

City of Philadelphia



(Bill No. 170106)

AN ORDINANCE

Authorizing the Commissioner of Public Property and the Director of Commerce, on behalf of the City, to acquire an approximately 136 acre property known as the Airport Business Center located in Tincum Township, Delaware County, together with all improvements thereon, all under certain terms and conditions.

WHEREAS, The David C. Henderson Testamentary Marital Trust and those entities set forth on Exhibit “A” attached hereto are the owners of approximately 136 acres of land in Tincum Township, Delaware County (“Property”) more specifically described in Exhibit “B” hereto;

WHEREAS, the City seeks to purchase the Property; now, therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property and the Director of Commerce are hereby authorized to acquire on behalf of the City, by amicable negotiation or condemnation or otherwise, approximately 136 acres of property known as the Airport Business Center located in Tincum Township, Delaware County, as more specifically described in Exhibit “B” hereto.

SECTION 2. The City Solicitor is hereby authorized to review and to 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 of Philadelphia and carry out the purposes of this Ordinance.

EXHIBIT A
OWNERSHIP

The following outlines the various parcel numbers and owner names per tax records.

Folio No:	45-00-00504-00	Owners Name: The David C. Henderson Testamentary Marital Trust
Folio No:	45-00-00504-07	Owners Name: The David C. Henderson Testamentary Marital Trust
Folio No:	45-00-00504-20	Owners Name: Ambassador II JVand Henderson-Columbia Corp.
Folio No:	45-00-00504-25	Owners Name: The David C. Henderson Testamentary Marital Trust
Folio No:	45-00-00504-29	Owners Name: Henderson Ambassador Associates
Folio No:	45-00-00504-30	Owners Name: The David C. Henderson Testamentary Marital Trust
Folio No:	45-00-00504-39	Owners Name: The David C. Henderson Testamentary Marital Trust

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Commitment No. NCS-581112-PHIL

EXHIBIT B

RECORD DESCRIPTION:
PARCEL 1

All that certain tract or parcel of land situate in the Township of Tincum, County of Delaware, Commonwealth of Pennsylvania being known as Parcel 4, Airport Business Center as shown on that certain "Final Plan of Lots 24-30 Airport Business Center for Wilbur C. Henderson, and Son Partnership" prepared by Herbert E. MacCombie Jr., P.E. Consulting Engineers and Surveyors Broomall, PA., dated July 14, 1987 and being more specifically described as follows to wit:

Beginning at the point of intersection of the Northwesterly side of Tincum Island Road as laid out eighty four (84) feet wide with the Northeasterly side of Fourth Avenue as laid out sixty (60) feet wide; thence extending from said point and place of beginning along the said Northeasterly side of Fourth Avenue N 12°24'33"W a distance of 115.41 feet to a point; thence extending from said point and continuing along the said Northeasterly side of Fourth Avenue N29°40'33"W a distance of 672.37 feet to a point; thence extending from said point and leaving the said Northeasterly side of Fourth Avenue N 49°11'17"E a distance of 213.99 feet to a point; thence extending from said point N 48°45'27"E a distance of 199.87 feet to a point; thence extending from said point N 31°30'52"E a distance of 235.32 feet to a point; thence extending from said point N 17°58'57"E a distance of 149.90 feet to a point; thence extending from said point N 12°38'33"W a distance of 375.77 feet to a point; thence extending from said point N 60°19'51"E a distance of 607 feet more or less to a point in the former Long Hook Creek; thence extending from said point along the former Long Hook Creek in a general Northwesterly direction a distance of 672 feet more or less to a point on the Southerly right of way line of the now or late Conrail; thence extending from said point N 70°27'51"E along said right of way line a distance of 79.72 feet to a point; thence extending from said point and continuing along the said Southerly right of way line of Conrail the following three (3) courses and distances: (1) extending N 63°20'21"E a distance of 988 feet more or less to a point; thence (2) extending S 26°39'39"E a distance of 10 feet more or less to a point; and thence (3) extending N 63°20'21"E a distance of 547 feet more or less to a point; thence extending from said point and leaving the said southerly right of way line of Conrail, S 15°26'18"E a distance of 444.02 feet to a point on the Southwesterly side of Tincum Island Road as laid out eighty four (84) feet wide; thence extending from said point along the Southwesterly and then thence Northwesterly side of Tincum Island Road the following six (6) courses and distances: (1) extending along the arc of a circle curving to the left in a Southeasterly direction having a radius of 7___.78 feet; the arc distance of 183.16 feet to a point of tangency; thence (2) extending S 15°26'18"E a distance of 1433.86 feet to a point of curvature; thence (3) extending along the arc of a circle curving to the right in a Southeasterly and Southwesterly direction having a radius of 674.78 feet the arc distance of 1036.63 feet to a point of tangency on the Northwesterly side of Tincum Island Road; thence (4) extending S 72°34'57"W a distance of 939.61 feet to a point of curvature; thence (5) extending along the arc of a circle curving to the right in a Southwesterly direction, having a radius of 1868.08 feet, the arc distance of 280.03 feet to a point of tangency; and thence (6) extending S 81°10'27"W a distance of 727.40 feet to a point on the Northeasterly side of Fourth Avenue being the first mentioned point and place of beginning.

