

City of Philadelphia



(Bill No. 070932)

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to lease to the Philadelphia Authority for Industrial Development, for nominal consideration, and with an option to purchase, a certain parcel of land with the buildings and improvements thereon located between Hog Island Road (not legally opened) and Fort Mifflin Road (not legally opened) to the north of I-95, for further sublease, with an option or requirement to purchase 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 lease to the Philadelphia Authority for Industrial Development for nominal consideration a certain parcel of land with the buildings and improvements thereon located between Hog Island Road (not legally opened) and Fort Mifflin Road (not legally opened) to the north of I-95, generally described as follows, for sublease at fair market value:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected Situate in the 40th Ward of the City of Philadelphia, Commonwealth of Pennsylvania and described according to a Subdivision Plan thereof made by Ambric Technology Corporation, 100 Pine Street, Colwyn Pa. 19023 on August 24, 2007 and last revised October 17, 2007 as follows to wit:

BEGINNING at a point on the centerline of Fort Mifflin Road (20 feet wide-not on city plan and no record of legally open) which point is measured South 29 degrees, 17 minutes, 41 seconds East, at the distance of 1,145.719 feet to a point from the intersection of the said centerline of Fort Mifflin Road and the centerline of Hog Island Road (20 feet wide-not on city plan and no record of legally open); thence extending from the said point of beginning still along the said centerline of Fort Mifflin Road and partly along the northeasterly side of 26.029 wide right-of-way for railroad siding South 29 degrees, 17 minutes, 41 seconds East, crossing the railroad tracks at the distance of 328.384 feet to a point on the southeasterly side of 75 feet wide right-of-way for railroad siding; thence extending along the said southeasterly side of 75 feet wide South 46 degrees, 39 minutes, 19 seconds West, the distance of 1,660.943 feet to a point on the southeasterly side of 65.835 feet (66 feet wide in US standard measurement) Right-of-Way of relocated Sixtieth Street Branch of Philadelphia Baltimore and Washington Railroad; thence extending along the southeasterly side of 65.835 feet Right-of-Way and crossing the head of 75 feet wide Right-of-Way for railroad siding North 06 degrees, 07 minutes, 52

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seconds East, the distance of 983.095 feet to a point; thence extending crossing the bed of Hog Island Road South 42 degrees, 15 minutes, 41 seconds East at the distance of 314.869 feet to a point; thence extending South 46 degrees, 57 minutes, 56 seconds West, the distance of 999.350 to a point on the aforesaid centerline of Fort Mifflin Road being the first mentioned point and place of beginning.

CONTAINING an area of 562,164.108 square feet of land. (12.9055305 Acres)

SECTION 2. Any such lease and sublease may include an option or requirement to purchase the property at fair market value at such time, if any, as the Water Department determines, in its sole discretion, that the property is no longer needed for Water Department purposes.

SECTION 3. The Commissioner of Public Property on behalf of the City of Philadelphia is hereby authorized to reserve from any conveyance pursuant to such purchase option or requirement a repurchase right in favor of the City, which repurchase is hereby authorized.

SECTION 4. The Commissioner of Public Property on behalf of the City of Philadelphia is hereby authorized to reserve from any such conveyance a right-of-way for railroad purposes, as well as easements for access to such right-of-way, and any land that may be necessary or desirable for road purposes, and to reserve, create and grant such easements for access and utilities and such other easements as may be necessary or desirable.

SECTION 5. The Commissioner of Public Property on behalf of the City of Philadelphia is hereby authorized to accept such easements for access and utilities and such other easements benefiting the property as may be necessary or desirable.

SECTION 6. The Commissioner of Public Property on behalf of the City of Philadelphia is hereby authorized to execute and deliver and to accept such instruments and documents as the Commissioner may deem necessary or desirable to effectuate this Ordinance.

SECTION 7. 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 8. Net proceeds from the sale and lease of this property shall be deposited in the City's General Fund.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 6, 2007. The Bill was Signed by the Mayor on December 18, 2007.



Patricia Rafferty
Chief Clerk of the City Council