



City of Philadelphia

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

RESOLUTION NO. 170966

Introduced November 2, 2017

Councilmember Blackwell

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Osage Urban Renewal Area, identified by house numbers and street addresses as 6216 Osage avenue, 6217 Osage avenue, 6218 Osage avenue, 6221 Osage avenue, 6222 Osage avenue, 6223 Osage avenue, 6224 Osage avenue, 6225 Osage avenue, 6226 Osage avenue, 6228 Osage avenue, 6230 Osage avenue, 6232 Osage avenue, 6236 Osage avenue, 6238 Osage avenue, 6248 Osage avenue, 6250 Osage avenue, 6256 Osage avenue, 6212 Pine street, 6214 Pine street, 6218 Pine street, 6220 Pine street, 6222 Pine street, 6224 Pine street, 6226 Pine street, 6228 Pine street, 6232 Pine street, 6234 Pine street, 6236 Pine street, 6238 Pine street, 6240 Pine street, 6242 Pine street, 6244 Pine street, 6246 Pine street, 6250 Pine street, 6252 Pine street and 6254 Pine street; and authorizing the Redevelopment Authority to execute the redevelopment contract with AJR Endeavors LLC and to take such action as may be necessary to effectuate the redevelopment contract.

WHEREAS, The Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Osage Urban Renewal Area (hereinafter "Osage"), which said plan and proposal were approved by Ordinance of the Council on June 27, 1985, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Osage, identified by house numbers and street addresses as 6216 Osage avenue, 6217 Osage avenue, 6218 Osage avenue, 6221 Osage avenue, 6222 Osage avenue, 6223 Osage avenue, 6224 Osage avenue, 6225 Osage avenue, 6226 Osage avenue, 6228 Osage avenue, 6230 Osage avenue, 6232 Osage avenue, 6236 Osage avenue, 6238 Osage avenue, 6248 Osage avenue, 6250 Osage avenue, 6256 Osage avenue, 6212 Pine street, 6214 Pine street, 6218 Pine street, 6220 Pine street, 6222 Pine street, 6224 Pine street, 6226 Pine street, 6228 Pine street, 6232 Pine street, 6234 Pine

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street, 6236 Pine street, 6238 Pine street, 6240 Pine street, 6242 Pine street, 6244 Pine street, 6246 Pine street, 6250 Pine street, 6252 Pine street and 6254 Pine street (collectively, the "Properties"). The area of the Properties is bounded as follows:

6216 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia and described according to a Survey and Plan made by Joseph P. Muldowney, Acting Surveyor and Regulator of the Seventh Survey District, dated January 24, 1986 as follows: beginning at a point on the southerly side of Osage avenue (forty feet wide) at the distance of ninety-four feet two inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of sixty-three feet six inches to a point on the northerly side of a certain three feet wide alley which extends eastwardly and westwardly and communicates at each end thereof with a certain other three feet wide alley both of which extends northwardly into said Osage avenue and southwardly into Addison street (forty feet wide); Thence extending north seventy-eight degrees fifty-nine minutes, zero seconds west along the northerly side of first mentioned three feet wide alley the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of sixty-three feet six inches to a point on the said southerly side of Osage avenue; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to the first mentioned point and place of beginning.

6217 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia and described according to a Survey and Plan made by Joseph P. Muldowney, Acting Surveyor and Regulator of the Seventh Survey District, dated January 24, 1986 as follows: situate

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on the northerly side of Osage avenue at the distance of one hundred twenty-five feet and one inch westward from the west side of Sixty-second street; Containing in front or breadth on the said Osage avenue eighteen feet ten inches and extending of that width in length or depth northward between parallel lines with the said Sixty-second street sixty-four feet to a certain three feet wide alley which extends eastward and westward and communicates with the two certain other alleys three feet wide which extends northward and southward from the said Osage avenue to Pine street and including on the rear end thereof all of the soil of the certain nine feet five inches wide driveway which extends eastward and westward and communicates at each end thereof with the certain other driveway nine feet five inches wide which extends southward into the said Osage avenue.

6218 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia and described according to a Survey and Plan made by Joseph P. Muldowney, Acting Surveyor and Regulator of the Seventh Survey District, dated January 24, 1986 as follows: beginning at point on the southerly side of Osage avenue (forty feet wide) at the distance of one hundred nine feet six inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of sixty-three feet six inches to a point on the northerly side of a certain three feet wide alley which extends eastwardly and westwardly and communicates at each end thereof with a certain other three feet wide alley both of which extends northwardly into said Osage avenue and southwardly into Addison street (forty feet wide); Thence extending north seventy-eight degrees, fifty-nine minutes, zero seconds west along the northerly side of first mentioned alley the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of sixty-three feet six inches to a point on the said southerly side of Osage avenue; Thence extending

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along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to the first mentioned point and place of beginning.

6221 Osage avenue.

ALL THAT CERTAIN lot or piece of ground; situate in the Third Ward of the City of Philadelphia and described in accordance with a Plan of Property (2015/RDA96/D5397-C.P.#47) made September 13, 2014 by Karl E. Kriegh, P.L.S., Surveyor and Regulator of the Seventh Survey District, as follows: beginning at a point on the northerly side of Osage avenue (on City Plan, forty feet wide, legally open) at the distance of one hundred sixty-two and seven hundred fifty thousandths feet westwardly from the intersection of the westerly side of Sixty-second street (on City Plan, sixty feet wide, legally open) and the said northerly side of Osage avenue; Thence extending south seventy-eight degrees, fifty-nine minutes, zero seconds west along the said northerly side of Osage avenue the distance of eighteen and eight hundred thirty-three thousandths feet to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of sixty-seven feet crossing a certain twelve and four hundred seventeen thousandths feet wide driveway easement and a certain three feet wide pedestrian easement which is included in the said twelve and four hundred seventeen thousandths feet wide driveway easement to a point on the northerly side of the said three feet wide pedestrian easement both of which extend eastwardly to the westerly side of a certain three feet wide alley which extends northwardly to the southerly side of Pine street (on City Plan, sixty feet wide, legally open) and southwardly to the said northerly side of Osage avenue then the said three feet wide pedestrian easement extends southwardly and is included in a certain nine and four hundred seventeen thousandths feet wide driveway easement both of which extend southwardly along the said westerly side of the three feet wide alley to the northerly side of Osage avenue, the said three feet wide pedestrian easement also extends westwardly included in the said twelve and four hundred seventeen thousandths feet wide driveway easement both of