Containing: 125.49 Acres of land more or less.

Excepting Therefrom and Thereout All that certain lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, Situate In the Township of Tincum, County of Delaware and State of Pennsylvania, described according to a Final Plan of Lots, Lots 28-29 Airport Business Center for Wilbur C. Henderson & Son Partnership, made by Herbert E. MacCombie, Jr., P.E., Consulting Engineers and Surveyors, Broomall, Pennsylvania, dated June 4, 1986, described as follows:

Beginning at a point on the Northwesterly side of Tincum Island Road (84 feet wide) at the distance of 564.56 feet measured North 81 degrees, 10 minutes, 17 seconds East, along same, from its intersection

First American Title Insurance Company

Commitment No. NCS-581112-PHIL

with Northeasterly side of 4th Avenue (60 feet wide); thence extending from said beginning point North 17 degrees, 25 minutes, 3 seconds West, partly through the bed of a certain 25 feet wide storm sewer easement, 434.73 feet to a point on the Southeasterly side of Road "B" cul-de-sac; thence extending along same the 2 following courses and distances: (1) on a line curving to the left and having a radius of 60 feet the arc distance of 49.23 feet to a point of reverse curve; and (2) on a line curving to the right having a radius of 50 feet the arc distance of 41.03 feet to a point on the Southeasterly side of Road "B" (50 feet wide); thence extending along same North 72 degrees, 34 minutes, 57 seconds East, 569.53 feet to a point of curve; thence extending on a line curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point on the Southwesterly side of Stevens Drive (various widths); thence extending along same South 17 degrees, 25 minutes, 3 seconds East, 360 feet to a point; thence extending South 72 degrees, 34 minutes, 57 seconds West, 10 feet to a point on the Southwesterly side of Stevens Drive; thence extending along same South 17 degrees, 25 minutes, 3 seconds East, 130 feet to a point marking the intersection of the Southwesterly side of said Stevens Drive with Northwesterly side of Tinicum Island Road, aforesaid; thence extending along the Northwesterly side of Tinicum Island Road the 3 following courses and distances: (1) South 72 degrees, 34 minutes, 57 seconds West, 225 feet to a point of curve; (2) on a line curving to the right having a radius of 1868.08 feet the arc distance of 280.03 feet to a point of tangent; and (3) South 81 degrees, 10 minutes, 17 seconds West, 162.84 feet to the first mentioned point and place of beginning.

Being Lots 28 and 29 Parcel C as shown on the above mentioned Plan.

RECORD DESCRIPTION:
PARCEL 2

All that certain lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, Situate in the Township of Tinicum, County of Delaware and State of Pennsylvania, described according to a Final Plan of Lots, Lots 28-29 Airport Business Center for Wilbur C. Henderson & Son Partnership, made by Herbert E. MacCombie, Jr., P.E., Consulting Engineers and Surveyors, Broomall, Pennsylvania, dated June 4, 1986, described as follows:

Beginning at a point on the Northwesterly side of Tinicum Island Road (84' wide) at the distance of 564.56' measured North 81°, 10 minutes, 17 seconds East, along same, from its intersection with Northeasterly side of 4th Avenue (60' wide); thence extending from said beginning point North 17°, 25 minutes, 3 seconds West, partly through the bed of a certain 25' wide storm sewer easement, 434.73' to a point on the Southeasterly side of Road "B" cul-de-sac; thence extending along same the two following courses and distances: (1) on a line curving to the left and having a radius of 60' the arc distance of 49.23' to a point of reverse curve; and (2) on a line curving to the right having a radius of 50' the arc distance of 41.03' to a point on the Southeasterly side of Road "B" (50' wide); thence extending along same North 72°, 34 minutes, 57 seconds East, 569.53' to a point of curve; thence extending on a line curving to the right having a radius of 25' the arc distance of 39.27' to a point on the Southwesterly side of Stevens Drive (various widths); thence extending along same South 17°, 25 minutes, 3 seconds East, 360' to a point; thence extending South 72°, 34 minutes, 57 seconds West, 10' to a point on the Southwesterly side of Stevens Drive; thence extending along same South 17°, 25 minutes, 3 seconds East, 130' to a point marking the intersection of the Southwesterly side of said Stevens Drive with Northwesterly side of Tinicum Island Road, aforesaid; thence extending along the Northwesterly side of Tinicum Island Road the three (3) following courses and distances: (1) South 72°, 34 minutes, 57 seconds West, 225' to a point of curve; (2) thence on a line curving to the right having a radius of 1868.08' the arc distance of 280.03' to a point of tangent; and (3) South 81°, 10 minutes, 17 seconds West, 162.84' to the first mentioned point and place of beginning.

Folio No. 45-00-00504-29, Lots 28 and 29, Parcel C.

RECORD DESCRIPTION:
PARCEL 3

All that certain lot or piece of ground with the hereditaments and appurtenances thereon, Situate in the Township of Tinicum, County of Delaware and State of Pennsylvania, bounded and described according

First American Title Insurance Company

Commitment No. NCS-581112-PHIL

to a land title survey of Ambassador Court II, for The Henderson Group by Herbert E. MacCombie, Jr., Consulting Engineers and Surveyors, Broomall, Pennsylvania, dated 7/27/1994.

