that John Cunningham would like to acquire 1907 S. Bonsall St. from the City of Philadelphia. Mr. Cunningham wishes to develop a single family home on this site. I support Mr. Cunningham's acquisition of this property.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Kenyatta Johnson".

Kenyatta Johnson  
Councilman - 2<sup>nd</sup> District



**Birdnestgroup**  
home free.

John A Cunningham  
John@birdnestgroup.com

M 215-896-8080  
O 215-987-3700  
P.O. Box 30552  
Philadelphia, PA 19103  
www.birdnestgroup.com

April 2, 2014

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

S.

**Re: 1907 Bonsall St.**

Dear Ms. Jarmon

Kenyatta Johnson was kind enough to write you a letter of support, regarding 1907 Bonsall Street, on my behalf. Currently a single-family town home is present on that piece of land and I would be grateful to have the chance to buy this parcel from the City of Philadelphia. If I can come by at some point soon, I would love to introduce myself. In the meantime, I will be in touch through the telephone.

Please do not hesitate to contact me directly should you feel a need to. I am looking forward to meeting you face-to-face and working with you. Thank you.

Sincerely,

John A. Cunningham  
Principal

**C**





CITY OF PHILADELPHIA  
CITY COUNCIL

KENYATTA JOHNSON  
ROOM 808, CITY HALL  
Philadelphia, PA 19107  
(215) 686-3432 or 3413  
Fax No. (215) 686-1632  
Email: [kenyatta.johnson@phila.gov](mailto:kenyatta.johnson@phila.gov)

2ND DISTRICT COUNCILMAN

April 15, 2014

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

**Re: 2529-31 Manton Street.**

Dear Ms. Jarmon,

Janice Ciarrocchi is interested in acquiring the properties located at 2529-31 Manton Avenue for the development of a duplex. 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.

Sincerely,

Kenyatta Johnson  
Councilman – 2<sup>nd</sup> District

**D**



CITY OF PHILADELPHIA  
CITY COUNCIL  
OFFICE OF THE PRESIDENT

DARRELL L. CLARKE  
PRESIDENT  
ROOM 494, CITY HALL  
Philadelphia, PA 19107  
(215) 686-2070  
Fax No. (215) 563-3162

COUNCILMAN - 5TH DISTRICT

April 17, 2014

Ms. Susie Jarmon  
Vacant Property Review Committee  
Philadelphia Redevelopment Authority  
1234 Market Street, 16th Floor  
Philadelphia, PA 19107

Re: 1963 N Croskey Street

Dear Ms. Jarmon:

Mr. LyChou Kouai of Jade Cheiracanthium, LLC has expressed an interest in acquiring 1963 N Croskey Street to be developed and maintained as a side yard to the property he owns at 1965 N Croskey Street.

Should this lot be available, please contact Mr. LyChou Kouai at [lychou.kouai@gmail.com](mailto:lychou.kouai@gmail.com). If you have any additional questions, please contact Ms. Donna Johnson Bullock at 215-686-2070.

Sincerely,

Darrell L. Clarke

DLC/djb

Cc: Mr. LyChou Kouai  
File

**E**

*Jason Cutaiar*  
*1701 Reed Street*  
*Philadelphia, PA 19146*  
*(215) 260-2619*

April 22, 2014

Ms. Susie D. Jarmon  
Manager  
Real Estate Operations  
Office of Housing & Community Development  
1234 Market Street, 16<sup>th</sup> floor  
Philadelphia, PA 19107

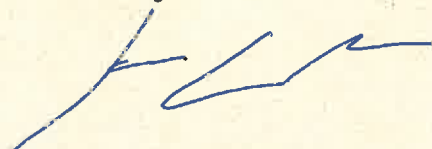
Re: **1929 Reed Street**

Dear Ms. Jarmon:

This letter is to request an extension on 1929 Reed Street. I have been waiting on the settlement and purchase of 1931 Reed Street from the City of Philadelphia. I am planning to build on both lots at the same time. Settlement for 1931 Reed Street is scheduled for Wednesday, April 23, 2014. We will be breaking ground shortly thereafter.

Thank you.

Sincerely,



Jason Cutaiar

**F**

BJ Partners\* 30 Millbank Lane \* Voorhees, NJ 08043

Chairwoman Susie Jarmon  
Vacant Property Review Committee  
City of Philadelphia  
Philadelphia, PA

April 8, 2014

Dear Chairwoman Jarmon:

We would respectfully request that the Vacant Property Review Committee (Committee) include the review of our property located at 1725 West Montgomery Avenue, Philadelphia, PA on the Committee's May 2014 agenda. We have satisfied the deed conditions which will support the approval for the release of the conditions which will enable us to proceed with the sale of the property for development during the summer of 2014.

Thank you in advance for your consideration and please do not hesitate to contact either of us or Ernest Wright (267-246-1935), our authorized representative, if there are any questions.

Sincerely,

  
Jacqueline Kelly Wright (jrk1015@aol.com)

  
William Anderson (banderson900@gmail.com)

Emailed: [Susie.jarmon@phil.gov](mailto:Susie.jarmon@phil.gov)

Signed copy to be hand delivered.

Copy of Agreement of sale attached:

REAL ESTATE SALES AGREEMENT

THIS AGREEMENT, made this 24<sup>th</sup> day of February, 2014, between William Anderson and Jacqueline Wright, adult individuals with an address at 30 Millbank Lane, Voorhees, NJ 08043 (hereinafter collectively "Seller"); and Konkrete Investments LLC, a PA limited liability company with an address located at 1611 West Montgomery Avenue, Philadelphia, PA 19121 (hereinafter "Buyer").

WITNESSETH

WHEREAS, Seller hereby agrees to sell to the Buyer, and Buyer agrees to purchase from the Seller, subject to the terms and conditions of this Agreement, ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected (if any), in the City of Philadelphia and County of Philadelphia, Commonwealth of Pennsylvania, commonly known and numbered as 1725 W. Montgomery Ave., Philadelphia, PA (hereinafter the "Property");

NOW THEREFORE, in consideration of the mutual promises contained herein and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound hereby agree as follows:

TERMS

1. Purchase Price.

a. The purchase price for the property shall be Ninety-Four Thousand Dollars (\$94,000.00).

b. The purchase price shall be paid to the Seller by the Buyer as follows:

Cash certified check at the time of the signing of this Agreement	\$5,000.00
Cash, wire or title company check at the time of settlement:	\$89,000.00

**TOTAL:** **\$94,000.00**

c. Written approval of seller to be on or before February 24, 2014.

d. Settlement to be made on or before March 21, 2014.

e. Conveyance from Seller will be by fee simple, special warranty deed.

f. Real Estate taxes as levied and assessed, together with any other lienable municipal services shall be apportioned pro rata on a per diem basis as of the date of settlement. Seller shall cause all public utilities serving the Property to issue final bills to Seller on the basis of readings made as of the date of settlement and all such bills shall be paid by Seller.



IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Ernest Wright  
WITNESS

William Anderson  
William Anderson

Ernest Wright  
WITNESS

Jacqueline Wright  
Jacqueline Wright  
Konkrete Investments LLC

Ernest Wright

By: Shawn Bullard (SEAL)  
Shawn Bullard, Member

1726  
P. Mansour

04/24/2014 13:39







**G**



# **FIRST TIMOTHY BAPTIST CHURCH**

*3940 West Girard Avenue  
Philadelphia, PA 19104*

*Reverend Paul Werts, Pastor  
Phone: 215-382-3450*



**Chairman Deacon Board**  
*Nathaniel Holmes*

April 1st 2014

To: The Redevelopment Authority of Philadelphia

Re: Request to Lift Deed restriction.

My name is Rev. Paul Werts, the Pastor of the First Timothy Baptist Church. I am writing this letter to you "The Redevelopment Authority of Philadelphia" on behalf of the President (Rev. Paul Werts) and officers of The First Timothy Baptist Church of Philadelphia to request that the restrictions of our property located 3939 Cambridge Street and 3941 Cambridge Street be lifted due to the fact that we are in the process of selling the property.

Thank you in advance for your response to this matter. If you have any further questions or need additional information on this request, please feel free to contact me at the contact information listed above or below. Again Thank you.

Sincerely

Rev. Paul E. Werts

215-382-3450-Office

484-716-9174-Cell

ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE

ASA-I

PROPERTY 3925 West Girard Avenue Philadelphia, PA  
 SELLER First Timothy Baptist Church of Philadelphia  
 BUYER The Revival Center of Benjamin  
 DATE OF AGREEMENT February 18, 2014

(1) 2nd Deposit \$18,000 due date is changed to 2/26/14.

(2) Due Diligence is extended to 3/5/14.

(3) Mortgage Commitment date is extended to 3/9/14.

(4) Settlement date is changed to 2/28/14.

(5) Property address is corrected to read:  
 3930-40 West Girard Avenue,  
 3935 West Girard Avenue,  
 3939 Cambridge Street, and  
 3941 Cambridge Street.

(6) We AS the Sellers would be willing to split the cost 50/50 of the 2,500.00 to have the property treated for termites. We can and are willing to offer a credit of 1,250.00 off the sale price or bring a check for that amount to the closing.

Raw  
2/21/14 [Signature] 2/25/14  
K.P.W. [Signature] 2/25/14

All other terms and conditions of the Agreement of Sale remain unchanged and in full force and effect.

WITNESS _____	BUYER <u>[Signature]</u>	DATE <u>2/20/14</u>
WITNESS _____	BUYER _____	DATE _____
WITNESS _____	BUYER _____	DATE _____
WITNESS _____	SELLER <u>[Signature]</u>	DATE <u>2/21/14</u>
WITNESS _____	SELLER _____	DATE _____
WITNESS _____	SELLER _____	DATE _____

Pennsylvania Association of REALTORS®

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2002 262

This contract is for use by Joyce Walk.



**AGREEMENT FOR THE SALE OF COMMERCIAL REAL ESTATE**

ASC

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

**SELLER'S BUSINESS RELATIONSHIP WITH PA LICENSED BROKER**

BROKER (Company) Roadig & Vesco, LLC PHONE \_\_\_\_\_  
 ADDRESS 2337 Philmont #107, Huntingdon Valley, PA 19006 FAX \_\_\_\_\_  
 LICENSEE(S) Joe Vescovich & John Roadig Designated Agent?  Yes  No  
 BROKER IS THE AGENT FOR SELLER. OR (if checked below):  
 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) Roadig & Vesco, LLC PHONE 215-914-0300  
 ADDRESS 2337 Philmont #107, Huntingdon Valley, PA 19006 FAX \_\_\_\_\_  
 LICENSEE(S) Joe Vescovich & John Roadig Designated Agent?  Yes  No  
 BROKER IS THE AGENT FOR BUYER. OR (if checked below):  
 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 \_\_\_\_\_ is between  
 SELLER(s): First Trinity Baptist Church of Philadelphia  
A. Timothy  
 \_\_\_\_\_, called "Seller," and  
 BUYER(s): The Revival Center or assignee ST  
 \_\_\_\_\_, called "Buyer."

2. PROPERTY. Seller hereby agrees to sell and convey to Buyer, who hereby agrees to purchase:  
 ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, if any, known as:  
3936 W Girard Ave  
 \_\_\_\_\_  
 in the City of Philadelphia County of Philadelphia  
 Commonwealth of Pennsylvania. Identification (e.g., Tax ID #; Parcel #; Lot, Block; Deed Book, Page, Recording Date)  
Tax ID # 343223600 11/14/14

3. TERMS (14-06)  
 (A) Purchase Price \$20,000 Two Hundred Eighty-Five Thousand U.S. Dollars,  
 which will be paid to Seller by Buyer as follows:  
 1. Cash or check at signing this Agreement: \$2,000.00  
 2. Cash or check within 20 days of the execution of this Agreement: \$8,000.00  
 3. \_\_\_\_\_ \$ \_\_\_\_\_  
 4. \_\_\_\_\_ \$ \_\_\_\_\_  
 5. Cash or cashier's check at time of settlement: \$10,000.00  
\$20,000.00 \$190,000  
\$105,000.00 210,000

(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 person designated as payee, will be paid to U.S. Dollars to Broker for Seller (unless otherwise stated here): \_\_\_\_\_

\_\_\_\_\_, who will retain deposits in an escrow account until consummation or termination of this Agreement in conformity with all applicable laws and regulations. Any check tendered as deposit monies may be held un cashed pending the acceptance of this Agreement.

(C) Seller's written approval to be on or before: \_\_\_\_\_  
 (D) Settlement to be on \_\_\_\_\_ or before if Buyer and Seller agree.

Buyer Initials: [Signature] ASC Page 1 of 9 Seller Initials: [Signature]  
 Revised 8/11

- Buyer has received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336.
- Buyer has received a statement of Buyer's estimated closing costs before signing this Agreement.
- Buyer has read and understands the notices and explanatory information in this Agreement.
- Buyer has received the Deposit Money Notice (for cooperative sales when Broker for Seller is holding deposit money) before signing this Agreement.

Buyer acknowledges receiving a copy of this Agreement at the time of signing.

*[Signature]*

WITNESS/ATTEST \_\_\_\_\_ BUYER LORETTA LOGAN DATE 12/3/13

Buyer(s) Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_ FAX \_\_\_\_\_ E-Mail \_\_\_\_\_

WITNESS/ATTEST \_\_\_\_\_ BUYER PAUL WERTS DATE 1/14/14

Buyer(s) Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_ FAX \_\_\_\_\_ E-Mail \_\_\_\_\_

WITNESS/ATTEST \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

Buyer(s) Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_ FAX \_\_\_\_\_ E-Mail \_\_\_\_\_

- Seller has received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336.
- Seller has received a statement of Seller's estimated closing costs before signing this Agreement.
- Seller has read and understands the notices and explanatory information in this Agreement.

**VOLUNTARY TRANSFER OF CORPORATE ASSETS** (if applicable): The undersigned acknowledges that he/she is authorized by the Board of Directors to sign this Agreement on behalf of the Seller corporation and that this sale does not constitute a sale, lease, or exchange of all or substantially all the property and assets of the corporation, such as would require the authorization or consent of the shareholders pursuant to 15 P.S. §1311.

WITNESS/ATTEST \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER(S) NAME \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_ FAX \_\_\_\_\_ E-Mail \_\_\_\_\_

WITNESS/ATTEST \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER(S) NAME \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_ FAX \_\_\_\_\_ E-Mail \_\_\_\_\_

WITNESS/ATTEST \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER(S) NAME \_\_\_\_\_

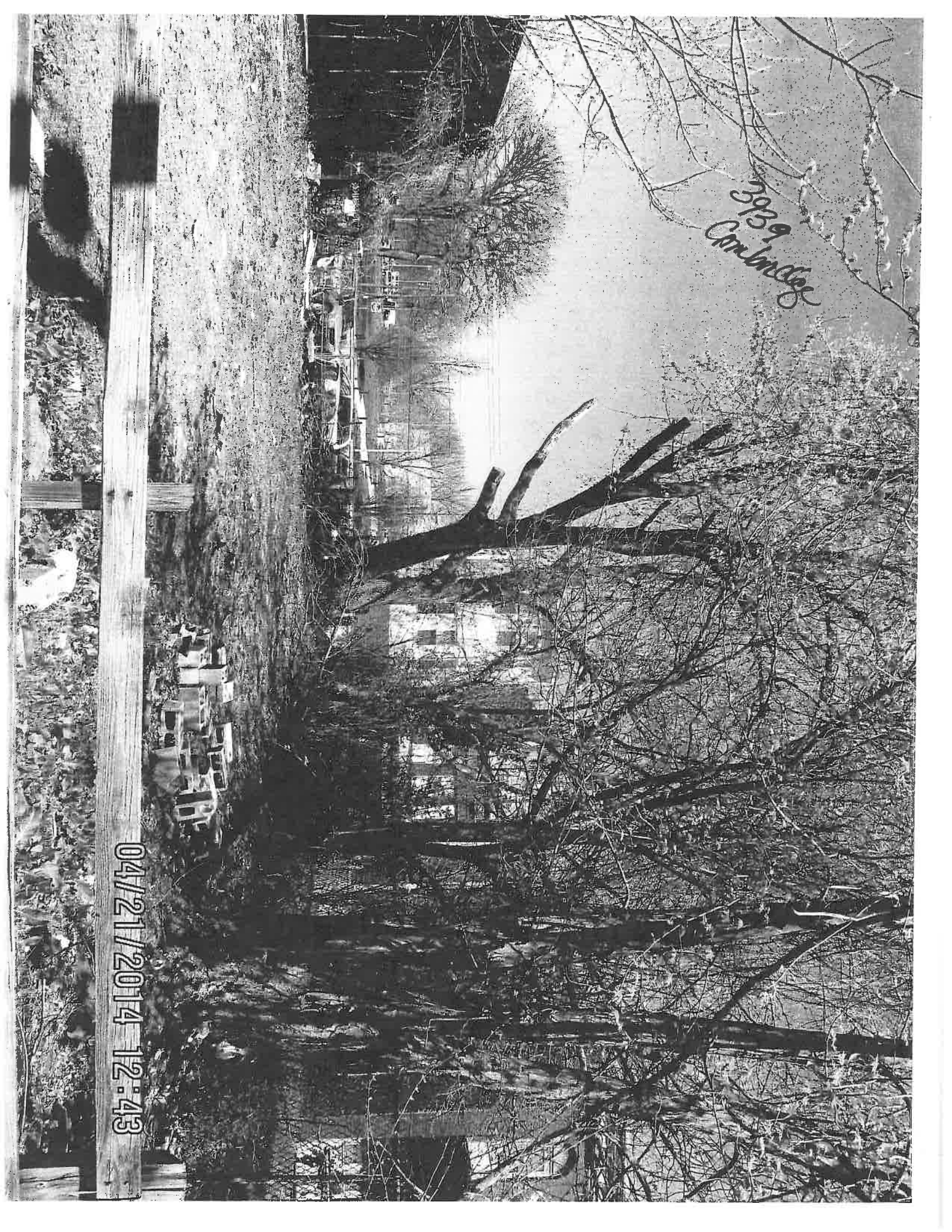
Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_ FAX \_\_\_\_\_ E-Mail \_\_\_\_\_



3939  
Cambridge

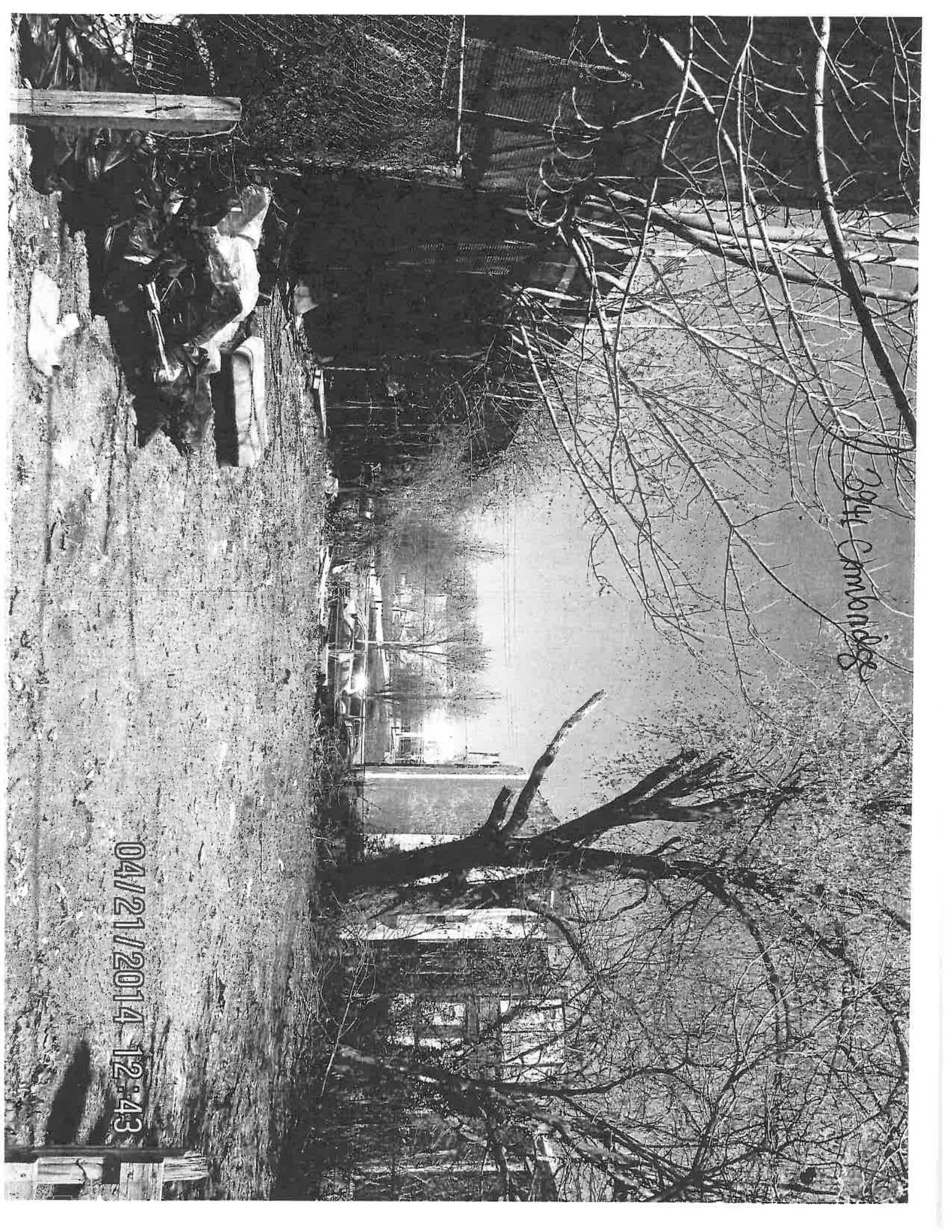
04/21/2014 12:43





2014 Cambodia

04/21/2014 12:43



**H**



February 6, 2014

Susie Jarmon  
Vacant Property Review Committee  
1234 Market Street, 16<sup>th</sup> Floor  
Philadelphia, PA 19107

Re: 2130 E. Susquehanna Avenue

Dear Ms. Jarmon:

New Kensington CDC received the above property in October 2010. When we acquired this property it was to be used as green space along Trenton Avenue. However, since that time there has been a lot of development in the area; at this time NKCDC does not have the capacity to develop this land. We do have someone who is interested in developing this piece of land for his personal use. It will become a one family dwelling.

After much discussion the Board of New Kensington CDC voted to request a release from our agreement with the VPRC and be allowed to sell this piece of land for \$5,000. In doing comps for the land we believe that the market rate for vacant land in this area is between \$25,000 and \$40,000.

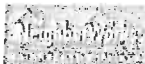
Over the past 40 months that NKCDC has owned this land we have maintained the grounds as stipulated within the terms of the deed by keeping it cleaned and mowed during the spring through fall. And, in the winter we keep an eye on short dumping and shoveled the snow when necessary. We also have insurance on the land in case anyone falls or is hurt.

Therefore we would like to have permission to continue with the sale of 2130 E. Susquehanna Avenue. Please advise me what the next steps in the process are. Thank you.

Sincerely,

  
Theresa S. Salzman  
Executive Director

Cc: Councilman Mark Squilla  
Brian Abernathy, Executive Director PRA



213 DE Snowy Mountain

202/18/2014 11:44



2130 E. Susquehanna Avenue

Here is a list of properties which are listed, sold or pending sale in the area of the above address.

<u>Address</u>	<u>Lot/Size</u>	<u>Price</u>	<u>Status</u>
2038 E. Susquehanna Avenue	12460	59,000.00	Listed
2043 E. Fletcher Street	15x60	35,000.00	Pending
2129 N. Hope Street	16x42	65,000.00	Listed
1924 E. Arizona Street	16x85	50,000.00	Listed
2133 E. Cumberland Street	18x100	75,000.00	Settled (10/23/2013)
2441 Coral Street	14x65	38,000.00	Settled (10/18/2013)
2443 Coral Street	14x68	38,000.00	Settled (10/18/2013)
2447 Coral Street	16x68	46,000.00	Settled (08/01/2003)
2305 Collins Street	15X62	42,500.00	Settled (07/25/2013)
2303 Collins Street	15x52	42,500.00	Settled (07/25/2013)
2105 Abigail Street	16x48	28,900.00	Settled (12/30/2013)
2019 E. Susquehanna Ave.	19x85.53	40,000.00	Settled (05/08/2013)
2048-50 N. Front Street	31x60	65,000.00	Listed
2109 E. Susquehanna Ave.	19x85	75,000.00	Listed

**I**



## Susie Jarmon

---

**From:** Berkman, Judy <judy.berkman@rhls.org>  
**Sent:** Wednesday, April 23, 2014 3:31 PM  
**To:** Susie Jarmon  
**Cc:** Jon Musselman (JonM@habitatphiladelphia.org)  
**Subject:** Philadelphia Habitat--1811 N Gratz --appraisal and cost information for VPRC  
**Attachments:** Costs for 1811 N Gratz Street.docm.xlsx; 1811 N Gratz Habitat Receipts.pdf; 1811 N Gratz appraisal- CMS 2014.PDF

**Importance:** High

Hi, Susie,

Attached is the appraisal, itemized list of costs, and available documentation for the costs re 1811 N Gratz St provided by Habitat for Humanity Philadelphia, Inc.

There are 3 items that do not have receipts -- the stormwater charges, and the estimated costs for insurance and maintenance. Habitat is willing to follow up with VPRC about these items, if further documentation is needed.

Please let me know if you need any additional information regarding this property to allow Habitat to sell it.

Best,  
Judy B.

Judy F. Berkman  
Managing Attorney  
Regional Housing Legal Services  
2 S. Easton Road, Glenside, PA 19038  
215-572-7300 ext. 111 (p)  
215-572-0282 (f)  
215-803-2457 (cell)  
[Judy.berkman@rhls.org](mailto:Judy.berkman@rhls.org)



#1-2

CITY OF PHILADELPHIA  
STREETS DEPARTMENT  
BUREAU OF SURVEYS & DESIGN



NINTH SURVEY DISTRICT  
4000 NORTH AMERICAN STREET  
PHILADELPHIA, PA 19140  
(215) 685-3050/51  
(FAX) 685-3052

January 19, 2010  
Jon Mussleman  
Habitat for Humanity  
#1829 N. 19<sup>th</sup> Street  
Phila., PA 19121  
(215) 765-6000

The following is a proposal for a Plan of Properties for sub-division and deed consolidation purposes located at #1811-17 N. Gratz Street.

- 1- The Ninth Survey District will provide a Plan of Property showing all existing and proposed property lines showing the location of existing and proposed alleys and driveways appertaining to the subject properties.
- 2- Provide legal descriptions for all proposed lots.
- 3- No field survey will be performed in conjunction with the preparation of this plan.

It is recommended that you consult with The Philadelphia Planning Commission to review all options that may be available to improve this property prior to ordering a survey. Any changes to existing conditions within property lines must be reviewed and approved by the Planning Commission and the Licenses and Inspection Zoning office before approval of building permits and recording of deeds.

The estimated time of completion will be dependent on authorization of starting time and current backlog of scheduled work. (Current backlog is approximately 2 weeks)

Total cost of job ~~\$2,125.00~~ 1625

Deposit \$625.00

Balance ~~\$1,500.00~~ 1,000

Please a check made out to the City of Philadelphia in the amounts of \$ 1,500.00

Sincerely,  
John Parkinson  
Surveyor and Regulator  
Ninth Survey District  
john.parkinson@phila.gov

RECEIVED FROM		DATE (Use Numerals)		
Habitat for Humanity		MONTH	DAY	YEAR
ADDRESS		1	24	2010
1829 N. 19 <sup>th</sup> St		(Zip Code) 19121		
AMOUNT		FOR - GIVE PARTICULARS		
\$ 1,000.00 check # 6133		Plan of Prop., Sub-Division		
<input type="checkbox"/> License	<input type="checkbox"/> Permit	NUMBER		
<input type="checkbox"/> Invoice	<input type="checkbox"/> Plan	10-015		
		e 1811-17 N. Gratz St		

FUND	INDEX CODE	SOURCE CODE
01	126219	7405

NOTE:  
A SEPARATE RECEIPT IS REQUIRED FOR EACH INDEX CODE.

DEPARTMENT	Streets
CONTACT PERSON	Carl Wisniewski
TELEPHONE NUMBER	(215) 685-3052

AGENT DEPARTMENT OF COLLECTIONS

HABITAT F

City of Philadelphia

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
1/19/2010	Bill	Inv 1.19.10	1,000.00	1,000.00		1,000.00
				Check Amount		1,000.00

Sovereign-Operations Plan of Property - 1811-1817 N. Gratz St.

1,000.00

5463

HABITAT FOR HUMANITY PHILADELPHIA, INC.

City of Philadelphia

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
4/22/2009	Bill		625.00	625.00		625.00
				Check Amount		625.00

**1811 N Gratz Street- Summary of Holding/Predevelopment Costs  
Owner: Habitat for Humanity Philadelphia Inc.**

<u>Cost ID</u>	<u>Date</u>	<u>Vendor</u>	<u>Cost Item</u>	<u>Category</u>	<u>Amount</u>	<u>Check #</u>	<u>Note</u>
1	6/25/2009	City of Philadelphia	Survey deposit	Survey/Engineering	156	5463	25 percent of total cost
2	1/26/2010	City of Philadelphia	Survey- balance	Survey/Engineering	250	6133	
3	7/1/2010	City of Philadelphia	Zoning permit filing	Permits	100	6634	
4	10/7/2011	REPSG- React Enviro.	Environmental Phase I	Environmental	400		25 percent of total cost
5	10/7/2011	Earth Engineering Inc	Geotech survey		982		
6	10/28/2011	First Platinum Abstact	Corrective Deed recording	Permits	200		
7	11/8/2010	City of Philadelphia	Zoning permit- relocate lot lines	Permits	1,25		
8	11/8/2010	City of Philadelphia	Zoning permit- use	Permits	25	6934	
9	12/23/2011	First Platinum Abstact	Consolidation deed recording	Deeds and Recording	200		
10	1/9/2012	Earth Engineering Inc	Environmental Phase II	Survey/Engineering	1,775		
11	7/10/2012	PWD	Stormwater charges	Utilities	34		cumulative
12	4/1/2014	CMS Appraisal Group	appraisal- for sale	Appraisal	200		
13			Property Insurance	Holding	3,000		15 years @ \$200
14			Property Maintenance	Holding	4,500		15 years @ \$300
<b>Total</b>					<b>11,947</b>		

1811 N. Gratz - Zoning Permit Filing #3

Report Date 07/01/2010 12:44 PM

Submitted By

Page 1

Trn # 979213 Trn Date 07/01/2010 12:44 Template Type BLDG A/P # 288573  
Customer JON MUSSELMAN  
Address 1829 N 19TH STREET  
PHILADELPHIA PA 19121  
Cash Payment  
Check # 6834 100.00

Fees Item	Dest Budget #	Amount	Fee Amount Due
FILING FEE	3612	100.00	100.00
Total Amount		100.00	100.00
Amount Paid		100.00	
Total Amount Due		0.00	

#4

**REACT ENVIRONMENTAL  
PROFESSIONAL SERVICES GROUP, INC.**

6901 KINGSESSING AVENUE  
P.O. BOX 5377  
PHILADELPHIA, PA 19142  
(215) 729-3220

Mr. Jon Musselman  
Habitat for Humanity Philadelphia, PA  
1829 North 19th Street  
Philadelphia, PA 19121

October 07, 2011  
Invoice No: 0062343

Project 008704.210.01 1811 and 1815 North Gratz Street, 1905-1913 West Wilt Street, 1900-1902 Morse Street Philadelphia PA.

Phase I Environmental Site Assessment..... \$ 2,000.00

*Less In Kind Donation*..... \$ 400.00

**TOTAL PROJECT COST**..... **\$ 1,600.00**

Fee

Invoice Total: 1,600.00  
\$1,600.00

**NET DUE 15 DAYS**

[1/4 applied to  
1811 Gratz]

Please remit payment to: REPSG, Inc. P.O. Box 5377, Philadelphia, PA 19142-0377. Thanks for your business!

September 28, 2011

Jonathan Musselman  
Habitat for Humanity Philadelphia, Inc.  
11829 N. 19<sup>th</sup> Street  
Philadelphia, Pennsylvania 19121

Phone No. (215) 765-6000 ex. 25  
Cell No. (215) 964-1493  
E-mail: [jonm@habitatphiladelphia.org](mailto:jonm@habitatphiladelphia.org)

**RE: Proposal To Provide Geotechnical Engineering Services**  
1905-13 W. Wilt Street (2 building lots)  
1811 & 1815 N. Gratz Street (2 building lots)  
Philadelphia, New Jersey  
**EEl Proposal No. WB-4565**

Dear Mr. Musselman:

As requested, Earth Engineering Incorporated (EEI) appreciates the opportunity to submit the following proposal to perform a Geotechnical Investigation for the above referenced site.

EEI is composed of a proven staff of qualified engineers and geologists experienced in meeting the needs of our clients on a timely, results oriented, and cost effective basis. Earth Engineering offers its clients consulting services in the diverse areas of both geotechnical engineering and site and structure evaluations. Issues such as cost effectiveness of foundation alternatives are evaluated along with site development issues and geotechnical data to develop recommendations. This approach has enabled EEI to contribute to the successful development of many large scale projects.

EEI is a company currently composed of 75 professionals. EEI has registered Professional Engineers in the states of Pennsylvania, New Jersey, Delaware, and Maryland. The investigation proposed within will be managed from our office in West Berlin, New Jersey. The Professional Engineer responsible for final project oversight and technical review will be Thomas B. Louis, P.E. who currently holds the position of Director – South Jersey Division at EEI.

#### **PROJECT DESCRIPTION & PROPOSED SCOPE OF WORK**

The project will consist of investigating each building lot where new residential structures are expected to be constructed. It is assumed that the sites will be accessible to truck mounted drilling equipment.

*Corporate Headquarters*  
115 W Germantown Pike, Suite 200  
East Norriton, PA 19401  
(610) 277-0880 FAX 277-0878  
[eei@earthengineering.com](mailto:eei@earthengineering.com)

*Southern New Jersey*  
403 Commerce Lane  
West Berlin, NJ 08091  
(856) 768-1001 FAX 768-1144

*Central Pennsylvania*  
5010 Ritter Road, Suite 116  
Mechanicsburg, PA 17055  
(717) 697-5701 FAX 697-5702

*Lehigh Valley*  
149 Main Street  
Emmaus, PA 18049  
(610) 967-4540 FAX 967-4488  
[www.earthengineering.com](http://www.earthengineering.com)

Based on the Philadelphia Building Construction Code, a total of four (4) test borings (one for each lot) will be advanced for the project to determine the subsurface soil stratigraphy within the expected building areas. Each test boring will extend to depths of 25 feet below the existing ground surface or until auger refusal is encountered. The client will be notified in the field if any of the test borings need to be extended to depths greater than those proposed due to unsuitable subsurface soil conditions. Following completion, each test boring will be backfilled with the soils produced during the drilling operation. Any soil cuttings left over after backfilling will remain on-site.

The test borings will be conducted using truck mounted drilling equipment and hollow stem augers. Samples of the soils encountered for the test borings will be recovered continuously (continuous spoons) throughout the entire depth of each boring. Standard Penetration Resistance Test (SPT) values will be recorded for each sampling interval. All sampling procedures will be performed in accordance with the applicable American Society for Testing Materials (ASTM) Standards.

### **Laboratory Testing**

In order to define the physical characteristics of the soils encountered, it is proposed that laboratory analysis of soils consist of standard classification testing in accordance with ASTM-D2487 specifications. This testing will include Atterberg Limits determinations, mechanical gradation analyses, and natural moisture content tests. It is proposed that two (2) standard classification tests be performed on soil samples obtained from the field investigations.

### **Engineering Analysis and Report**

A geotechnical engineering analysis will be performed based on the results of the field investigation and laboratory testing. A geotechnical engineering report for each site presenting our results and recommendations based on the scope of work outlined above will be prepared which will include the following:

- Geologic Site Evaluation (including terrain description, brief geological history and surface drainage conditions.)
- Description of Subsurface Conditions (including description of exploration and sampling methods, soil identification and classification.)
- Results of Geotechnical Analysis
- Boring Logs
- Boring Profiles
- Boring Location Plan
- Results of All Laboratory Testing including:
  - (a) Standard Classification Testing
- Recommendations Concerning:
  - (a) Foundation types (including)
    - (a) Allowable bearing values

Proposal To Provide Geotechnical Engineering Services  
 1905-13 W. Wilt Street (2 building lots)  
 1811 & 1815 N. Gratz Street (2 building lots)  
 Philadelphia, New Jersey  
 EEI Proposal No. WB-4565  
 September 28, 2011  
 Page 3

- (b) Placement depths
- (c) Design frost depth
- (d) Preparation of foundation areas
- Soil strength conditions
  - (a) Stratification characteristics and correlated soil strengths
  - (b) Potential for consolidation and/or differential settlements
  - (c) Subgrade Modulus
  - (d) Lateral Earth Pressures
- General earthwork criteria
  - (a) Use and treatment of in-situ materials for controlled fill
  - (b) Control of groundwater
  - (c) Quality control requirements during foundation construction
  - (d) Subgrade preparation for slabs and pavements
- IBC Seismic Site Coefficient for Soil

It should be noted that the above report will be prepared under the supervision of a Professional Engineer registered in the State of Pennsylvania and qualified in the field of Geotechnical Engineering.

**FEE SCHEDULE**

Fees for the above referenced scope of work are as follows:

<b>Project Coordination &amp; Management</b>	\$ 0.00
<b>Field Investigation</b>	
Mobilization/demobilization	400.00
Drilling (Truck Mounted Drill Rig)	
100 Linear Feet @ \$15.50/LF	1,550.00
Layout and Inspection of Test Borings	
Geologist/Engineer – One (1) day @ \$ 400.00/day	400.00
<b>Laboratory Testing</b>	
Two (2) Standard Classification tests @ \$ 190.00/ea.	380.00
<b>Geotechnical Engineering</b>	
<b>Analysis and Report Preparation</b>	<u>1,200.00</u>
<b>TOTAL COST ESTIMATE</b>	<b>\$ 3,930.00</b>

[1982 for 1811 Gratz]



Proposal To Provide Geotechnical Engineering Services  
1905-13 W. Wilt Street (2 building lots)  
1811 & 1815 N. Gratz Street (2 building lots)  
Philadelphia, New Jersey  
EEI Proposal No. WB-4565  
September 28, 2011  
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This proposal assumes that the above referenced scope of work can be performed using **non-union, non prevailing wage** drillers and operators. If **union/prevailing wage** drillers/operators are required for the project, a revised cost estimate will be prepared to reflect the additional costs associated with using union drillers. In addition, this proposal assumes that the safety level for the project will be **Level D** with no contaminated soil encountered during the field investigation. If a safety level higher than **Level D** is required for the project, a revised proposal will be prepared.

This proposal does not include additional work caused by unexpected subsurface conditions or by site conditions out of the control of Earth Engineering Incorporated. It is also understood that right-of-entry to the test boring locations will be obtained prior to the commencement of the field work. It must be stressed that site access issues are the responsibility of the owner. If the scheduled field investigation is **not** able to be performed due to equipment access issues or site conditions out of the control of EEI, a mobilization fee of \$500.00 per mobilization will be invoiced.

EEI employees that will be assigned to this project are considered "learned professionals" and meet the requirements of the same for exemption from prevailing wage laws. It is with this understanding that EEI submits this proposal. Should any other authority or entity require that any of the employees of EEI be classified as different labor codes, EEI reserves the right to submit a change order and/or a revised fee schedule to compensate for any fees, changes, or penalties associated with the same.

The estimated time required to complete the above described scope of work is **Twenty (20)** working days from receipt of written notification to proceed. This timetable may be adversely affected by weather conditions as well as subsurface conditions not anticipated at the time of this proposal.

The Pennsylvania One Call System will be contacted a minimum of three (3) days prior to initiating the field investigation for location of public utilities.

EEI provides and carries all required insurance coverages as well as 2 million dollars of professional liability coverage. Insurance Certificates will be provided upon request.

Additional consulting/engineering services provided outside the above referenced scope of work will be invoiced on a time and materials basis in accordance with the unit costs presented below. It should be noted that no additional work will be conducted without written authorization from the client.

Principal Professional Engineer	\$	175.00/hr.
Senior Professional Engineer	\$	150.00/hr.
Professional Engineer	\$	125.00/hr.
Professional Geologist	\$	115.00/hr.
Senior Engineer/Geologist	\$	75.00/hr.
Field Engineer/Geologist	\$	55.00/hr.



Proposal To Provide Geotechnical Engineering Services  
1905-13 W. Wilt Street (2 building lots)  
1811 & 1815 N. Gratz Street (2 building lots)  
Philadelphia, New Jersey  
EEI Proposal No. WB-4565  
September 28, 2011  
Page 5

This proposal is based on an agreement to payment upon receipt of the Earth Engineering Incorporated invoice. EEI will be due interest of 1.5 percent per month for all unpaid balances beyond thirty (30) days.

Earth Engineering Incorporated appreciates the opportunity to prepare and submit this proposal. Should you have any questions regarding this proposal or if we may be of further assistance, please contact our office.


Sincerely,  
*Earth Engineering Incorporated*



Thomas B. Louis, P.E.  
Director - South Jersey Division

To indicate acceptance of this proposal and all of the terms and conditions contained here-in, please sign on the space provided and return the original to our office.

EEI Contract Amount: \$ 3,930.00 [~~\$~~982 for #1811 N. Gratz]

ACCEPTED BY:   
(Signature)

Janetha P. Musselwhite - Director of Project Planning  
(Print Name & Title)

DATE: 9/30/2011

#6

eRecorded in Philadelphia PA Doc Id: 52412179  
11/14/2011 12:57PM Receipt#: 1057773  
Page 1 of 53 Rec Fee: \$200.00  
Commissioner of Records Doc Code: D  
State RTT: \$0.00 Local RTT: \$0.00

Prepared by and Return to:

Habitat for Humanity Philadelphia  
1829 N. 19<sup>th</sup> Street  
Philadelphia, PA 19121

**DEED OF CORRECTION**

BRT #32-1-2372-02

**This Indenture**, made the 28<sup>th</sup> day of OCTOBER, 2011

**Between**

**HABITAT FOR HUMANITY - NORTH PHILADELPHIA, A PENNSYLVANIA  
NON-PROFIT CORPORATION; AND HABITAT FOR HUMANITY - NORTH  
CENTRAL PHILADELPHIA, A PENNSYLVANIA NON-PROFIT  
CORPORATION NOW KNOWN AS HABITAT FOR HUMANITY  
PHILADELPHIA, INC.**

(hereinafter called the Grantor), of the one part, and

**HABITAT FOR HUMANITY PHILADELPHIA INC. A PENNSYLVANIA NON  
PROFIT CORPORATION**

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

**Witnesseth**, that the said Grantor for and in consideration of the sum of **One Dollars 00/100 (\$1.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, as sole owner

**Street Address: 1811 North Gratz Street (rear), Philadelphia, PA**

ALL THAT CERTAIN vacant lot or piece of ground, situate in the 32nd Ward of the City of Philadelphia, and described in accordance with a Subdivision Plan (#4183B) by John P. Parkinson, Surveyor & Regulator of the Ninth Survey District, dated June 18, 2010:

BEGINNING at an interior point the following two (2) courses and distances from the point formed by the intersection of the easterly side of Gratz Street (40 feet wide) with the northerly side of Montgomery Avenue (50 feet wide); (1) North 11 degrees 21 minutes 00 seconds East along the easterly side of said Gratz Street, the distance of 177.967 feet to a point; (2) South 78 degrees 39 minutes 00 seconds East the distance of 77.833 feet to a point on the westerly side of a certain 4 feet wide alley (which extends northward to a terminus, and which extends in a southerly direction, through communicating alleys to the northerly side of said Montgomery Avenue), being the place

of beginning; thence extending South 78 degrees 39 minutes 00 seconds East, crossing the bed of said 4 feet wide alley, the distance of 14.000 feet to a point on the westerly side of a 15 feet wide portion of a certain variable width common access easement; thence extending South 11 degrees 21 minutes 00 seconds West, along the westerly side of said easement, partially along the easterly terminus of a certain 3 feet wide communicating alley, the distance of 14.666 feet to a point in the bed of said 3 feet wide alley; thence extending North 78 degrees 39 minutes 00 seconds West, through the bed of said 3 feet wide alley; the distance of 14.000 feet to a point on the westerly side of said 4 feet wide alley; thence extending North 11 degrees 21 minutes 00 seconds East, along the westerly side of said 4 feet wide alley, the distance of 14.666 feet to a point, being the first mentioned point and place of BEGINNING.

BEING known as 1811 North Gratz Street (rear).

Being, in part, part of the same premises which Redevelopment Authority of the City of Philadelphia by Deed dated 7/24/2001 and recorded 7/27/2001 in Philadelphia County as Document No. 50298997 conveyed unto Habitat for Humanity-North Central Philadelphia, in fee.

Being, in part, part of the same premises which Redevelopment Authority of the City of Philadelphia by Deed dated 12/18/2002 and recorded 3/4/2003 in Philadelphia County as Document No. 50624229 conveyed unto Habitat for Humanity-North Philadelphia, a Pennsylvania non-profit corporation, in fee.

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

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

**And** the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its President, and the same to be duly attested by its Secretary. Dated the day and year first above written.

ATTEST:

Michael Powell

(SEAL)

HABITAT FOR HUMANITY - NORTH PHILADELPHIA, A PENNSYLVANIA NON-PROFIT CORPORATION; AND HABITAT FOR HUMANITY - NORTH CENTRAL PHILADELPHIA, A PENNSYLVANIA NON-PROFIT CORPORATION

By: Jonathan Musselman  
Jonathan Musselman, Director

Commonwealth of Pennsylvania }  
County of Philadelphia } ss

AND NOW, this day of 10/28, 2011 before me, the undersigned Notary Public, appeared Johnathan Musselman who acknowledged himself to be the Director of Habitat for Humanity North Philadelphia, a Pennsylvania non profit Corporation and Habitat for Humanity North Central Philadelphia, a Pennsylvania Non Profit Corporation and now known as Habitat for Humanity, Philadelphia, Inc. a Non Profit corporation, and he, as such Director being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Director.

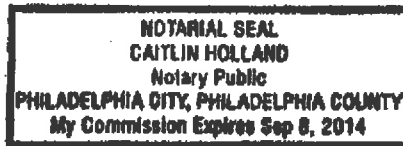
IN WITNESS WHEREOF, I herounder set my hand and official seal.

Caitlin Holland  
Notary Public  
My commission expires:

The precise residence and the complete post office address of the above-named Grantee is:

1829 N. 19th St  
Philadelphia, PA 19121

[Signature]  
On behalf of the Grantee



# Deed

BRT # 32-1-2372-02  
DEED OF CORRECTION

Habitat for Humanity - North Philadelphia, a  
Pennsylvania non-profit corporation; and  
Habitat for Humanity - North Central  
Philadelphia, a Pennsylvania non-profit  
corporation now known as Habitat of  
Humanity Philadelphia, Inc.

TO

Habitat for Humanity Philadelphia Inc. a  
Pennsylvania Non Profit Corporation

1811 N. Gratz Street (rear)  
Philadelphia, PA

<b>ZONING PERMIT</b>	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667	PERMIT NUMBER 288569	
		FEE \$125.00	DATE 11/08/10

LOCATION OF WORK: 01811 N GRATZ ST PHILADELPHIA, PA 19121-2201  
1811, 1813, & 1811-13 REAR N. GRATZ ST.

ZONING CLASSIFICATION  
R-10

OWNER CITY OF PHILA DEPT OF PUBLIC P 1030 M S B PHILA PA, 191021610	APPLICANT Jon Musselman 1829 N 19TH STREET Philadelphia, Pa 19121	PLAN EXAMINER GEORGE DI PERSIO
		CALENDAR # 12976
		ZONING BOARD OF ADJUSTMENT DECISION DATE 10/28/10

**THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED**

**UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDENANCE FOR ZONING APPROVAL FOR THE RELOCATION OF LOT LINES TO CREATE TWO (2) LOTS FROM THREE (3) EXISTING LOTS. SIZES AND LOCATIONS AS SHOWN IN APPLICATION / PLAN.**

SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:  
NO PROVISOS.

**ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.**

IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.

FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495

**LIMITATIONS:**  
IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN THREE (3) MONTHS FROM THE DATE OF ISSUANCE.

IN CASE WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT OR NO LATER THAN TWO YEARS FROM THE ZONING BOARD OF ADJUSTMENT DECISION DATE.

THIS PERMIT DOES NOT CONSTITTUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.

THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.

ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT.  
**POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES**

**POST WITH THE ASSOCIATED BUILDING PERMIT DURING THE CONSTRUCTION ACTIVITY.  
WHEN NO CONSTRUCTION IS PROPOSED, POST FOR THE FIRST THIRTY (30) DAYS OF OCCUPANCY.**

#8

<b>USE PERMIT</b>		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS		PERMIT NUMBER 308943	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		FEE \$25.00	DATE 11/08/10
LOCATION OF WORK: 01811 N GRATZ ST PHILADELPHIA, PA 19121-2201				ZONING CLASSIFICATION R-10	
OWNER CITY OF PHILA DEPT OF PUBLIC P 1030 M S B PHILADELPHIA PA, 191021610		APPLICANT JON MUSSELMAN 1829 N 19TH STREET PHILADELPHIA, PA 19121		PLAN EXAMINER BEATRICE JONES	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 12976 DATE 10/26/10	

**THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED**

**UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR**  
Use Registration  
VACANT LOT.

SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:  
NO PROVISOS.

**ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.**

IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.

FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495

**LIMITATIONS:**  
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IN CASE WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT OR NO LATER THAN TWO YEARS FROM THE ZONING BOARD OF ADJUSTMENT DECISION DATE.

THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.

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**POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES**  
**POST WITH THE ASSOCIATED BUILDING PERMIT DURING THE CONSTRUCTION ACTIVITY.**  
**WHEN NO CONSTRUCTION IS PROPOSED, POST FOR THE FIRST THIRTY (30) DAYS OF OCCUPANCY.**



Department of Licenses & Inspections  
1401 JFK Blvd  
Philadelphia, PA 19102

#8  
Receipt

Report Date 11/08/2010 09:46 AM

Submitted By

Page 1

Trn # 1030957 Trn Date 11/08/2010 09:46 Template Type BLDG A/P # 308943  
Customer JON MUSSELMAN  
Address 1829 N 19TH STREET  
PHILADELPHIA PA 19121  
Cash Payment  
Check # 6934 25.00

Fee Item	Dist Budget #	Amount	Fee Amount Due
SINGLE FAMILY REDUCTION FEE	3612	25.00	25.00
Total Amount		25.00	25.00
Amount Paid		25.00	
Total Amount Due		0.00	

#9

Prepared by and Return to:

Habitat for Humanity  
1829 N. 19<sup>th</sup> Street  
Philadelphia, PA 19121

Current BRT No. 321237201 and 321237202  
New BRT No. 321237211

PROPERTY: 1811 N. Gratz Street

**DEED OF CONSOLIDATION**

**This Indenture**, made the 19<sup>th</sup> day of December, 2011

**Between**

**HABITAT FOR HUMANITY, PHILADELPHIA, INC, A PA NON PROFIT CORPORATION, SUCCESSOR BY MERGER TO HABITAT FOR HUMANITY 0 NORTH CENTRAL PHILADELPHIA, INC.**

(hereinafter called the Grantor), of the one part, and

**HABITAT FOR HUMANITY PHILADELPHIA, INC. A PA NON PROFIT CORPORATION**

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

**Witnesseth**, that the said Grantor for and in consideration of the sum of **One Dollars 00/100 (\$1.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

**AL THAT CERTAIN** property located in Philadelphia County, Pennsylvania fully described on Exhibit "A" attached hereto

WHEREAS by deed dated 9/1/1999 and recorded 4/20/2000 in Philadelphia County as Document No. 50069218 grantor purchased from the Redevelopment Authority of the City of Philadelphia the Real Property located at 1811 Gratz Street bearing BRT No. 321237201.

WHEREAS by deed dated 10/28/2011 and recorded 1/14/2011 in Philadelphia County as Document No. 54212179 Grantor purchased from Habitat for Humanity Philadelphia, Inc. the Real Property located at 1811 N. Gratz Street (rear) bearing BRT No. 321237202.

**THIS INSTRUMENT IS EXEMPT FROM REALTY TRANSFER TAX AS A DEED OF CONSOLIDATION WHICH CONVEYS FROM THE GRANTOR TO ITSELF, AS GRANTEE, THE SAME PROPERTY INTEREST DESCRIBED IN THE ABOVE RECITED PRIOR DEEDS.**

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

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

**And** the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its President, and the same to be duly attested by its Secretary. Dated the day and year first above written.

Habitat for Humanity, Philadelphia, Inc. a PA  
Non-profit Corporation successor by merger  
To Habitat for Humanity North Central  
Philadelphia, Inc.

ATTEST:

[Signature]  
{SEAL}

By: [Signature]  
Jonathan Musselman, Director

Commonwealth of Pennsylvania } ss  
County of Phila.

AND NOW, this 19<sup>th</sup> day of December, 2011 before me, the undersigned Notary Public, appeared Jonathan Musselman who acknowledged himself to be the Director of Habitat for Humanity, Philadelphia a PA non profit Corporation successor by merger to Habitat for Humanity North Central Philadelphia, a corporation, and he as such Director being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Director.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

[Signature]  
Notary Public  
My commission expires Sept. 9, 2014

The precise residence and the complete post office address of the above-named Grantee is:

1829 N. 19<sup>th</sup> Street  
Philadelphia, PA 19121

[Signature]  
On behalf of the Grantee



**DEED**

Habitat for Humanity, Philadelphia, Inc. a  
PA Non Profit Corporation, successor by  
merger to Habitat for Humanity North  
Central Philadelphia, Inc.

TO

Habitat for Humanity Philadelphia, Inc. a PA  
Non Profit Corporation

1811 N. Gratz Street  
Philadelphia, PA



**EARTH  
ENGINEERING  
INCORPORATED**  
*Geotechnical Engineers & Geologists*

#10

December 8, 2011

Mr. Jon Musselman  
Habitat for Humanity  
1829 N 19<sup>th</sup> Street  
Philadelphia, Pennsylvania 19121  
email - jonm@habitatphiladelphia.org

**RE: Environmental Investigation  
1811 Gratz Street  
Philadelphia, Pennsylvania  
EEI Proposal No. WB-4602**

Dear Jon:

In accordance with your request, Earth Engineering Incorporated (EEI) is pleased to submit the following proposal to perform an Environmental Investigation for the above referenced site. As discussed, petroleum-like contamination was identified in the soils and potentially groundwater during performance of a test boring for the Geotechnical Investigation at 1811 Gratz Street.

We propose the following scope of work to evaluate the environmental integrity of this site:

- A magnetometer will be used to scan accessible areas of the property for subsurface metallic anomalies indicative of underground storage tanks (USTs). The source of the petroleum-like contamination may be from a heating oil UST.
- A series of test borings will be conducted using a Geoprobe unit to evaluate the subsurface conditions on the property.
- The soils in the borings will be visually observed for indications of contaminants such as staining or odors. A Photoionization Detector (PID) will be used to field screen the soils for the presence of organic vapors.
- Two (2) soil samples will be retrieved from the borings and subjected to laboratory analysis for PADEP #2 fuel oil parameters.
- One (1) groundwater sample will be retrieved from temporary well points installed in the borings. The samples will also be analyzed for PADEP #2 fuel oil parameters.
- Test results will be compared to established PADEP soil standards.
- A summary report of findings will be prepared to document the results of the magnetometer scan, field observations, and analysis. The report will also include recommendations for remediation/cleanup of the site.

*Corporate Headquarters*  
115 W Germantown Pike, Suite 200  
East Norriton, PA 19401  
(610)277-0880 FAX 277-0878

[www.earthengineering.com](http://www.earthengineering.com)

*Southern New Jersey*  
403 Commerce Lane  
West Berlin, NJ 08091  
(856)768-1001 FAX 768-1144

*Central Pennsylvania*  
5010 Ritter Road, Suite 116  
Mechanicsburg, PA 17055  
(717)697-5701 FAX 697-5702

[eei@earthengineering.com](mailto:eei@earthengineering.com)

*Lehigh Valley*  
149 Main Street  
Emmaus, PA 18049  
(610)967-4540 FAX 967-4488

Mr. Jon Musselman  
1811 Gratz Street  
EEI Proposal No. WB-4602  
December 8, 2011  
Page 2

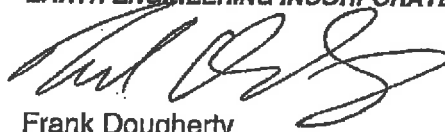
**FEE SCHEDULE**

<b>Field Investigation</b>	
Test Borings w/ Geoprobe	700.00
Consumables, PID, and Well Point	100.00
Technical Oversight, Magnetometer Scan, Sampling, & Coord. w/ Lab	425.00
<b>Laboratory Analysis</b>	
Two (2) soil samples for PADEP parameters @ \$ 100.00/test	200.00
One (1) groundwater sample for PADEP parameters @ \$ 100.00/test	100.00
Summary Report of Results	<u>250.00</u>
<b>Total Environmental Investigation</b>	<b>\$ 1775.00</b>

This proposal is based on an agreement to payment upon receipt of the Earth Engineering Incorporated invoice. EEI will be due interest of 1½ percent per month for all unpaid balances beyond thirty (30) days.

Earth Engineering Incorporated appreciates the opportunity to prepare and submit this proposal. Should you have any questions regarding this proposal or if we may be of further assistance, please contact me at 856-768-1001.

Sincerely,  
**EARTH ENGINEERING INCORPORATED**

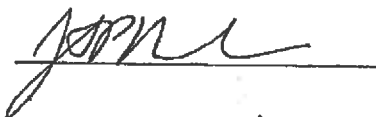


Frank Dougherty  
Environmental Division Manager

To indicate acceptance of this proposal, please sign on the space provided and return one copy to our office.

Accepted By:

Signature:



Date: 12-8-2011

Firm/Company:

Habitat for Humanity Phila Inc.

#12

File No. D140643

\*\*\*\*\* INVOICE \*\*\*\*\*

File Number: D140643

04/01/2014

HABITAT FOR HUMANITY  
1829 N 19th STREET  
PHILADELPHIA, PA 19121

Invoice # : D140643  
Order Date :  
Reference/Case # :  
PO Number :

1811 N GRATZ STREET  
PHILADELPHIA, PA 19121-2201

REAL ESTATE APPRAISAL	\$	200.00
	\$	
		-----
Invoice Total	\$	200.00
State Sales Tax @	\$	0.00
Deposit	(\$	0.00 )
Deposit	(\$	0.00 )
		-----
Amount Due	\$	200.00

Terms:

Please Make Check Payable To:

CMS APPRAISAL GROUP, LLC  
65 W STREET ROAD SUITE A207  
WARMINSTER, PA 18974

Fed. I.D. #:



APPRAISAL OF



LOCATED AT:

1811 N GRATZ STREET  
PHILADELPHIA, PA 19121-2201

CLIENT:

HABITAT OF HUMANITY  
1829 N 19th STREET  
PHILADELPHIA, PA 19121

AS OF:

March 25, 2014

BY:

TIMOTHY P. ECK

Land Appraisal Report

File No. D140643

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User **HABITAT OF HUMANITY** E-mail  
 Client Address **1829 N 19th STREET** City **PHILADELPHIA** State **PA** Zip **19121**  
 Additional Intended User(s)

Intended Use **"AS IS" MARKET VALUE**

Property Address **1811 N GRATZ STREET** City **PHILADELPHIA** State **PA** Zip **19121-2201**  
 Owner of Public Record **HABITAT OF HUMANITY PHILADELPHIA** County **PHILADELPHIA**

Legal Description **TAX MAP#15N8 LOT#338**

Assessor's Parcel # **321237201** Tax Year **2014** R.E. Taxes \$  
 Neighborhood Name **NORTH PHILADELPHIA** Map Reference **SMSA 6160** Census Tract **0153.00**

Property Rights Appraised  Fee Simple  Leasehold  Other (describe)

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date **12/19/2011** Price **\$0** Source(s) **PUBLIC RECORDS**

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) **NO OTHER SALE HISTORY OTHER THAN NOTED.**

Offerings, options and contracts as of the effective date of the appraisal **MLS, TREND. THE SUBJECT WAS LISTED 11/13/2013 FOR \$40,000 AND WAS ON THE MARKET FOR 3 DAYS BEFORE GOING UNDER AGREEMENT.**

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	90 %		
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	(\$000)	(yrs)	2-4 Unit	2 %		
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	10 Low	0	Multi-Family	2 %		
Neighborhood Boundaries <b>NORTH: DIAMOND STREET, SOUTH: GIRARD AVE, EAST: BROAD STREET, WEST: 21st STREET.</b>				415 High	200	Commercial	5 %		
Neighborhood Description <b>See Attached Addendum</b>				165 Pred.	100	Other Vacant	1 %		

Market Conditions (including support for the above conclusions) **IN THE APPRAISERS OPINION, THE CURRENT REAL ESTATE MARKET CONDITIONS ARE ACTIVE. THE AVERAGE DAYS ON MARKET ARE 30-180+ DAYS. CONVENTIONAL FINANCING IS READILY AVAILABLE AT RATES PURCHASERS CONSIDER FAVORABLE.**

Dimensions **15.83' x 77.83'** Area **1232 Sq.Ft.** Shape **RECTANGULAR** View **N;Res;**

Specific Zoning Classification **R10** Zoning Description **RESIDENTIAL SINGLE FAMILY**

Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)

Highest and best use of the subject property **RESIDENTIAL 1-4 FAMILY**

Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private  
 Electricity   Water   Street **MACADAM**    
 Gas   Sanitary Sewer   Alley **NONE**

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map # **4207570181G** FEMA Map Date **01/17/2007**

Site Comments **SITE IS TYPICAL OF OTHERS NEARBY, IS AVG IN SIZE, SHAPE & APPEAL. NO APPARENT ADVERSE EASEMENTS OR ENCROACHMENTS, OR OTHER ADVERSE CONDITIONS. NORMAL UTILITY EASEMENTS.**

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<b>1811 N GRATZ STREET PHILADELPHIA, PA 19121</b>	<b>1930 CECIL B MOORE AVE PHILADELPHIA, PA 19121</b>	<b>1226 N 15TH STREET PHILADELPHIA, PA 19121</b>	<b>1832 W MONTGOMERY AVE PHILADELPHIA, PA 19121</b>
Proximity to subject		<b>0.20 miles SW</b>	<b>0.65 miles SSE</b>	<b>0.06 miles SW</b>
Sales Price	\$	\$ <b>37,000</b>	\$ <b>40,000</b>	\$ <b>58,000</b>
Price \$/				
Data Source	<b>PUBLIC RECORD</b>	<b>TREND#6216069 DOM-182</b>	<b>TREND#6265673 DOM-56</b>	<b>PUBLIC RECORD</b>
Date of Sale and	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Time Adjustment		<b>11/27/2013</b>	<b>10/10/2013</b>	<b>01/17/2014</b>
Location	<b>AVERAGE</b>	<b>AVERAGE</b>	<b>AVERAGE</b>	<b>AVERAGE</b>
Site/View	<b>AVERAGE</b>	<b>AVERAGE</b>	<b>AVERAGE</b>	<b>AVERAGE</b>
SITE AREA	<b>1232 Sq.Ft.</b>	<b>1328 Sq.Ft.</b>	<b>1700 Sq.Ft.</b>	<b>1072 Sq.Ft.</b>
Sales or Financing Concessions		<b>CASH. CONC:\$0</b>	<b>CONV. CONC:\$0</b>	
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <b>0</b>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <b>0</b>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <b>0</b>
Indicated Value of Subject		Net Adj. <b>0.0%</b> Gross Adj. <b>0.0%</b>	Net Adj. <b>0.0%</b> Gross Adj. <b>0.0%</b>	Net Adj. <b>0.0%</b> Gross Adj. <b>0.0%</b>

Summary of Sales Comparison Approach **ALL COMPARABLES COMPARE FAVORABLE TO THE SUBJECT AND ARE WEIGHTED EQUALLY IN DETERMINING THE FINAL VALUE IN THIS APPROACH. ALL COMPARABLES ARE SIMILAR AND COMPETITIVE IN TERMS OF LOCATION.**

This appraisal is made  "as is,"  subject to the following:

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ **40,000** as of **03/25/2014**, which is the effective date of this appraisal.



**Scope of Work, Assumptions and Limiting Conditions**

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

**Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions**

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:


Additional Certifications:

Definition of Value:  Market Value  Other Value: \_\_\_\_\_  
Source of Definition: USPAP

ADDRESS OF THE PROPERTY APPRAISED:  
1811 N GRATZ STREET  
PHILADELPHIA, PA 19121-2201  
EFFECTIVE DATE OF THE APPRAISAL: 03/25/2014  
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 40,000

APPRAISER

SUPERVISORY APPRAISER

Signature:   
Name: TIMOTHY P. ECK  
State Certification # RL139504L  
or License # \_\_\_\_\_  
State #: \_\_\_\_\_  
State: PA  
Expiration Date of Certification or License: 06/30/2015  
Date of Signature and Report: 04/02/2014  
Date of Property Viewing: \_\_\_\_\_  
Degree of property viewing:  
 Did personally view  Did not personally view

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
State Certification # \_\_\_\_\_  
or License # \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Date of Property Viewing: \_\_\_\_\_  
Degree of property viewing:  
 Did personally view  Did not personally view

ADDENDUM

Client: HABITAT OF HUMANITY	File No.: D140643
Property Address: 1811 N GRATZ STREET	Case No.:
City: PHILADELPHIA	State: PA Zip: 19121-2201

NARRATIVE ADDENDUM

The appraiser has not performed an appraisal, or any other valuation service of the subject property, within (36) months prior to the acceptance of the order, unless otherwise noted.

COMPETENCY RULE:

The appraiser agrees and declares: I have knowledge and experience in appraising this type of property in this market area. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as MLS, tax assessment records, public land records, and other such data sources for the area in which the property is located.

This report may contain one or more electronic signatures. The signatures are affixed by the appraiser at the time of completion of the report. The appraisal is then electronically "locked", and controlled by a personal indemnification number. The report can not be edited by anyone other than the signing appraiser.

This report may contain digital photographs of the subject & comparable properties. One or more of the comparable photos may have been substituted for a more detailed photo providing superior visual utility from the "TREND" comparable database. None of the photos have been altered in anyway that would provide a misleading image to the reader of the report.

All electronic signatures & photos have been used within USPAP guidelines.

No personal items have been included in this estimate of value.

1. SCOPE OF THE APPRAISAL: THE DETERMINATION OF AN ESTIMATED MARKET VALUE INCORPORATED A NUMBER OF PROCESSES. THE SUBJECT WAS PHYSICALLY INSPECTED ON THE INTERIOR AND EXTERIOR TO ASCERTAIN DATA REQUIRED IN ESTIMATING MARKET VALUE. SALES DATE WAS INTEGRATED FROM SEVERAL SOURCES, INCLUDING COURTHOUSE RECORDS, REAL ESTATE BROKERS & MULTIPLE LISTING SERVICES (MLS). REPRODUCTION COSTS WERE ESTIMATED USING ANALYSIS OF LOCAL RESIDENTIAL CONSTRUCTION COST DATA. ALL DATA COMPROMISED WITHIN THIS APPRAISAL REPORT WAS GATHERED, INTERPRETED, ANALYZED AND RECONCILED IN ACCORDANCE WITH ACCEPTED APPRAISAL METHODS. THE READER SHOULD BE AWARE THAT THERE ARE ALSO INHERENT LIMITATIONS TO THE ACCURACY OF THE INFORMATION AND ANALYSIS CONTAINED IN THIS APPRAISAL. THIS APPRAISAL HAS BEEN PERFORMED WITH A LIMITED AMOUNT OF DATA. DATA LIMITATIONS RESULT FROM A LACK OF CERTAIN AREAS OF EXPERTISE BY THE APPRAISER (THAT GO BEYOND THE NORMAL ORDINARY KNOWLEDGE OF AN APPRAISER), THE INABILITY OF THE APPRAISER TO VIEW CERTAIN PORTIONS OF THE PROPERTY, THE INHERENT LIMITATIONS OF RELYING UPON INFORMATION PROVIDED BY OTHERS, ETC.

2. PURPOSE OF THE APPRAISAL: THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE MARKET VALUE OF THE FEE SIMPLE INTEREST, AS DEFINED IN THE CERTIFICATION AND LIMITING CONDITIONS.

3. EXPOSURE TIME: THE SUBJECT PROPERTY, IF PLACED ON THE OPEN MARKET, WITH ALL THINGS BEING EQUAL, SHOULD SELL WITHIN APPROXIMATELY 30-180+ DAYS, IF PRICED COMPETITIVELY. INFORMATION OBTAINED FROM LOCAL R.E. BROKERS, SALES AGENTS AND MULTIPLE LISTING SERVICES.

4. TREND ANALYSIS: PRICES STABLE, CURRENT R.E. MARKET IS ACTIVE, SALES DATA OBTAINED FROM MULTIPLE LISTING SERVICES & LOCAL R.E. BROKERS.

5. DATA COLLECTION: THE COMPARABLE SALES DATA RELIED UPON IN THIS REPORT ARE BELIEVED TO BE FROM RELIABLE SOURCES. THOUGH ALL COMPARABLE SALES WERE EXAMINED, IT WAS NOT POSSIBLE TO EXAMINE THEM IN DETAIL. THE VALUE CONCLUSIONS ARE SUBJECT TO THE ACCURACY OF SAID DATA BASED ON ANALYSIS OF INFORMATION KNOWN TO US AT THE TIME THE APPRAISAL WAS MADE. WE DO NOT ASSUME ANY RESPONSIBILITY FOR INCORRECT ANALYSIS BECAUSE OF INCORRECT OR INCOMPLETE INFORMATION.

**Neighborhood Description**

THE SUBJECT PROPERTY IS LOCATED IN NORTH PHILADELPHIA. THE AREAS MAIN THROUGH STREET AND COMMERCIAL DISTRICT IS LOCATED EAST AT BROAD STREET. AREA HOMES ARE SIMILAR IN AGE, SIZE, STYLE & APPEAL. HOMES IN THE NEIGHBORHOOD APPEAR TO HAVE AVERAGE MAINTENANCE. ALL AMENITIES ARE REASONABLY AVAILABLE. THERE ARE NO CURRENT ADVERSE FACTORS WHICH WOULD AFFECT MARKETABILITY. COMMERCIAL USES: NEIGHBORHOOD SHOPPING.

**Extra Comments**

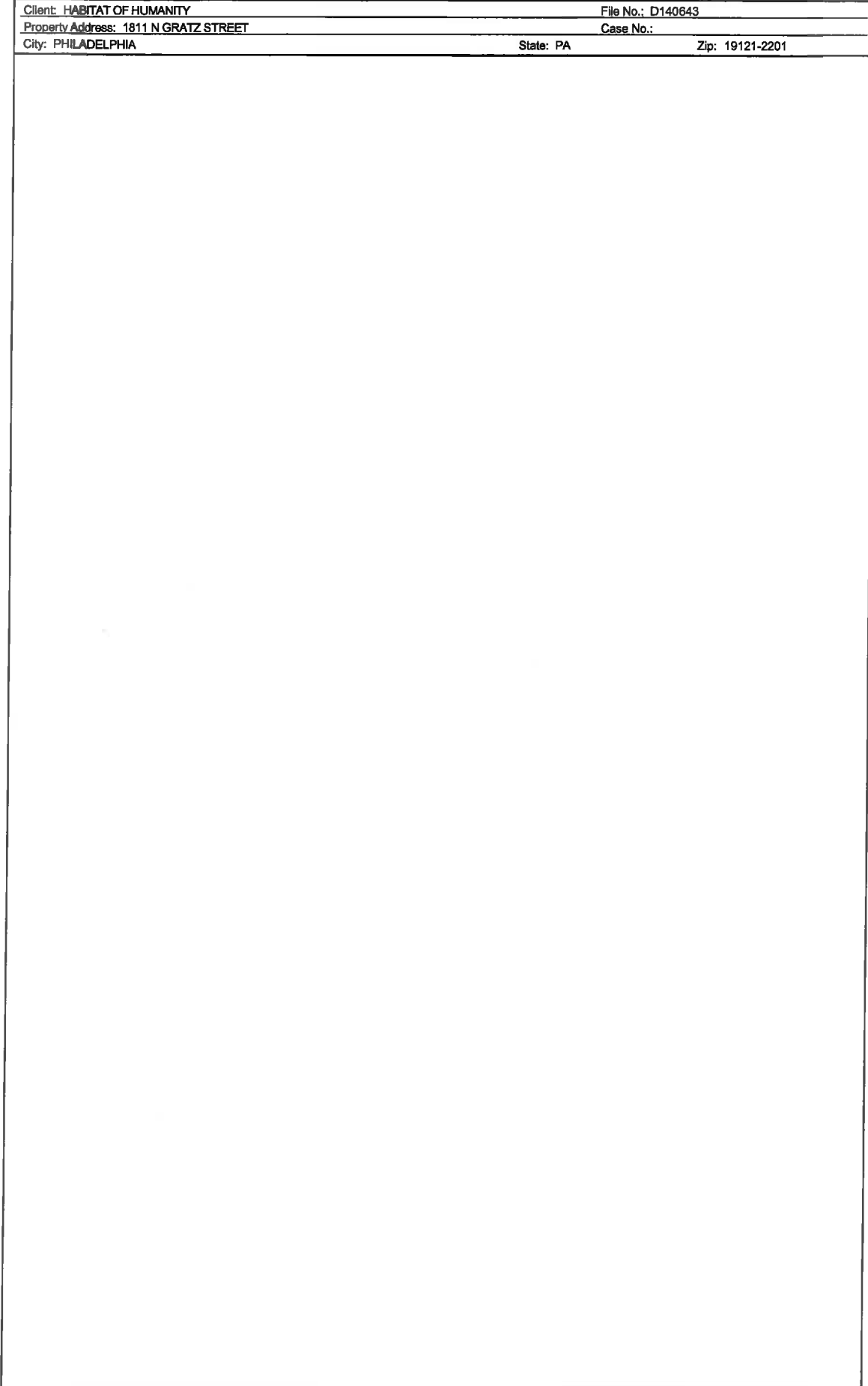
A single family range of value has been estimated for the subject's neighborhood. This estimate contains, a low range of value, a high range of value, and a predominant range of value. The subject's estimated value is within the value range, and may fall anywhere within the range, toward the low end, the high end, or predominant range.

"Property is free from damage and the disaster (Hurricane Sandy) had no affect on value or marketability."

"The subject property has not suffered any damage from recent winter storm which took affect from February 4th-6th and there is no negative affect on the marketability."

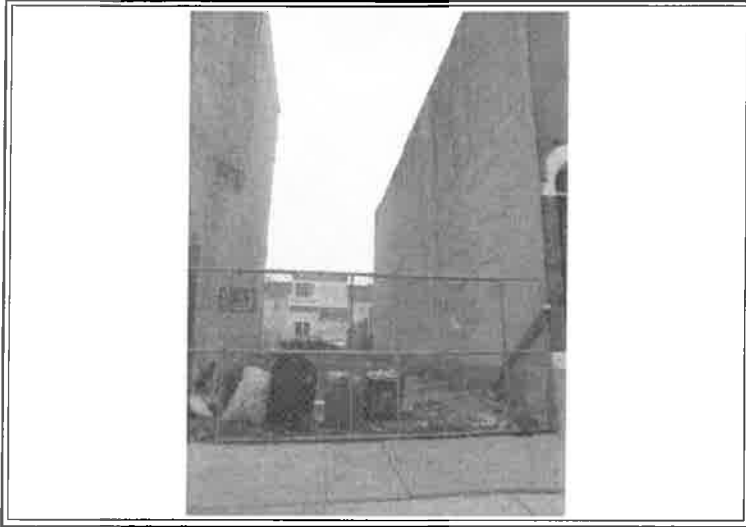
ADDENDUM

Client: HABITAT OF HUMANITY	File No.: D140643
Property Address: 1811 N GRATZ STREET	Case No.:
City: PHILADELPHIA	State: PA Zip: 19121-2201



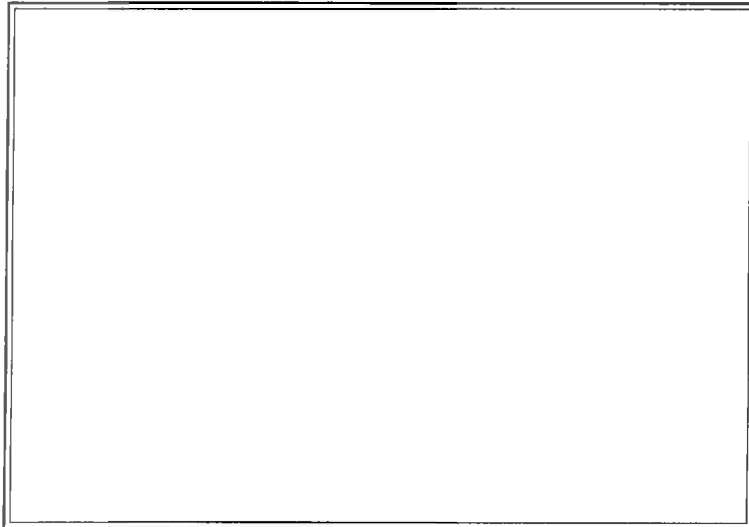
SUBJECT PROPERTY PHOTO ADDENDUM

Client: HABITAT OF HUMANITY	File No.: D140643
Property Address: 1811 N GRATZ STREET	Case No.:
City: PHILADELPHIA	State: PA Zip: 19121-2201



FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: March 25, 2014  
Appraised Value: \$ 40,000



REAR VIEW OF  
SUBJECT PROPERTY

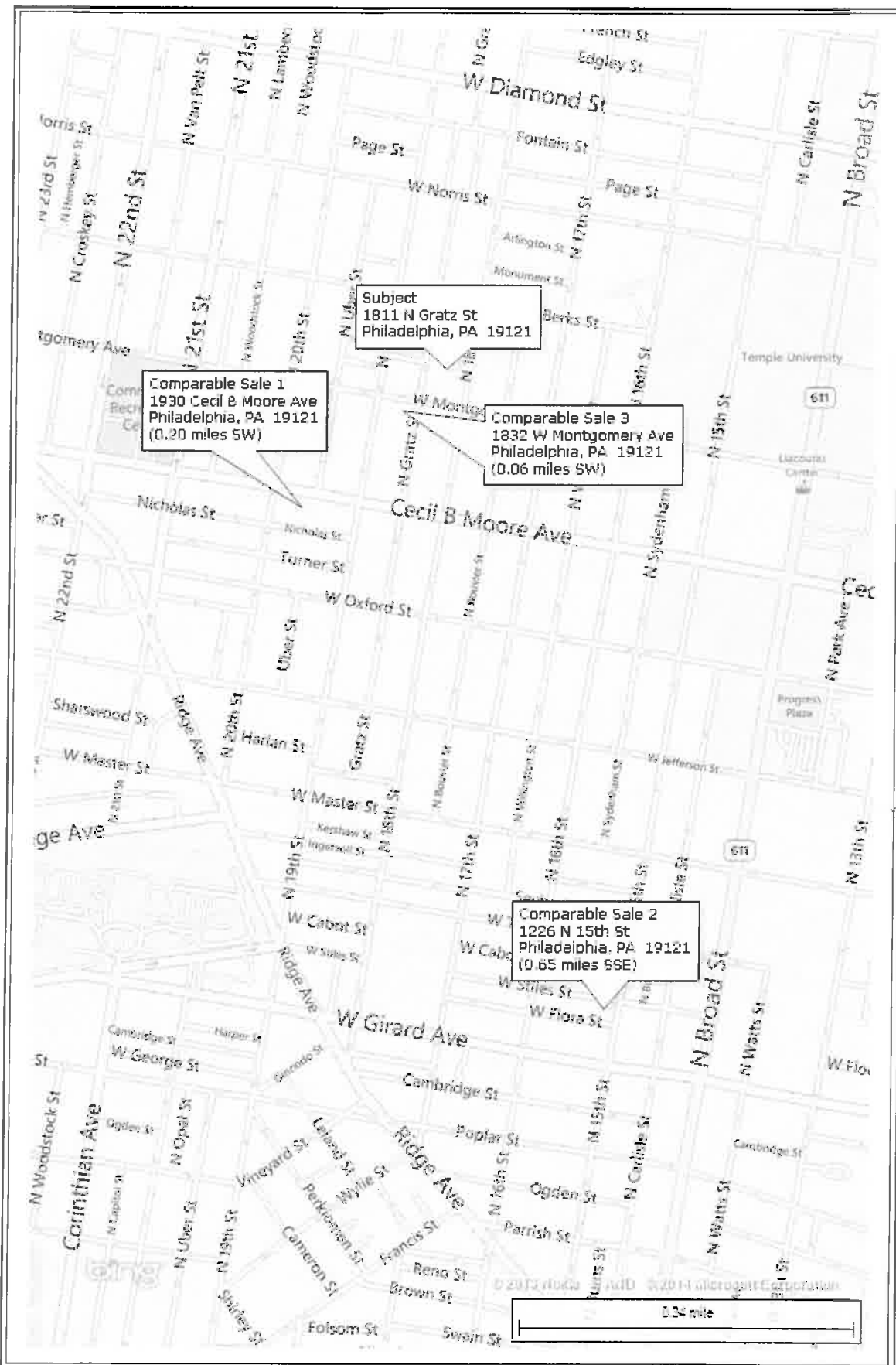


STREET SCENE

LOCATION MAP

Client: HABITAT OF HUMANITY  
Property Address: 1811 N GRATZ STREET  
City: PHILADELPHIA

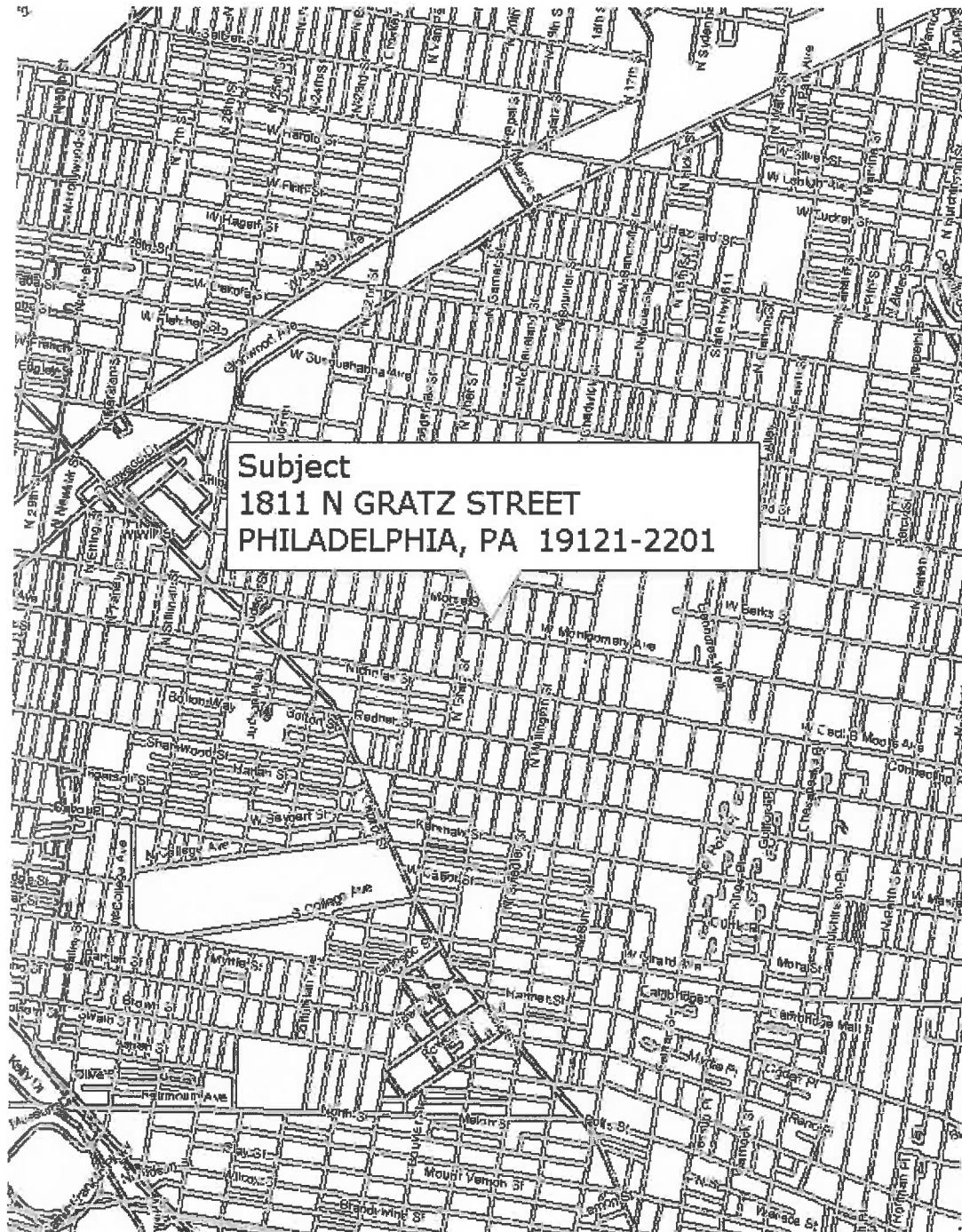
File No.: D140643  
Case No.:  
State: PA  
Zip: 19121-2201





Client: HABITAT OF HUMANITY  
Property Address: 1811 N GRATZ STREET  
City: PHILADELPHIA









File No.: D140643  
Case No.:  
State: PA Zip: 19121-2201



Subject  
1811 N GRATZ STREET  
PHILADELPHIA, PA 19121-2201

### FloodMap Legend

#### Flood Zones

-  Areas inundated by 500-year flooding
-  Areas outside of the 100- and 500-year floodplains
-  Areas inundated by 100-year flooding
-  Areas inundated by 100-year flooding with velocity hazard
-  Floodway areas
-  Floodway areas with velocity hazard
-  Areas of undetermined but possible flood hazards
-  Areas not mapped on any published FIRM

### Flood Information

Community: 420757 - PHILADELPHIA, CITY OF  
Property is not in a FEMA special flood hazard area.  
Map Number: 4207570181G Map Date: 01/17/2007  
Panel: 0181G FIPS: 42101  
Zone: X

Neither Transamerica Flood Hazard Certification (TFHC) nor ACF makes any representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose. Neither TFHC nor ACF nor the seller of this flood report shall have any liability to any third party for any use or misuse of this flood report.

\*\*\*\*\* INVOICE \*\*\*\*\*

File Number: D140643

04/01/2014

HABITAT FOR HUMANITY  
1829 N 19th STREET  
PHILADELPHIA, PA 19121

Invoice # : D140643  
Order Date :  
Reference/Case # :  
PO Number :

1811 N GRATZ STREET  
PHILADELPHIA, PA 19121-2201

REAL ESTATE APPRAISAL	\$	200.00
	\$	
		-----
Invoice Total	\$	200.00
State Sales Tax @	\$	0.00
Deposit	(\$	0.00 )
Deposit	(\$	0.00 )
		-----
Amount Due	\$	200.00

Terms:

Please Make Check Payable To:

CMS APPRAISAL GROUP, LLC  
65 W STREET ROAD SUITE A207  
WARMINSTER, PA 18974

Fed. I.D. #:

1811 N. Grady

**AVAILABLE!**

 **US SPACES.COM**

U.S. Spaces, Inc. | 201.462.4100 | **MLS** 

Tim Garbry, REALTOR  
267.879.2716  
215.829.8650  
tim.garbry@usspaces.com

**LOSTED**  
PROPERTY

12/26/2013 13:37

**J**

**RDA**

**Ms. Susie Jarmon**  
City of Philadelphia  
Philadelphia, Pa.

Re: New Tri-plex Apartments  
1917 N. 7th Street  
Philadelphia, Pa.

**Application #514671**

Dear Ms Jarmon,

We are writing this request on behalf of the owner of 1917 North 7<sup>th</sup> Street.

**Green U Property (Dan Vallerio)**

This letter is to request that all provisos and restrictions be lifted or removed that are presently listed upon the property located at 1917 North 7<sup>th</sup> Street. We are requesting this because the owner is in the process of obtaining building permits to construct a new three story Tri-plex Apartment Building and wishes to have the restrictions removed from the deed.

Thank you for your assistance in this matter, if you have any questions please call me immediately @ 267-222-2886 that is my cell number and will go directly to me.

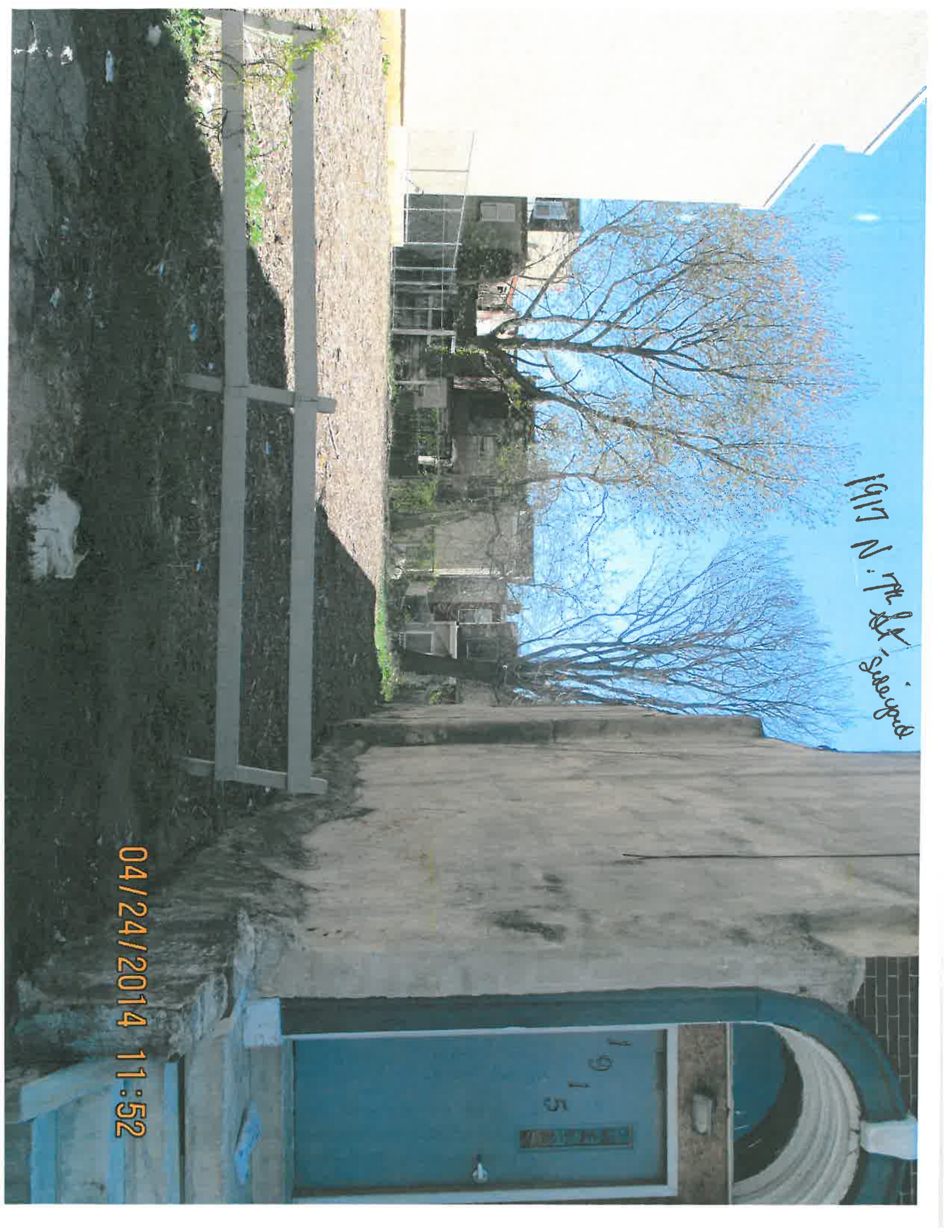
Sincerely,

George J. Baker, R.A.  
BAKER ARCHITECTS, INC.



1917 N. 17th St. - Suburbia

04/24/2014 11:52



**K**



**STREAMLINE**  
S O L U T I O N S

2301 Washington Ave. Ste 111  
Philadelphia, PA 19146  
(267)-639-3550

---

Susie Jarmon  
1234 Market St  
Philadelphia, PA 19107

Date: 04/24/2014

Dear Susie Jarmon,

I, Sean Schellenger of Trinity Real Estate LLC, am requesting permission to engage in the sale of 2042 Annin St to Dustin Bartolomeo-Damon and Elisa Bartolomeo-Damon. In order to do so, I would like to request that the restrictions from the RDA be lifted in order to proceed with the sale of the aforementioned property.

I look forward to hearing from you.

Sincerely,

Sean Schellenger

Trinity Real Estate, LLC

610-247-0808

sean@streamlinephilly.com



**STANDARD AGREEMENT FOR THE SALE OF NEW CONSTRUCTION****ASNC**

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

**PARTIES**

<b>BUYER(S):</b> <u>Dustin Bartolomeo-Damon, Elisa Bartolomeo-Damon</u>	<b>SELLER(S):</b> <u>Trinity Real Estate LLC</u>
<b>BUYER'S MAILING ADDRESS:</b> <u>2121 Kimball St.</u> <u>Philadelphia, PA 19146</u>	<b>SELLER'S MAILING ADDRESS:</b> <u>2301 Washington Ave. #111</u> <u>Philadelphia, PA 19146</u>

**PROPERTY**

Subdivision, Phase, Model \_\_\_\_\_

Property Address 2042 Annin St. ZIP 19146,  
in the municipality of Philadelphia, County of Philadelphia,  
in the School District of \_\_\_\_\_, in the Commonwealth of Pennsylvania.  
Identification (e.g., Tax ID #; Parcel #; Lot, Block; Deed Book, Page, Recording Date): Tax ID 361027815

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

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

Broker (Company) <u>BHHS Fox &amp; Roach-Society Hill</u>	Licensee(s) (Name) <u>Bryan Capone</u>
Company Address <u>530 Walnut St. Suite 260, Philadelphia, PA 19106</u>	Direct Phone(s) <u>(215) 521-1534</u>
Company Phone <u>(215) 627-6005</u>	Cell Phone(s) <u>(215) 962-7541</u>
Company Fax <u>(215) 627-3142</u>	Fax <u>(215) 627-3142</u>
Broker is:	Email <u>bryan@caponephillyre.com</u>
<input checked="" type="checkbox"/> Buyer Agent (Broker represents Buyer only)	Licensee(s) is:
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input checked="" type="checkbox"/> Buyer Agent with Designated Agency
	<input type="checkbox"/> Buyer Agent without Designated Agency
	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> 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) <u>Streamline Realty LLC</u>	Licensee(s) (Name) <u>Michael Stillwell</u>
Company Address <u>2301 Washington Ave. #111, Philadelphia, PA 19146</u>	Direct Phone(s) <u>(484) 340-7019</u>
Company Phone <u>(267) 639-3550</u>	Cell Phone(s) _____
Company Fax <u>(866) 610-9423</u>	Fax _____
Broker is:	Email <u>mike@streamlinephilly.com</u>
<input checked="" type="checkbox"/> Seller Agent (Broker represents Seller only)	Licensee(s) is:
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input checked="" type="checkbox"/> Seller Agent with Designated Agency
	<input type="checkbox"/> Seller Agent without Designated Agency
	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> 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: DeD EED

ASNC Page 1 of 9

Seller Initials: \_\_\_\_\_

Revised 2/12

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2011

2/12



Pennsylvania Association of REALTORS®

1. **By this Agreement**, dated February 11, 2014

Seller hereby agrees to sell and convey to Buyer, who 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 (2-12)**

(A) Purchase Price \$ \$396,500.00  
( Three Hundred Ninety-Six Thousand, Five Hundred

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) \_\_\_\_\_

(B) Purchase Price will be paid by Buyer to Seller as follows:

1. Deposit at signing of this Agreement:	\$	<u>1,000.00</u>
2. Deposit within <u>45</u> days of the Execution Date of this Agreement:	\$	<u>9,000.00</u>
3. <b>Non-refundable pre-paid extras/options/alterations on or before <u>02/14/2014</u></b>	\$	<u>5,000.00</u>
4. _____	\$	_____
5. _____	\$	_____
6. _____	\$	_____

7. 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 \$ \_\_\_\_\_ 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 (2-12)**

(A) Settlement Date is May 8, 2014, 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 (see Notice Regarding Real Estate 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) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here: \_\_\_\_\_

(E) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: \_\_\_\_\_

(F) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures broom-clean, at day and time of settlement.

5. **DATES/TIME IS OF THE ESSENCE (2-12)**

(A) Written acceptance of all parties will be on or before: February 12, 2014

(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.

(E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to all parties.

6. **ZONING (2-12)**

Failure of this Agreement to contain the zoning classification (except in cases where the property {and each parcel thereof, if subdividable} is zoned solely or primarily to permit single-family dwellings) will render this Agreement voidable at Buyer's option, and, if voided, any deposits tendered by the Buyer will be returned to the Buyer without any requirement for court action.

Zoning Classification: R10A

65 Buyer Initials: DEB EBE

Seller Initials: \_\_\_\_\_

2042 Harris St.

04/25/2014 12:44



**L**



2301 Washington Ave. Ste 111  
Philadelphia, PA 19146  
(267)-639-3550

---

Susie Jarmon  
1234 Market St  
Philadelphia, PA 19107


Date: 04/24/2014

Dear Susie Jarmon,

I, Eric Feinberg of KI Partners LP, am requesting permission to engage in the sale of 2038 Annin St to Danielle Scugoza and Matthew Malcom McKeon. In order to do so, I would like to request that the restrictions from the RDA be lifted in order to proceed with the sale of the aforementioned property.

I look forward to hearing from you.

Sincerely,

DocuSigned by:  
  
44C8AF2CEE83485...

Eric Feinberg

KI Partners LP

484-948-5872

eric@thestreamlinenetwork.com

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

PARTIES	
<b>BUYER(S):</b> <u>Danielle Scugoza, Matthew Malcom McKeon</u>	<b>SELLER(S):</b> <u>KI Partners LP</u>
<b>BUYER'S MAILING ADDRESS:</b> <u>1027 Arch Street 802</u> <u>Philadelphia PA 19107</u>	<b>SELLER'S MAILING ADDRESS:</b>  

PROPERTY	
Subdivision, Phase, Model _____	
Property Address <u>2038 Annin Street</u>	ZIP <u>19146</u>
in the municipality of <u>Philadelphia</u>	, County of <u>Philadelphia</u>
in the School District of _____	, in the Commonwealth of Pennsylvania.
Identification (e.g., Tax ID #; Parcel #; Lot, Block; Deed Book, Page, Recording Date): <u>361027605</u>	

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Buyer is not represented by a broker)	
Broker (Company) <u>Fox &amp; Roach LP</u> Company Address <u>530 Walnut St Suite 260, Philadelphia, PA 19106</u> Company Phone <u>(215) 627-6005</u> Company Fax <u>(215) 627-3142</u> Broker is: <input checked="" type="checkbox"/> Buyer Agent (Broker represents Buyer only) <input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	Licensee(s) (Name) <u>Patrick Ellis</u> Direct Phone(s) <u>(215) 627-6005</u> Cell Phone(s) <u>(267) 978-8281</u> Fax <u>(215) 627-3142</u> Email <u>patrick@centercity.com</u> Licensee(s) is: <input type="checkbox"/> Buyer Agent with Designated Agency <input checked="" type="checkbox"/> Buyer Agent without Designated Agency <input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)	

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Seller is not represented by a broker)	
Broker (Company) <u>Streamline Realty</u> Company Address <u>2301 Washington Ave, Philadelphia, PA 19146</u> Company Phone <u>(267) 639-3550</u> Company Fax <u>(866) 610-9423</u> Broker is: <input checked="" type="checkbox"/> Seller Agent (Broker represents Seller only) <input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	Licensee(s) (Name) <u>Mike Stillwell</u> Direct Phone(s) _____ Cell Phone(s) <u>(484) 340-7019</u> Fax _____ Email <u>mike@streamlinephilly.com</u> Licensee(s) is: <input type="checkbox"/> Seller Agent with Designated Agency <input checked="" type="checkbox"/> Seller Agent without Designated Agency <input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> 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: DS AM ASNC Page 1 of 9 Seller Initials: [Signature]  
 Revised 2/12 COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2011  
 Pennsylvania Association of REALTORS® 2/12

1 **1. By this Agreement**, dated February 3, 2014

2 Seller hereby agrees to sell and convey to Buyer, who agrees to purchase Property lot or piece of ground ( check here if lot  
3 is not being conveyed) with buildings and improvements to be erected thereon.

4 **2. PURCHASE PRICE AND DEPOSITS (2-12)**

5 (A) Purchase Price \$ \$395,000.00

6 (Three Hundred Ninety-Five Thousand

U.S. Dollars), to be accounted for as follows:

- 7 1. Base Price \_\_\_\_\_
- 8 2. Lot Premium, if any \_\_\_\_\_
- 9 3. Total Options/Extras/Alterations (see attached addendum) \_\_\_\_\_

10 (B) Purchase Price will be paid by Buyer to Seller as follows:

- 11 1. Deposit at signing of this Agreement: \$ 5,000.00
- 12 2. Deposit within 60 days of the Execution Date of this Agreement: \$ 10,000.00
- 13 3. Non-refundable pre-paid extras/options/alterations on or before 02/28/2014 \$ 5,000.00
- 14 4. \_\_\_\_\_ \$ \_\_\_\_\_
- 15 5. \_\_\_\_\_ \$ \_\_\_\_\_
- 16 6. \_\_\_\_\_ \$ \_\_\_\_\_
- 17 7. Remaining balance will be paid at settlement.

18 (C) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer  
19 within 30 DAYS of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by per-  
20 sonal check.

21 (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  
22 (unless otherwise stated here: \_\_\_\_\_),  
23 who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or ter-  
24 mination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of  
25 the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this  
26 Agreement.

27 **3. SELLER ASSIST (If Applicable) (2-12)**

28 Seller will pay \$ \_\_\_\_\_ or \_\_\_\_\_ % of Purchase Price (0 if not specified) toward  
29 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  
30 approved by mortgage lender.

