

City of Philadelphia



(Bill No. 070434)

AN ORDINANCE

Authorizing the Commissioner of Public Property on behalf of the City of Philadelphia to execute and deliver to the Philadelphia Authority for Industrial Development, for nominal consideration, a deed conveying fee simple title to all or part of certain parcels of land with the buildings and improvements thereon located in the general vicinity of the intersection of Penrose Ferry Road and Fort Mifflin Road for further conveyance at fair market value, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property on behalf of the City of Philadelphia is hereby authorized to execute and deliver to the Philadelphia Authority for Industrial Development, for nominal consideration, a deed conveying fee simple title to all or part of certain parcels of land with the buildings and improvements thereon located in the general vicinity of the intersection of Penrose Ferry Road and Fort Mifflin Road, generally described as follows, for further conveyance at fair market value:

Parcel 1

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, situate in the 40th Ward of the City of Philadelphia, and described in accordance with a Plan of Property (FF-10-0013/402-07) made July 28, 2004 for the Philadelphia Industrial Development Corporation by Thomas F. Marro, Acting Surveyor & Regulator of the Seventh Survey District, as follows:

BEGINNING AT A POINT in the centerline of Fort Mifflin Road (also known as Fort Road, 20 feet wide, not on City Plan and no record of legal opening), said point being located from the point of intersection of the southeasterly side of Penrose Ferry Road (33 feet wide, not on City Plan but legally opened) and the easterly side of the 65.894 feet wide right-of-way of the relocated Sixtieth Street Branch of the Philadelphia, Baltimore, and Washington Railroad by the following three (3) courses and distances: (1) N 77° 33' 18" E, along the said southeasterly side of Penrose Ferry Road, the distance of 408.224 feet to a point; (2) N 69° 31' 53" E, still along the said southeasterly side of Penrose Ferry Road, the distance of 37.503 feet to a point in the said centerline of Fort Mifflin Road; (3) S 29° 17' 41" E, along the said centerline of Fort Mifflin Road, the distance of 86.367 feet to the point of beginning; thence, from said point of beginning, extending S 29° 17' 41" E, along the said centerline of Fort Mifflin Road, the distance of 734.153 feet to a point; thence extending S 47° 16' 49" W, crossing the southwesterly half of the bed of said Fort Mifflin Road and crossing the southeasterly half of the bed of

City of Philadelphia

BILL NO. 070434 continued

Certified Copy

Hog Island Road (20 feet wide, not on City Plan and no record of legal opening), the distance of 963.063 feet to a point in the centerline of the said Hog Island Road; thence extending N 12° 57' 37" E, along the said centerline of Hog Island Road, the distance of 1349.972 feet to a point, said point being the beginning of a non-tangent curve to which beginning of curve a radial line bears N 24° 47' 26.20" E; thence extending southeastwardly, along the arc of a circle curving to the right and having a radius of 1530.000 feet, re-crossing the said southeasterly half of the bed of Hog Island Road and re-crossing the said southwesterly half of the bed of Fort Mifflin Road, the arc distance of 50.676 feet to a point in the said centerline of Fort Mifflin Road, to which said point a radial line bears N 26° 41' 04.53" E, said point being the first mentioned point and place of beginning.

CONTAINING IN AREA 377,156 square feet or 8.6583 acres (including 20,843 square feet or 0.4785 acres within the said beds of Fort Mifflin Road and Hog Island Road).

Parcel 2

ALL THAT CERTAIN lot or piece of ground SITUATE in the 40th Ward of the City of Philadelphia, described according to a Plan of Property made for Department of Public Property by William L. Hutchinson Surveyor and Regulator of the 7th Survey District dated May 25, 1994:

BEGINNING at a point on the northeasterly side of a proposed 60 feet wide street, which point is described the following two courses and distances from the intersection of the Penrose Ferry Road (33 feet wide legally open – not on City Plan) and the Pierhead and Bulkhead Line of the Schuylkill River (approved by the Secretary of War on September 10, 1940); (1) extending along said Pierhead and Bulkhead Line, South 58 degrees 56 minutes 12 seconds East the distance of 278.706 feet to a point; (2) extending South 31 degrees 3 minutes 48 seconds West the distance of 585 feet to a point on the northeasterly side of a proposed 60 feet wide street, the first mentioned point and place of beginning; thence extending from said point of beginning along the said northeasterly side of a proposed 60 feet wide street South 63 degrees 13 minutes 33 seconds East 200.562 feet to a point; thence extending North 31 degrees 03 minutes 48 seconds East 300.00 feet to a point; thence extending South 58 degrees 56 minutes 12 seconds East 638.502 feet to a point; thence extending along the Southeasterly side of a proposed 10 feet wide Utility Easement South 39 degrees 20 minutes 19 seconds West 904.547 feet to a point in the centerline of Fort or Fort Mifflin Road (20 feet wide, not on City Plan); thence extending along the centerline of the aforesaid Fort or Fort Mifflin Road North 29 degrees 17 minutes 41 seconds West 1,131.282 feet to a point on the northeasterly side of the aforesaid proposed 60 feet wide street; thence extending along the northeasterly side of the aforesaid proposed 60 feet wide street South 63 degrees 13 minutes 33 seconds East 273.305 feet to a point, being the first mentioned point and place of beginning.

City of Philadelphia

BILL NO. 070434 continued

Certified Copy

SECTION 2. The Commissioner of Public Property on behalf of the City of Philadelphia is hereby authorized to reserve from such conveyance of Parcel 2, land currently improved with a communications tower, as well as easements for access to this tower as well as to an adjacent business owner to the northeast of the tower, all thereof to be more particularly described in accordance with a survey.

SECTION 3. The Commissioner of Public Property on behalf of the City of Philadelphia is hereby authorized to reserve from such conveyance any land that may be necessary or desirable for road purposes, and to reserve, create and grant such easements for access and utilities as may be necessary or desirable.

SECTION 4. The City Solicitor is hereby authorized to review and approve all instruments and documents necessary to effectuate this Ordinance, which instruments and documents shall contain such terms and conditions as the City Solicitor shall deem necessary and proper to protect the interests of the City and to carry out the purposes of this Ordinance.

SECTION 5. Net proceeds from the sale of this property shall be deposited in the City's General Fund.

City of Philadelphia

BILL NO. 070434 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 14, 2007. The Bill was Signed by the Mayor on July 3, 2007.



Patricia Rafferty
Chief Clerk of the City Council