

# City of Philadelphia



(Bill No. 150512)

## AN ORDINANCE

Authorizing the Commerce Director and the Commissioner of Public Property, on behalf of the City, to acquire an approximately 27-acre property known as International Plaza, located on S.S. Route 291 and Tincum Island Road, Tincum Township, Delaware County, together with all improvements thereon, and to enter into a Master Lease with Philadelphia Authority for Industrial Development pursuant to which the City will lease the property to Philadelphia Authority for Industrial Development and the Philadelphia Authority for Industrial Development will sublease portions of the property to tenants under existing leases or future leases, all under certain terms and conditions.

WHEREAS, International Plaza Owners, L. P. is the owner of 27.06 acres of land in Tincum Township, Delaware County ("Property") more specifically described in Exhibit "A";

WHEREAS, the City seeks to purchase the Property;

WHEREAS, the Property is subject to existing leases; and

WHEREAS, the City desires to enter into a Master Lease with the Philadelphia Authority for Industrial Development ("PAID") pursuant to which PAID will sublease portions of the property to tenants under existing leases or future leases; now, therefore

### *THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. The Commerce Director and the Commissioner of Public Property are hereby authorized to acquire on behalf of the City 27.06 acres located on S.S. Route 291 and Tincum Island Road, Tincum Township, Delaware County, Tax Parcels 45-00-00508-04 and 45-00-10508-04, more specifically described in Exhibit "A."

SECTION 2. The Commerce Director and the Commissioner of Public Property are hereby authorized to enter into a Master Lease with the PAID in connection with the acquisition of the Property, pursuant to which the City will lease the Property to PAID and PAID will sublease portions of the Property to tenants under existing leases or future leases. Leases assumed pursuant to the purchase authorized in Section 1 need not include City requirements that might otherwise be required by The Philadelphia Code until such time as tenants extend or renew the term of such leases or enter into new leases.

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SECTION 3. 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 for this Ordinance.

## EXHIBIT A

## REAL PROPERTY DESCRIPTION

## RECORD DESCRIPTION:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected SITUATE in Tinicum Township, County of Delaware and Commonwealth of Pennsylvania as shown on an ALTA/ACSM Land Title Survey prepared by Control Point Associates, Inc. dated 07/10/2005, last revised 09/26/2005, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly right-of-way line of Industrial Highway (a.k.a. Governor Printz Highway, a.k.a. S.R. 0291, a.k.a. L.R. 762, variable width right-of-way) at its intersection with the dividing line between Lot 4 and Lot 3, said point being distant 587.48 feet on a course bearing South 83 degrees 19 minutes 13 seconds East from a point on the Southwesterly right-of-way line of Industrial Highway, at its intersection with the Southeasterly right-of-way of Scott Way (76 foot wide right-of-way), and from said point of beginning running, thence;

The following two (2) courses and distances along the Southwesterly right-of-way line of Industrial Highway;

1. South 83 degrees 19 minutes 13 seconds East, a distance of 238.97 feet to a point, thence;
2. North 83 degrees 21 minutes 22 seconds East, a distance of 398.32 feet to a point, thence;

The following three (3) courses and distances along a line through the bed of State Route 095 (a.k.a. S.R. 95, Ramp LL, Limited Access Highway, variable width right-of-way):

3. South 82 degrees 33 minutes 59 seconds East, a distance of 243.52 feet to a point, thence;
4. South 84 degrees 1 minute 59 seconds East, a distance of 229.66 feet to a point; thence;
5. South 5 degrees 58 minutes 1 second West, a distance of 82.68 feet to a point on the Southwesterly right-of-way line of State Route 0095, thence;
6. Along the Southwesterly right-of-way line of State Route 0095, South 84 degrees 1 minute 59 seconds East, a distance of 384.85 feet to a point, thence;
7. Along the dividing line between Lot 4 and Tax Map Parcel 45-10-1, lands now or formerly the City of Philadelphia South 8 degrees 30 minutes 7 seconds West, a distance of 513.24 feet to a point; thence;

The following two (2) courses and distances along the dividing line between Lot 4 and Tax Map Parcel 45-18-1, lands now or formerly Philadelphia International Airport;

8. South 77 degrees 20 minutes 51 seconds West, a distance of 1368.95 feet to a point of curvature, thence;
9. Along the arc of a circle curving to the right, having a radius of 758.78 feet, a central angle of 12 degrees 37 minutes 1 second, an arc length of 167.09 feet, a chord bearing South 83 degrees 39 minutes 21 seconds West and a chord distance of 166.75 feet to a point, thence;

The following two (2) courses and distances along the dividing line between Lot 4 and Lot 3;

10. North 0 degrees 2 minutes 8 seconds West, a distance of 122.90 feet to a point, thence;

11. North 6 degrees 38 minutes 14 seconds East, a distance of 868.12 feet to the point and place of BEGINNING.

NEW SURVEY DESCRIPTION:

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 in accordance with an ALTA/ACSM Land Title Survey prepared by Hunt Engineering Company, Malvern, Pa, Project No. 2124036.2, dated 06/18/2013, as follows to wit:

Beginning at a point in the southerly line of Industrial Highway (State Route 291) (LR 762) distant South 83°19'13" East, 577.48 feet from the intersection of the southerly line of Industrial Highway with the easterly line of Scott Way (76 feet wide); thence

South 83°19'13" East, a distance of 238.97 feet along the southerly line of Industrial Highway to a point; thence

North 83°21'22" East, a distance of 398.32 feet still along the southerly line of Industrial Highway to a point; thence

South 82°33'59" East, a distance of 243.52 feet still along the southerly line of Industrial Highway to a point; thence

South 84°01'59" East, a distance of 229.66 feet still along the southerly line of Industrial Highway to a point; thence

South 05°58'01" West, a distance of 82.68 feet along the right of way line for limited access to a point; thence

South 84°01'59" East, a distance of 384.85 feet along the southerly right of way line for limited access to a point corner to lands now or formerly of the City of Philadelphia; thence

South 08°30'07" West, a distance of 513.22 feet along the westerly line of lands now or formerly of the City of Philadelphia to a point in the northerly line of Parcel 45-18-01, lands of the Philadelphia International Airport; thence

South 77°20'51" West, a distance of 1368.95 feet along the northerly line of lands of the Philadelphia International Airport to a point of curvature; thence

Southwestwardly along northerly line of lands of the Philadelphia International Airport on a curve to the right, having a radius of 758.78 feet, an arc distance of 167.08 feet with a chord bearing of South 83°39'22" West, a chord distance of 166.75 feet to a point; thence

North 00°02'08" West, a distance of 122.90 feet along the easterly line of Parcel 45-09-003.001, lands now or formerly of VDT LLC to a point; thence

North 06°38'14" East, a distance of 868.12 feet still along the easterly line of Parcel 45-09-003.001 to the point and place of beginning.

Containing 27.055 acres of land, more or less.

BEING Folio Nos. 45-00-00508-04 and 45-00-10508-04.

BEING the same premises which International Plaza Associates, L.P., a Delaware limited partnership by Deed dated 9/30/2005 and recorded 10/6/2005 in the County of Delaware in Record Book 3618 Page 1747, granted and conveyed unto International Plaza Owner, L.P., a Delaware limited partnership, in fee.

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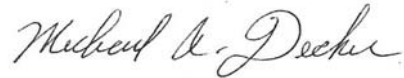
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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 18, 2015. The Bill was Signed by the Mayor on June 18, 2015.



Michael A. Decker  
Chief Clerk of the City Council