31 **4. SETTLEMENT AND POSSESSION (2-12)**

32 (A) Settlement Date is June 4, 2014, or before if Buyer and Seller agree.

33 (B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless  
34 Buyer and Seller agree otherwise.

35 (C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable:  
36 current taxes (see Notice Regarding Real Estate Taxes); condominium fees and homeowner association fees; water and/or sewer  
37 fees, together with any other lienable municipal service fees. All charges will be pro-rated for the period(s) covered. Seller will  
38 pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here:  
39 \_\_\_\_\_

40 (D) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here: \_\_\_\_\_

41 (E) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: \_\_\_\_\_

42 (F) 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.

44 **5. DATES/TIME IS OF THE ESSENCE (2-12)**

45 (A) Written acceptance of all parties will be on or before: \_\_\_\_\_

46 (B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the  
47 essence and are binding.

48 (C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by sign-  
49 ing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding  
50 the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be ini-  
51 tialled and dated.

52 (D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agree-  
53 ment of the parties.

54 (E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms  
55 and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable  
56 to all parties.

57 **6. ZONING (2-12)**

58 Failure of this Agreement to contain the zoning classification (except in cases where the property (and each parcel thereof, if subdivi-  
59 dible) is zoned solely or primarily to permit single-family dwellings) will render this Agreement voidable at Buyer's option, and, if  
60 voided, any deposits tendered by the Buyer will be returned to the Buyer without any requirement for court action.

61 Zoning Classification: R10A

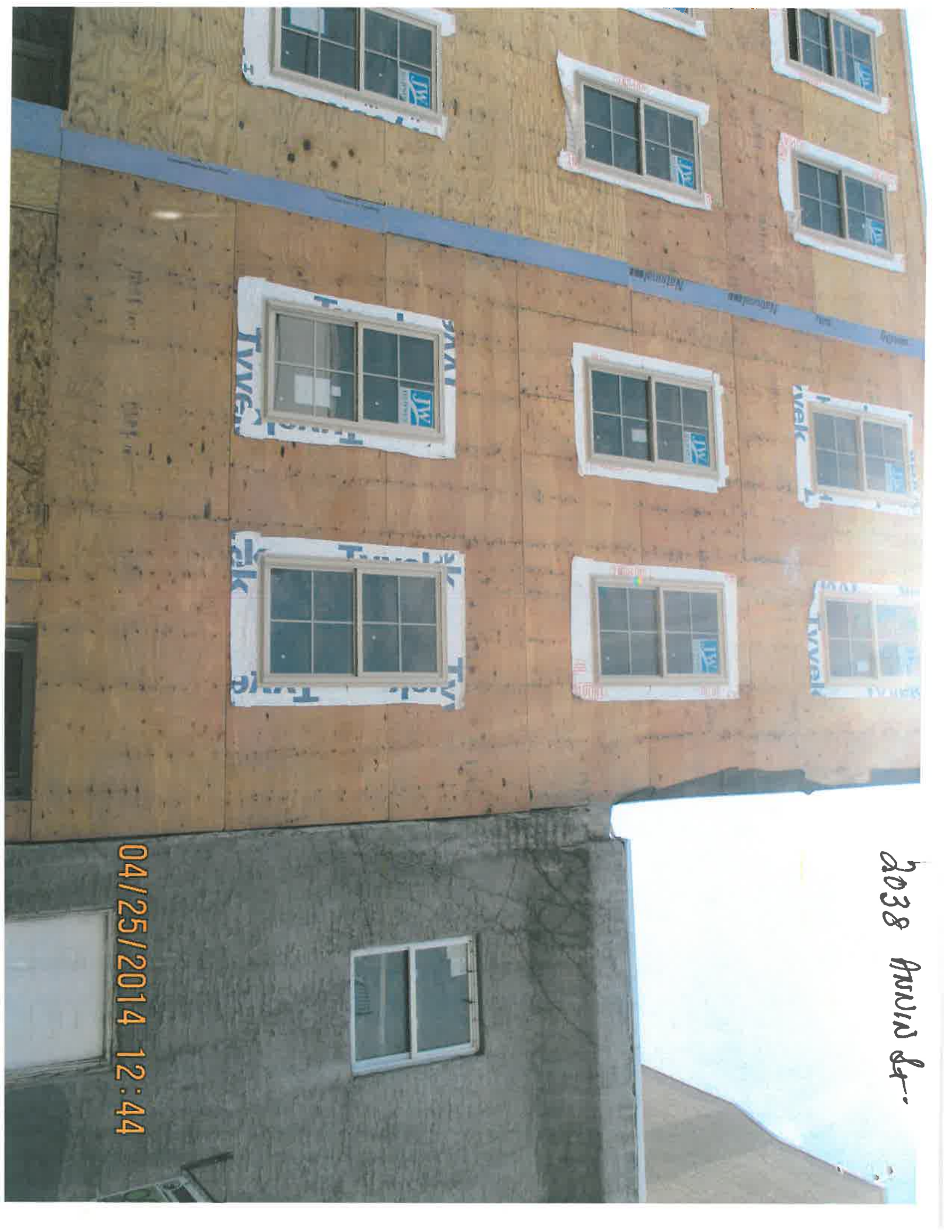
62 Buyer Initials: DS AM

Seller Initials: ML



2038 Anvins St.

04/25/2014 12:44







2301 Washington Ave. Ste 111  
Philadelphia, PA 19146  
(267)-639-3550

---

Susie Jarmon  
1234 Market St  
Philadelphia, PA 19107


Date: 04/24/2014

Dear Susie Jarmon,

I, Eric Feinberg of KI Partners LP, am requesting permission to engage in the sale of 2034 Annin St to Christopher Michael Sales and Hilary Marie Caruso Sales. In order to do so, I would like to request that the restrictions from the RDA be lifted in order to proceed with the sale of the aforementioned property.

I look forward to hearing from you.

Sincerely,

DocuSigned by:  
  
44C8AF2CEE83485...

Eric Feinberg

KI Partners LP

484-948-5872

eric@thestreamlinenetwork.com

**STANDARD AGREEMENT FOR THE SALE OF NEW CONSTRUCTION**

ASNC

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

**PARTIES**BUYER(S): Christopher Michael Sales, Hilary Marie Caruso SalesSELLER(S): KI Partners I LP

## BUYER'S MAILING ADDRESS:

2405 Madison Square Philadelphia, PA 19146

## SELLER'S MAILING ADDRESS:

1635 Yardley Drive West Chester, PA 19380**PROPERTY**

Subdivision, Phase, Model \_\_\_\_\_

Property Address 2034 Annin St, Philadelphia PAZIP 19146in the municipality of Philadelphia, County of Philadelphiain the School District of Philadelphia

, in the Commonwealth of Pennsylvania.

Identification (e.g., Tax ID #; Parcel #; Lot; Block; Deed Book, Page, Recording Date): Tax ID # 361 027 405**BUYER'S RELATIONSHIP WITH PA LICENSED BROKER** No Business Relationship (Buyer is not represented by a broker)Broker (Company) Streamline Realty LLCLicensee(s) (Name) Rodney RossCompany Address 2301 Washington Avenue #111, Philadelphia, PA 19146Direct Phone(s) (267) 515-5873Cell Phone(s) (267) 625-7559Company Phone (267) 639-3550

Fax \_\_\_\_\_

Company Fax (866) 610-9423Email rodney@thestreamlinenetwork.com

Broker is:

Licensee(s) is:

 Buyer Agent (Broker represents Buyer only) Buyer Agent with Designated Agency Dual Agent (See Dual and/or Designated Agent box below) Buyer Agent without Designated Agency 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) Streamline RealtyLicensee(s) (Name) Michael StillwellCompany Address 2301 Washington Ave, Philadelphia, PA 19146Direct Phone(s) (267) 639-3550

Cell Phone(s) \_\_\_\_\_

Company Phone (267) 639-3550

Fax \_\_\_\_\_

Company Fax \_\_\_\_\_

Email \_\_\_\_\_

Broker is:

Licensee(s) is:

 Seller Agent (Broker represents Seller only) Seller Agent with Designated Agency Dual Agent (See Dual and/or Designated Agent box below) Seller Agent without Designated Agency 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: CM / MS

ASNC Page 1 of 9

Seller Initials: MS / SS

Pennsylvania Association of REALTORS®

Revised 2/12

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2011

2/12

1. **By this Agreement**, dated February 11, 2014,

Seller hereby agrees to sell and convey to Buyer, who 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 (2-12)**

(A) Purchase Price \$ \$399,000.00  
( Three Hundred Ninety-Nine Thousand

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) \_\_\_\_\_

(B) Purchase Price will be paid by Buyer to Seller as follows:

- 1. Deposit at signing of this Agreement: \$ \_\_\_\_\_
- 2. Deposit within 1 days of the Execution Date of this Agreement: \$ 5,000.00
- 3. **Non-refundable pre-paid extras/options/alterations on or before 03/25/2014** \$ 10,000.00
- 4. \_\_\_\_\_ \$ \_\_\_\_\_
- 5. \_\_\_\_\_ \$ \_\_\_\_\_
- 6. \_\_\_\_\_ \$ \_\_\_\_\_

7. 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 \$ \_\_\_\_\_ 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 (2-12)**

(A) Settlement Date is June 30, 2014, 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 (see Notice Regarding Real Estate 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) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here: \_\_\_\_\_

(E) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: \_\_\_\_\_

(F) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures broom-clean, at day and time of settlement.

5. **DATES/TIME IS OF THE ESSENCE (2-12)**

(A) Written acceptance of all parties will be on or before: February 13, 2014

(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.

(E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to all parties.

6. **ZONING (2-12)**

Failure of this Agreement to contain the zoning classification (except in cases where the property {and each parcel thereof, if subdividable} is zoned solely or primarily to permit single-family dwellings) will render this Agreement voidable at Buyer's option, and, if voided, any deposits tendered by the Buyer will be returned to the Buyer without any requirement for court action.

Zoning Classification: R10A

65 Buyer Initials: CM MS

Seller Initials: MS SS

Goodwin

04/25/2014 12:44



**M**



PREFERRED

1401 WALNUT STREET, 8TH FLOOR  
PHILADELPHIA, PA 19102

BUS. (215) 546-2700  
FAX (215) 546-7728

May 2, 2014

Request for release of the "reverted clause" for 2111 e. Dauphin Street

Susie Jarmon  
City of Philadelphia  
Philadelphia, Pa 19102

RE: 2111 East Dauphin St.

Dear Susie,,

As per your email; I wanted to formally request a release of the "Reverter Clause" in the title for 2111E Dauphin Street in Philadelphia. I have attached the Agreement of Sale for the purchase of the property as well as the adjoining properties. As we have been notified of the upcoming hearing date for May 13<sup>th</sup>, please let me know if there is any further info you may need or any addition documentation needed for the hearing. Please provide any correspondence via email or snail mail. Thank you.

Very truly yours,

Jason Morris  
Coldwell Banker Commercial  
917-370-0370  
jasonmmorris@yahoo.com

**AGREEMENT FOR THE SALE OF COMMERCIAL REAL ESTATE**

ASC

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

SELLER'S BUSINESS RELATIONSHIP WITH PA LICENSED BROKER	
BROKER (Company) <u>COLDWELL BANKER PREFERRED</u>	PHONE <u>(917) 370-0370</u>
ADDRESS <u>1401 WALNUT ST 8TH FLOOR, PHILADELPHIA PA 19102</u>	FAX _____
LICENSEE(S) <u>JASON MORRIS</u>	Designated Agent? <input type="checkbox"/> Yes <input type="checkbox"/> No
BROKER IS THE AGENT FOR SELLER. OR (if checked below):	
Broker is NOT the Agent for Seller and is a/an: <input type="checkbox"/> AGENT FOR BUYER <input type="checkbox"/> TRANSACTION LICENSEE	

BUYER'S BUSINESS RELATIONSHIP WITH PA LICENSED BROKER	
BROKER (Company) <u>COLDWELL BANKER PREFERRED</u>	PHONE <u>(917) 370-0370</u>
ADDRESS <u>1401 WALNUT ST 8TH FLOOR, PHILADELPHIA PA 19102</u>	FAX _____
LICENSEE(S) <u>JASON MORRIS</u>	Designated Agent? <input type="checkbox"/> Yes <input type="checkbox"/> No
BROKER IS THE AGENT FOR BUYER. OR (if checked below):	
Broker is NOT the Agent for Buyer and is a/an: <input type="checkbox"/> AGENT FOR SELLER <input type="checkbox"/> SUBAGENT FOR SELLER <input type="checkbox"/> 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.

*Jonathan Weiss*

1. This Agreement, dated April 4, 2014 ~~XXXXXXXXXX, 2014X~~ is between  
 2 SELLER(s): NICHOLAS CAMPIONE AND TERRY ANN CAMPIONE

BUYER(s): JONATHAN WEISS / EQUINOX MANAGEMENT AND CONSTRUCTION LLC AND, OR SUCCESSORS, ASSIGNEES OR  
NOMINEES ET AL, called "Seller," and  
 \_\_\_\_\_, called "Buyer."

2. PROPERTY. Seller hereby agrees to sell and convey to Buyer, who hereby agrees to purchase:  
 ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, if any, known as: 2111-2119 E  
DAUPHIN STREET (INCLUDING 2110-2122 DAKOTA STREET)

in the CITY of PHILADELPHIA County of PHILADELPHIA,  
 Commonwealth of Pennsylvania. Identification (e.g., Tax ID #; Parcel #; Lot, Block; Deed Book, Page, Recording Date) BRT #  
884713820, 313085501

3. TERMS (10-06)  
 (A) Purchase Price \$650,000.00 U.S. Dollars,  
 which will be paid to Seller by Buyer as follows:  
 1. Cash or check at signing this Agreement; WITHIN 48 HOURS OF FULL EXECUTION \$ 25,000.00  
 2. Cash or check within \_\_\_\_\_ days of the execution of this Agreement: \$ \_\_\_\_\_  
 3. \_\_\_\_\_ \$ \_\_\_\_\_  
 4. \_\_\_\_\_ \$ \_\_\_\_\_  
 5. Cash or cashier's check at time of settlement: \$ 625,000.00  
 TOTAL \$ 650,000.00

(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 person designated as payee, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here), DEPOSIT TO BE HELD WITH TITLE COMPANY OF BUYER'S CHOICE.

\_\_\_\_\_, who will retain deposits in an escrow account until consummation or termination of this Agreement in conformity with all applicable laws and regulations. Any check tendered as deposit monies may be held uncashed pending the acceptance of this Agreement.

(C) Seller's written approval on or before: APRIL 1, 2014  
 (D) Settlement to be on 15 DAYS AFTER DUE DILIGENCE PERIOD or before if Buyer and Seller agree.

Buyer Initials: JW ASC Page 1 of 9 Revised 8/11  
 Seller Initials: JW