Beginning at a point of tangent on the Northwestern side of Diplomat Drive (50 feet wide) at the distance of 38.20 feet measured along a line curving to the right having a radius of 25 feet from a point of reverse curve on the Westerly side of Stevens Drive (60 feet wide); thence extending from said beginning point along the said Northwestern side of Diplomat Drive, South 72 degrees 34 minutes 57 seconds West 570.06 feet to a point of curve marking the beginning point of Diplomat Drive cul-de-sac; thence extending along the said cul-de-sac, the two following courses and distances: (1) on a line curving to the right having a radius of 50 feet, the arc distance of 41.03 feet to a point of reverse curve and (2) on a line curving to the left having a radius of 60 feet, the arc distance of 56.34 feet to a point; thence extending North 24 degrees 12 minutes 16 seconds West, partly along the Southwesterly side of a certain 10 feet wide driveway easement and crossing a certain 100 feet drainage easement 691.15 feet to a point on the Westerly side of said drainage easement; thence extending South 73 degrees 25 minutes 3 seconds East, re-crossing said drainage easement and partly through the bed of a certain 25 feet wide sanitary forge main easement and also partly along the Northeasterly side of a certain 20 feet wide Philadelphia Suburban Water Company Easement, 959.03 feet to a point on the Westerly side of Stevens Drive; thence extending along same on a line curving to the left having a radius of 560 feet, the arc distance of 164.19 feet to a point of reverse curve; thence extending along a line curving to the right having a radius of 25 feet the arc distance of 38.20 feet to the first mentioned point and place of beginning.

Being Folio #45-00-00504-20

NEW SURVEY DESCRIPTIONS:
PREMISES A

TAX MAP LOT 45-08-001.004
FOLIO 45-00-00504-07

ALL THAT CERTAIN tract or parcel of land situate, lying and being in the Township of Tinicum, County of Delaware, Commonwealth of Pennsylvania, shown on an ALTA/ACSM Land Title Survey of Henderson Properties prepared by Hunt Engineering Company, Malvern, Pa, Project No. 2124036.1 dated 07/18/2013, last revised 08/09/2013, being more particularly described as follows to wit:

Beginning at a point in the extended northwesterly line of Powhattan Street (60 feet wide) distant 144.04' along the extended northwesterly line of Powhattan Street from the northeasterly line of 5th Street (60 feet wide); thence North 63°36'02" West, a distance of 24.99 feet; thence North 63°13'36" East, a distance of 495.00 feet along the southerly line of Parcels 45-08-5, 6.00, 7.00 and 8.00, lands N/F of Lester Enterprises to a point ; thence North 22°54'54" West, a distance of 242.44 feet along the easterly line of parcel 45-08-08.00 to a point in the southeasterly line of Industrial Highway (SR 291) (various widths); thence Northeastwardly along the southeasterly line of Industrial Highway on a curve to the left, having a radius of 5769.65 feet, an arc distance of 316.11 feet with a chord bearing of North 56°40'27" East, a chord length of 316.07 feet to a point of tangency; thence North 55°06'16" East, a distance of 19.31 still along the southeasterly line of Industrial Highway to a point; thence Southeastwardly along a curve connecting said Industrial Highway with the westerly line of Stevens Drive (various widths), on a curve to the right having a radius of 20.00' an arc length of 32.22 feet with a chord bearing of South 78°44'30" East, a chord length of 28.85 feet to a point; thence Southeastwardly along the westerly line of Stevens Drive on a reverse curve to the left, having a radius of 335.00 feet, an arc length of 226.76 feet with a chord bearing of South 51°58'46" East, chord length of 222.46 feet to a point; thence South 76°08'03" East, a distance of 132.48 feet along the westerly line of Stevens Drive to a point; thence Southeastwardly along the southwesterly line of Stevens drive on a curve to the right, having a radius of 490.87 feet an arc length of 231.05' with a chord bearing of South 57°53'12" East a chord length of 228.92 feet to a point in the northwesterly line of Conrail; thence South 63°14'06" West a distance of 428.12 feet along the northwesterly line of Conrail to a point; thence; South 56°06'36" West a distance of 133.23 feet along then northwesterly line of Conrail to a point; thence North 56°06'21" West a distance of 157.21 feet along the easterly line of parcel 45-08-09, lands N/F of Lester Enterprises to a point; thence South 63°13'36" West a distance of 473.00 feet along the northwesterly line of parcels 45-08-09

First American Title Insurance Company

Commitment No. NCS-581112-PHIL

and 10, to a point in the northeasterly line of parcel 45-08-11; thence North 60°08'09" West a distance of 59.87 feet along the northeasterly line of 45-08-11 to a point; thence North 63°36'02" West, a distance of 37.49 feet to the point and place of beginning.

Containing 6.546 acres of land, more or less.

DESCRIPTION OF STEVENS DRIVE FROM S.R. 291 TO CONRAIL

All that certain tract or parcel of land situate, lying and being in the Township of Tinicum, County of Delaware, Commonwealth of Pennsylvania, being more particularly described as follows to wit:

Beginning at a point of curve in the southeasterly line of Industrial Highway (SR 291) (width varies) at the intersection of the southeasterly line of Industrial Highway with the southwesterly line of Stevens Drive (width varies); thence Southeastwardly along a curve connecting said southeasterly line of Industrial Highway with the southwesterly line of Stevens Drive on a curve to the right, having a radius of 20.00 feet with a chord bearing of South 78°44'30" East, a chord length of 28.85 feet and an arc length of 32.22 feet to a point; thence Southeastwardly along the westerly line of Stevens Drive on a reverse curve to the left, having a radius of 335.00 feet, with a chord bearing of South 51°58'46" East, a chord length of 222.46 feet and an arc length of 226.76 feet to a point; thence South 76°08'03" East, a distance of 132.48 feet along the southwesterly line of Stevens Drive to a point; thence Southeastwardly along the southwesterly line of Stevens drive on a curve to the right, having a radius of 490.87 feet with a chord bearing of South 57°53'12" East, a chord length of 228.92 feet and an arc length of 231.05 feet to a point in the northwesterly line of Conrail; thence North 63°14'06" East a distance of 62.62 feet along the northwesterly line of Conrail to a point; thence Northwestwardly along the easterly line of Stevens Drive on a curve to the left, having a radius of 550.87 feet with a chord bearing of North 56 degrees 54 minutes 00 seconds West, a chord distance of 275.32 feet and an arc distance of 278.27 feet to a point; thence North 65 degrees 19 minutes 05 seconds West, 132.76 feet still along the easterly line of Stevens Drive to a point; thence Northwestwardly still along the easterly line of Stevens Drive on a curve to the right, having a radius of 250.00 feet with a chord bearing of North 51 degrees 52 minutes 20 seconds West, a chord distance of 166.90 feet and an arc distance of 170.17 feet to a point; thence North 32 degrees 22 minutes 20 seconds West, 4.17 feet still along the easterly line of Stevens Drive to a point of curve; thence Northeastwardly along a curve connecting the southeasterly line of Industrial Highway with the easterly line of Stevens Drive on a curve on a curve to the right, having a radius of 20 feet with a chord bearing of North 11 degrees 21 minutes 58 seconds East, a chord distance of 27.65 feet and an arc distance of 30.54 feet to a point in the southeasterly line of Industrial Highway thence South 55 degrees 06 minutes 16 seconds West, 125.12 feet along the southeasterly line of Industrial Highway to the point and place of beginning.

Containing 1.006 acres of land, more or less.

TAX MAP LOT 45-08-14

FOLIO 45-00-00504-00

ALL THAT CERTAIN tract or parcel of land situate, lying and being in the Township of Tinicum, County of Delaware, Commonwealth of Pennsylvania, shown on an ALTA/ACSM Land Title Survey of Henderson Properties prepared by Hunt Engineering Company, Malvern, Pa, Project No. 2124036.1 dated 07/18/2013, last revised 08/09/2013, being more particularly described as follows to wit:

Beginning at a point in the northwesterly line of Tinicum Island Road (84 feet wide) distant the following four courses and distances from the intersection of the northeasterly line of Fourth Avenue (60 feet wide) with the northwesterly line of Tinicum Island Road; thence North 80°59'46" East a distance of 727.40 feet along the northwesterly line of Tinicum Island Road to a point of curvature; thence Northeastwardly along the northwesterly line of Tinicum Island Road on a curve to the left, having a radius of 1868.08 feet an arc length of 280.06 feet with a chord bearing of South 76°42'04" West a chord length of 279.79 feet to a point of tangency; thence North 72°24'23" East a distance of 939.92 feet along the northwesterly line of Tinicum Island Road to a point of curvature; thence Northeastwardly along the northwesterly line of Tinicum Island Road on a curve to the left, having a radius of 674.78 feet an arc length of 332.21 feet with a chord bearing of North 58°18'08" East a chord length of 328.876 feet to the said point of beginning; thence North 73°35'34" West a distance of 2156.34 feet along the northerly line

First American Title Insurance Company

Commitment No. NCS-581112-PHIL

of Parcel 45-17-84, crossing the northerly terminus of Stevens Drive and along the northerly line of Parcel 45-17-83 to a point; thence North 17°48'16" East a distance of 71.31 feet to a point; thence North 11°45'56" West a distance of 375.77 feet to a point; thence North 63°12'34" East a distance of 607.00 feet to a point in the bed of Long Hook Creek; thence through the bed of Long Hook Creek the several courses 672.59 feet, more or less to a point in the southeasterly line of Conrail (formerly the Philadelphia and Reading Railroad); thence North 70°19'36" East a distance of 79.72 feet along the southeasterly line of Conrail to a point; thence North 63°12'06" East a distance of 988.00 feet along the southeasterly line of Conrail to a point; thence South 26°47'54" East a distance of 10.00 feet to a point; thence North 63°12'06" East a distance of 547.00 feet along the southeasterly line of Conrail to a point; thence South 15°32'24" East a distance of 444.02 feet to a point in the westerly line of Tincum Island Road; thence Southeastwardly along the westerly line of Tincum Island Road on a curve to the left, having a radius of 758.78 feet an arc length of 183.16 feet with a chord bearing of South 08°37'29" East a chord length of 182.72 feet to a point of tangency; thence South 15°32'24" East a distance of 1435.11 feet along the westerly line of Tincum Island Road to a point of curvature; thence Southwestwardly along the westerly line of Tincum Island Road on a curve to the right, having a radius of 674.78 feet an arc length of 703.54 feet with a chord bearing of South 14°19'44" West a chord length of 672.11 feet to the point and place of beginning.

Containing 85.307 acres of land, more or less.

TAX MAP LOT 45-17-80

FOLIO 45-00-00504-25

ALL THAT CERTAIN tract or parcel of land situate, lying and being in the Township of Tincum, County of Delaware, Commonwealth of Pennsylvania, as shown on an ALTA/ACSM Land Title Survey of Henderson Properties prepared by Hunt Engineering Company, Malvern, Pa, Project No. 2124036.1 dated 07/18/2013, last revised 08/09/2013, being more particularly described as follows to wit:

Beginning at the intersection of the northeasterly line of Fourth Avenue (60 feet wide) with the northwesterly line of Tincum Island Road (84 feet wide); thence North 12°35'14" West a distance of 115.41 feet along the northeasterly line of Fourth Avenue to a point; thence North 29°51'14" West a distance of 672.37 feet still along the northeasterly line of Fourth Avenue to a point; thence North 49°00'36" East a distance of 213.99 feet to a point; thence North 48°34'46" East a distance of 199.87 feet to a point; thence North 31°20'16" East a distance of 235.32 feet to a point; thence North 17°48'16" East a distance of 78.59 feet to a point; thence South 24°22'47" East a distance of 691.24 feet along the westerly line of Parcel 45-17-83 to a point in the northerly line of a certain cul de sac in Diplomat Drive (60 feet wide); thence Southwestwardly and Southeastwardly along the cul de sac in Diplomat Drive on a curve to the left, having a radius of 60.00 feet an arc length of 181.39 feet with a chord bearing of South 20°59'22" East, with a chord length of 119.79 feet to a point; thence South 17°35'34" East a distance of 434.73 feet along the westerly line of parcel 45-17-81 to a point in the northwesterly line of Tincum Island Road; thence South 80°59'46" West a distance of 564.56 feet along the northwesterly line of Tincum Island Road to the point and place of beginning.

Containing 13.319 acres of land, more or less.

TAX MAP LOT 45-17-84

FOLIO 45-00-00504-30

ALL THAT CERTAIN tract or parcel of land situate, lying and being in the Township of Tincum, County of Delaware, Commonwealth of Pennsylvania, as shown on an ALTA/ACSM Land Title Survey of Henderson Properties prepared by Hunt Engineering Company, Malvern, Pa, Project No. 2124036.1 dated 07/18/2013, last revised 08/09/2013, being more particularly described as follows to wit:

Beginning at the intersection of the northeasterly line of Stevens Drive (80 feet wide at this point) with the northwesterly line of Tincum Island Road (84 feet wide) distant the following three courses and distances from the intersection of the northeasterly line of Fourth Avenue (60 feet wide) with the northwesterly line of Tincum Island Road; thence North 80°59'46" East a distance of 727.40 feet along the northwesterly line of Tincum Island Road to a point of curvature; thence Northeastwardly along the northwesterly line of Tincum Island Road on a curve to the left, having a radius of 1868.08 feet an arc

First American Title Insurance Company

Commitment No. NCS-581112-PHIL

length of 280.06 feet with a chord bearing of South 76°42'04" West a chord length of 279.79 feet to a point of tangency; thence North 72°24'23" East a distance of 304.98 feet along the northwesterly line of Tinicum Island Road to the said point of beginning; thence North 17°35'37" West a distance of 130.00 feet along the northeasterly line of Stevens Drive to a point; thence South 72°24'23" West a distance of 10.00 to a point; thence North 17°35'37" West a distance of 435.00 feet along the northeasterly line of Stevens Drive to a point of curvature; thence Northwestwardly along the northeasterly line of Stevens Drive on a curve to the right, having a radius of 500.00 feet an arc length of 152.16 feet with a chord bearing of North 08°52'32" West a chord length of 151.57 feet to a point in the southerly line Parcel 45-08-14, land N/F of David C. Henderson; thence South 73°35'34" East a distance of 1134.97 feet to a point in the westerly line of Tinicum Island Road; thence Southwestwardly along the westerly line of Tinicum Island Road on a curve to the right, having a radius of 674.78 feet an arc length of 332.21 feet with a chord bearing of South 58°18'08" West, a chord length of 328.87 feet to a point of tangency; thence South 72°24'23" West a distance of 634.94 feet along the northwesterly line of Tinicum Island Road to the point and place of beginning.

Containing 8.716 acres of land, more or less.

TAX MAP LOT 45-08-82
FOLIO 45-00-00504-39

ALL THAT CERTAIN tract or parcel of land situate, lying and being in the Township of Tinicum, County of Delaware, Commonwealth of Pennsylvania, as shown on an ALTA/ACSM Land Title Survey of Henderson Properties prepared by Hunt Engineering Company, Malvern, Pa, Project No. 2124036.1 dated 07/18/2013, last revised 08/09/2013, being more particularly described as follows to wit:

Beginning at a point in the southerly line of Tinicum Island Road (84 feet wide) distant the following five courses and distances from the intersection of the northeasterly line of Fourth Avenue (60 feet wide) with the northwesterly line of Tinicum Island Road (84 feet wide); thence North 80°59'46" East, a distance of 727.40 feet along the northwesterly line of Tinicum Island Road to a point of curvature; thence Northeastwardly along the northwesterly line of Tinicum Island Road on a curve to the left, having radius of 1868.08' feet an arc distance of 280.06 feet a chord bearing of North 76°42'04" East, a chord length of 279.79 Feet to a point of tangency; thence North 72°24'23" East a distance of 939.92 feet along the northwesterly line of Tinicum Island Road to a point; thence South 17°35'37" East, 84.00 feet crossing the bed of Tinicum Island Road to a point in the southeasterly line of Tinicum Island Road; thence Northeastwardly along the southeasterly line of Tinicum Island Road on a curve to the left, having a radius of 758.78 feet an arc distance of 260.41 feet with a chord bearing of North 62°34'28" East, a chord distance of 259.14 feet to the said point of beginning; thence Northeastwardly along the southeasterly line of Tinicum Island Road on a curve to the left, having a radius of 758.78 feet an arc distance of 595.41 feet with a chord bearing of North 30°15'45" East, a chord distance of 580.25 feet to a point; thence South 15°32'24" East, a distance of 734.53 feet to a point in the northwesterly former right-of-way line of Conrail; thence South 79°11'16" West, a distance of 473.07 feet along said right-of-way line to a point; thence North 47°05'57" West, a distance of 50.29 feet along the easterly line of parcel 45-17-78, lands N/F of Carl A. Abbonizio to a point; thence North 15°54'03" East, a distance of 188.10 feet to a point; thence North 26°05'56" West, a distance of 89.20 feet to the point and place of beginning.

Containing 4.578 acres of land, more or less.

DIPLOMAT DRIVE AND STEVENS DRIVE

ALL THAT CERTAIN tract or parcel of land situate, lying and being in the Township of Tinicum, County of Delaware, Commonwealth of Pennsylvania, as shown on ALTA/ACSM Land Title Survey of Henderson Properties prepared by Hunt Engineering Company, Malvern, Pa, Project No. 2124036.1 dated 07/18/2013, last revised 08/09/2013, being more particularly described as follows to wit:

Beginning at the intersection of the southwesterly line of Stevens Drive (80 feet wide) with the northwesterly line of Tinicum Island Road (84 feet wide) distant the following three courses and distances from the intersection of the northeasterly line of Fourth Avenue (60 feet wide) with the northwesterly line of Tinicum Island Road; thence North 80°59'46" East a distance of 727.40 feet along

First American Title Insurance Company

Commitment No. NCS-581112-PHIL

the northwesterly line of Tinicum Island Road to a point of curvature; thence Northeastwardly along the northwesterly line of Tinicum Island Road on a curve to the left, having as radius of 1868.08 feet an arc length of 280.06 feet with a chord bearing of South 76°42'04" West a chord length of 279.79 feet to a point of tangency; thence North 72°24'23" East a distance of 224.98 feet along the northwesterly line of Tinicum Island Road to the said point of beginning; thence North 17°35'37" West a distance of 130.00 feet to a point; thence North 72°24'23" East a distance of 10.00 feet to a point; thence North 17°35'37" West a distance of 360.00 feet along the southwesterly line of Stevens Drive (60 feet wide) to a point of curvature; thence Northwestwardly on a curve to the left, having a radius of 25.00 feet an arc length of 39.27 feet with a chord bearing of North 62°35'37" West a chord length of 35.36 feet to a point of tangency in the southeasterly line of Diplomat Drive (50 feet wide); thence South 72°24'23" West a distance of 569.53 feet along the northerly line of Parcel 45-17-81 also being the southeasterly line of Diplomat Drive to a point of curvature; Thence Southwestwardly on a curve to the left, having a radius of 50.00 feet an arc length of 41.03 feet with a chord bearing of South 48°53'58" West, a chord length of 39.89 feet to a point of reverse curve; thence Southwestwardly, Northwestwardly and Northeastwardly along the cul de sac right of way of Diplomat Drive on a curve to the right, having a radius of 60.00 feet an arc length of 286.96 feet with a chord bearing of North 17°35'37" West a chord length of 81.82 feet to a point of reverse curvature; thence Southeastwardly on a curve to the left, having a radius of 50.00 feet an arc length of 41.03 feet with a chord bearing of South 84°05'11" East, a chord length of 39.89 feet to a point of tangency; thence North 72°24'23" East a distance of 570.06 feet along the southerly line of Parcel 45-17-83 also being the northwesterly line of Diplomat Drive to a point of curvature; thence Northeastwardly on a curve to the left, having a radius of 25.00 feet an arc length of 38.20 feet with a chord bearing of North 28°37'52" East, a chord length of 34.59 feet to a point of reverse curve in the westerly line of Stevens Drive; thence Northwestwardly along the westerly line of Stevens Drive on a curve to the right, having a radius of 560.00 feet an arc length of 164.25 feet with a chord bearing of North 06°44'31" West, a chord length of 163.66 feet to a point in the southerly line of Parcel 45-08-14; thence South 73°34'37" East a distance of 62.31 feet along the southerly line of Parcel 45-08-14 to a point; thence Southeastwardly along the westerly line of Parcel 45-17-84 also being the easterly line of Stevens Drive on a curve to the left, having a radius of 500.00 feet and arc length of 152.16 feet with a chord bearing of South 08°52'32" East, a chord length of 152.16 feet to a point of tangency; thence South 17°35'37" East a distance of 435.00 feet along the westerly line of Parcel 45-17-84 also being the easterly line of Stevens Drive to a point; thence North 72°24'23" East a distance of 10.00 feet to a point; thence South 17°35'37" East a distance of 130.00 feet to a point in the northwesterly line of Tinicum Island Road; thence South 72°24'23" West a distance of 80.00 feet along the northwesterly line of Tinicum Island Road to the point and place of beginning.

Containing 2.050 acres of land, more or less.

NEW SURVEY DESCRIPTION:
PREMISES BTAX MAP LOT 45-17-81
FOLIO 45-00-00504-29

ALL THAT CERTAIN tract or parcel of land situate, lying and being in the Township of Tinicum, County of Delaware, Commonwealth of Pennsylvania, as shown on ALTA/ACSM Land Title Survey of Henderson Properties prepared by Hunt Engineering Company, Malvern, Pa, Project No. 2124036.1 dated 07/18/2013, last revised 08/09/2013, being more particularly described as follows to wit:

First American Title Insurance Company

Commitment No. NCS-581112-PHIL

Beginning at a point in the northwesterly line of Tinicum Island Road (84 feet wide) distant North 80°59'46" East a distance of 564.56 feet along the northwesterly line of Tinicum Island Road from the intersection of the northwesterly line of Tinicum Island Road with the northeasterly line of Fourth Avenue (60 feet wide); thence North 17°35'34" West a distance of 434.73 feet along the easterly line of Parcel 45-17-80 to a point in the cul de sac line of Diplomat Drive (60.00 feet wide); thence Northeastwardly along the cul de sac line of Diplomat Drive on a curve to the left, having a radius of 60.00 feet an arc length of 49.23 feet with a chord bearing of North 48°53'50" East, a chord length of 47.86 feet to a point of reverse curve; thence Northeastwardly along the cul de sac line of Diplomat Drive on a curve to the right, having a radius of 50.00 feet an arc length of 41.03 feet with a chord bearing of North 48°53'58" East, a chord length of 39.89 feet to a point of tangency; thence North 72°24'23" East a distance of 569.53 feet along the southeasterly line of Diplomat Drive to a point of curvature; thence Southeastwardly on a curve connecting said Diplomat Drive with the southwesterly line of Stevens Drive (60 feet wide) curving to the right, having a radius of 25.00 feet an arc length of 39.27 feet with a chord bearing of South 62°35'37" East, with a chord length of 35.36 feet to a point of tangency; thence South 17°35'37" East a distance of 360.00 feet along the southwesterly line of Stevens Drive to a point; thence South 72°24'23" West a distance of 10.00 feet to a point; thence South 17°35'37" East a distance of 130.00 feet to a point in the northwesterly line of Tinicum Island Road; thence South 72°24'23" West a distance of 224.98 feet along the northwesterly line of Tinicum Island Road to a point of curvature; thence southwestwardly along the northwesterly line of Tinicum Island Road on a curve to the right, having as radius of 1868.08 feet an arc length of 280.06 feet, with a chord bearing of South 76°42'04" West a chord length of 279.79 feet to a point of tangency; thence South 80°59'46" West a distance of 162.84 feet along the northwesterly line of Tinicum Island Road to the point and place of beginning.

Containing 7.747 acres of land, more or less.

NEW SURVEY DESCRIPTION:
PREMISES CTAX MAP LOT 45-17-83
FOLIO 45-00-00504-20

ALL THAT CERTAIN tract or parcel of land situate, lying and being in the Township of Tinicum, County of Delaware, Commonwealth of Pennsylvania, as shown on ALTA/ACSM Land Title Survey of Henderson Properties prepared by Hunt Engineering Company, Malvern, Pa, Project No. 2124036.1 dated 07/18/2013, last revised 08/09/2013, being more particularly described as follows to wit:

Beginning at a point in the northwesterly line of Diplomat Drive (60 feet wide) distant Southwestwardly along a curve connecting the northwesterly line of Diplomat Drive with the westerly line of Stevens Drive (60 feet wide) an arc distance of 38.20 feet curving to the right, said connecting curve having a radius of 25.00 feet with a chord bearing of South 28° 37'52" West and a chord distance of 34.59 feet; thence extending from said beginning point South 72°24'23" West a distance of 570.06 feet along the northwesterly line of Diplomat Drive to a point of curvature; thence Northwestwardly on a curve to the right, having a radius of 50.00 feet an arc length of 41.03 feet with a chord bearing of North 84°05'11" West a chord length of 39.89 feet to a point of reverse curve; thence Northwestwardly along a curve to the left, having a radius of 60.00 feet an arc length of 56.34 feet with a chord bearing of North 87°28'49" West a chord length of 54.29 feet to a point; thence North 24°22'47" West a distance of 691.24 feet along the easterly line of parcel 45-17-80 to a point; thence South 73°35'34" East a distance of 959.06 feet along the southerly line of Parcel 45-08-14, lands N/F of David C. Henderson to a point in the westerly line of Stevens Drive; thence Southeastwardly along the westerly line of Stevens Drive on a curve to the left, having a radius of 560.00 feet an arc length of 164.25 feet with a chord bearing of South 06°44'31" East a chord length of 163.66 feet to a point of reverse curve; thence Southwestwardly along the aforesaid connecting curve between the westerly line of Stevens Drive with the northwesterly line of Diplomat Drive curving to the right, having a radius of 25.00 feet an arc length of 38.20 feet with a chord bearing of South 28°37'52" West a chord length of 34.59 feet to the point and place of beginning.

First American Title Insurance Company

Commitment No. NCS-581112-PHIL

Containing 7.426 acres of land, more or less.

BEING FOLIO NO. 45-00-00504-00, 45-00-00504-25, 45-00-00504-30, 45-00-00504-39, 45-00-00504-07, 45-00-00504-29, 45-00-00504-20

BEING as to PARCEL 1, part of the same premises which Delaware County Industrial Development Authority, by Deed dated 12/29/1983 and recorded 12/30/1983 in Delaware County at Deed Book 129, Page 1025, granted and conveyed unto Wilbur C. Henderson and Betty Lea Henderson, co-partners T/A Wilbur C. Henderson & Son, in fee.

BEING as to PARCEL 1, part of the same premises which Delaware County Industrial Development Authority, by Deed dated 09/01/1987 and recorded 09/14/1987 in Delaware County at Volume 508, Page 466, granted and conveyed unto Wilbur C. Henderson and Betty Lea Henderson, co-partners, trading as Wilbur C. Henderson & Son, a Pennsylvania partnership, in fee.

AND THE SAID Wilbur C. Henderson has since departed this life on 06/08/2013 leaving a Will duly proven and registered in the Office of the Register of Wills, in and for the County of Delaware, as of No. 23-2013-1473, wherein said Testator appointed David A. Washabaugh III, John J. Coyle III and William R. Taylor as Co-Executors thereof, to whom Letters Testamentary were granted on 06/13/2013.

BEING as to PARCEL 1, part of the same premises which Wilbur C. Henderson and Betty Lea Henderson, co-partners, trading as Wilbur C. Henderson & Son, a Pennsylvania partnership, by Deed dated 09/01/1987 and recorded 09/14/1987 in Delaware County at Volume 508, Page 470, granted and conveyed unto David C. Henderson, in fee.

AND THE SAID David C. Henderson departed this life on 12/01/1999, leaving a Will duly proven and registered in the Office of the Register of Wills, in and for the County of Delaware, as of No. 23-2000-0009, wherein said Testator appointed Wilbur C. Henderson as Executor thereof, to whom Letters Testamentary were granted on 01/04/2000.

AND THE SAID Wilbur C. Henderson departed this life on 06/08/2013, and Helen Henderson Buxton was appointed as Succeeding Executrix, to whom Letters Testamentary were granted on 05/15/2014.

BEING as to PARCEL 1, part of the same premises which Helen Henderson Buxton, Succeeding Executrix of the Estate of David C. Henderson, by Deed dated July 26, 2016 and recorded August 2, 2016 in Record Book 5852 page 2227 granted and conveyed unto The David C. Henderson Testamentary Marital Trust, in fee.

BEING as to PARCEL 2, the same premises which Henderson Delaware Corporation, a Pennsylvania corporation and Edwards Tincum, Inc., a Pennsylvania corporation, as co-partners trading as Henderson Edwards Joint Venture, by Deed dated 05/01/1989 and recorded 07/25/1989 in Delaware County at Volume 688, Page 1800, granted and conveyed unto Henderson Ambassador Associates, a Pennsylvania partnership, in fee.

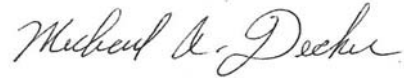
BEING as to PARCEL 3, the same premises which Ambassador II Joint Venture, a Pennsylvania general partnership, by Deed dated 08/11/2006 and recorded 08/11/2006 in Delaware County at Record Book 3879, Page 1809, granted and conveyed unto Ambassador II Joint Venture, a Pennsylvania general partnership, and Henderson-Columbia Corp., a Pennsylvania corporation, each as (50%) fifty percent tenants in common, in fee.

City of Philadelphia

BILL NO. 170106 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on March 2, 2017. The Bill was Signed by the Mayor on March 13, 2017.



Michael A. Decker
Chief Clerk of the City Council