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which extend westwardly to the easterly side of a second three feet wide alley which extends northwardly to the said southerly side of Pine street and southwardly to the said northerly side of Osage avenue then the said three feet wide pedestrian easement extends southwardly and is included in a second nine and four hundred seventeen thousandths feet wide driveway easement both of which extend southwardly along the said easterly side of the second mentioned three feet wide alley to the said northerly side of Osage avenue; Thence extending south seventy-eight degrees, fifty-nine minutes, zero seconds east along the said northerly side of the three feet wide pedestrian easement the distance of eighteen and eight hundred thirty-three thousandths feet to a point; Thence extending south eleven degrees, one minute, zero seconds west the distance of sixty-seven feet to a point on the said northerly side of Osage avenue, said point being the first mentioned point and place of the beginning.

6222 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia and described according to a Survey and Plan made by Joseph P. Muldowney, Acting Surveyor and Regulator of the Seventh Survey District, dated January 24, 1986 as follows: beginning at a point on the southerly side of Osage avenue (forty feet wide) at the distance of one hundred forty and one hundred sixty-seven thousandths feet westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of sixty-three and five tenths feet to a point on the northerly side of a certain three feet wide alley which extends eastwardly and westwardly and communicates at each end thereof with a certain other three feet wide alley both of which extends northwardly into said Osage avenue and southwardly into Addison street (forty feet wide); Thence extending north seventy-eight degrees, fifty-nine minutes, zero seconds west along the said northerly side of the first mentioned three feet wide alley the distance of fifteen and three hundred thirty-three

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thousandths feet to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of sixty-three and five-tenths feet to a point on the said southerly side of Osage avenue; Thence extending south seventy-eight degrees, fifty-nine minutes, zero seconds east along the said southerly side of Osage avenue the distance of fifteen and three hundred thirty-three thousandths feet to the first mentioned point and place of beginning.

6223 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate on the north side of Osage avenue at the distance of one hundred eighty-one feet, seven inches westward from the west side of Sixty-second street, in the Third Ward of the City of Philadelphia; Containing in front or breadth on the said Osage avenue eighteen feet, ten inches and extending of that width in length or depth northward between parallel lines with the said Sixty-second street, sixty-four feet (to a certain three feet wide alley extending eastward and westward and communicating with two other three feet wide alleys which extend from Osage avenue to Pine street) and including on the rear thereof the soil of a certain nine feet five inches driveway, which extends east and west and communicates at each end thereof with a certain other nine feet, five inches wide driveway both of which extend southward into Osage avenue.

6224 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward, City of Philadelphia, described in accordance with a Survey and Plan made by Joseph P. Muldowney, Acting Surveyor and Regulator of the Seventh District January 24, 1986 as follows: beginning at a point on the southerly side of Osage avenue (forty feet wide) at the distance of one hundred fifty-five feet six inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of sixty-three

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feet six inches to a point on the northerly side of a certain three feet wide alley which extends eastwardly and westwardly and communicates at each end thereof with a certain other three feet wide alley both of which extends northwardly into said Osage avenue and southwardly into Addison street (forty feet wide); Thence extending north seventy-eight degrees, fifty-nine minutes, zero seconds west along the northerly side of first mentioned three feet wide alley the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of sixty-three feet six inches to a point on the said southerly side of Osage avenue; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to the first mentioned point and place of beginning.

6225 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward, City of Philadelphia, described in accordance with a Survey and Plan made by Joseph P. Muldowney, Acting Surveyor and Regulator of the Seventh District 1/24/1986 as follows: beginning at a point on the northerly side of Osage avenue (forty feet wide) at the distance of two hundred feet five inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending along the said northerly side of Osage avenue north seventy-eight degrees, fifty-nine minutes, zero seconds west the distance of eighteen feet, ten inches to a point; Thence extending north eleven degrees, one minute, zero seconds east partly crossing the bed of a certain twelve feet, five inches wide driveway easement, which contains a certain three feet wide pedestrian easement, each of which extend eastwardly and westwardly communicating at each end with certain other nine feet, five inches wide driveway easement which contain certain other three feet wide pedestrian easements both extending southwardly into said Osage avenue, the distance of sixty-seven feet zero inches to a point on the northerly side of an eight inches wide concrete coping, Thence extending south seventy-eight

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degrees, fifty-nine minutes, zero seconds east along the northerly side of said eight inches wide coping along the northerly side of said twelve feet five inches driveway easement, and along the northerly side of first mentioned three feet wide pedestrian easement eighteen feet ten inches to a point; Thence extending south eleven degrees, one minute, zero seconds west partly recrossing said twelve feet five inches wide driveway easement containing a three feet wide pedestrian easement, the distance of sixty-seven feet zero inches to a point on the said northerly side of Osage avenue, being the first mentioned point and place of beginning.

6226 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward, City of Philadelphia, described in accordance with a Survey and Plan made by Joseph P. