



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 060111

Introduced February 16, 2006

**Councilmember Blackwell
for
Council President Verna
(By Request)***

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a lease agreement with the Philadelphia Municipal Authority for further sublease to Philadelphia Biosolids Services, LLC., a certain portion of a parcel of ground located at 7800 Penrose Ferry Road; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property is hereby authorized to enter into a lease agreement ("Master Lease") with the Philadelphia Municipal Authority ("PMA") of a certain portion of a parcel of ground located at 7800 Penrose Ferry Road, Philadelphia ("Premises"), which Lease shall be substantially in the form set forth in Exhibit "A" attached hereto, with such changes as the City Solicitor deems necessary or appropriate to protect the interests of the City, and which Premises PMA shall sublease to Philadelphia Biosolids Services, LLC., under a sublease agreement which shall be substantially in the form set forth in Exhibit "B" attached hereto, the Premises being more fully described as follows:

All that certain lot or piece of ground situate in the 40th Ward of the City of Philadelphia, described as follows:

BEGINNING at a point located the two following courses from the point of a railroad spike in the bed of Penrose Ferry Road (150 wide, legally open). Said railroad spike being North 83°53'56" East, a distance of 75.020 feet from the midpoint of the East Face of the Forth Pier south of Platt (Penrose Avenue) Bridge, on the west side of the Schuylkill River and the intersection of this line with the center point of the CSX

*Information on file in Room 402, City Hall.

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Transportation, Inc.'s Railroad Right-of-way (former Philadelphia, Baltimore and Washington Railroad); Thence, a) Extending from said Railroad Spike, South 28°18'52" East, a distance of 44.290 feet to a point; Thence, b) Leaving said line and extending South 61°41'57" West, a distance of 68.101 feet to a point; Said point being the True Point and Place of Beginning; Thence, from the Point of Beginning, 1) South 28°18'52" East, a distance of 1,141.928 feet to a point; Thence, 2) South 20°47'50" East, a distance of 382.196 feet to a point; Thence, 3) South 78°08'50" West, a distance of 2,040.636 feet to a point; Thence, 4) North 13°25'45" West, a distance of 2,55.331 feet to a point; Thence, 5) South 77°37'00" West, a distance of 278.490 feet to a point; Thence, 6) North 29°12'54" West, a distance of 389.282 feet to a point; Thence, 7) North 60°47'06" East, a distance of 90.716 feet to a point; Thence, 8) North 29°12'54" West, a distance of 167.333 feet to a point; Thence, 9) North 60°47'06" East, a distance of 347.013 feet to a point; Thence, 10) North 29°12'54" West, a distance of 56.383 feet to a point; Thence, 11) North 61°41'58" East, a distance of 1,781.154 feet to the Point of Beginning.

The Area of Property Lease of the Philadelphia Water Department's Biosolids Recycling Center, described herein, is according to a plan (Reference Plan Y-567-ROW DWG) entitled "Proposed Lease of Biosolids Recycling Center", dated January 9, 2006, prepared by Philadelphia Water Department Survey Unit, 3585 Fox Street, Philadelphia, PA, 19129.

CONTAINING in Area 2,561,595.770 square feet or 58.800 acres, more or less.

SECTION 2. The Chief Clerk of City Council shall keep on file all exhibits referenced in this Ordinance and shall make them available for inspection by the public during regular office hours.

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EXHIBIT "A"

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EXHIBIT "B"