



CITY OF PHILADELPHIA

LAW DEPARTMENT
One Parkway
1515 Arch Street
Philadelphia, PA 19102-1595

SHELLEY R. SMITH
City Solicitor

HOUSING DIVISION
1234 Market Street
17th Floor
Philadelphia, PA 19107

(215) 686-9788

November 13, 2014

Re: *Site Control*
2721-77 Ruth Street

Dear Sir/Madam:

The Vacant Property Review Committee (VPRC) is a committee established by Ordinance of City of Philadelphia's (City) Council which makes recommendations to the City's Commissioner of Public Property regarding the disposition of City surplus and blighted property, in accordance with the provisions of Chapter 16-400 of the Philadelphia Code. The VPRC is duly authorized to recommend to the City's Commissioner of Public Property that title to City owned property be transferred to other individual(s) and/or entities.

Please be advised that the City is the legal title holder to the above-referenced property located in the City and County of Philadelphia. At the VPRC Meeting held on May 13, 2014, the VPRC was informed of New Kensington Community Development Corporation's (NKCDC) intent to develop the above-referenced property into a mixed used development that will include affordable housing units and commercial space. The VPRC voted to approve the transfer of the property to NKCDC (or a related entity in which NKCDC is a partner) at a price to be determined by the City's Interagency Task Force. On June 19, 2014, the Interagency Task Force has recommended that the property be conveyed for nominal consideration.

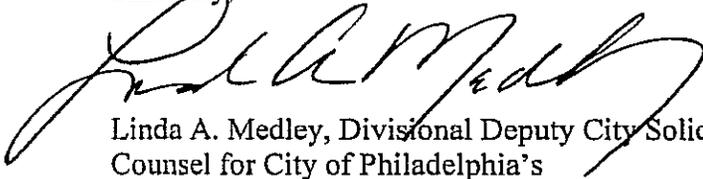
On or about November 6, 2014, the City was notified that the Orinoka Mills LP (an entity in which NKCDC is a partner) would be the developer for this property. Because the conveyance of this property will not be completed by the deadline for Orinoka Mills LP's application to the Federal Home Loan Bank of New York Affordable Housing Program, please accept this Site Control letter, in lieu of documentation demonstrating the conveyance, from the City.

The Task Force's recommendation is in accordance with the City's practice that, when an organization is providing affordable housing which may be supported by the City, the property is conveyed at nominal consideration. Thus, after City Council approval and all of the required

arrangements have been made, the properties will be transferred to the Philadelphia Redevelopment Authority (PRA). PRA, acting as the City's agent, will then transfer the properties to Orinoka Mills LP for nominal consideration to be used in its mixed use development project, identified as Orinoka Mills Civic House.

I trust that this letter is useful in assisting Orinoka Mills LP with its mixed use development project. If I can be of further assistance, please do not hesitate to contact me. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda A. Medley", written in a cursive style.

Linda A. Medley, Divisional Deputy City Solicitor
Counsel for City of Philadelphia's
Office of Housing and Community Development &
Vacant Property Review Committee

cc: Susie Jarmon, Joann Jones, Sandy Salzman, Judy Berkman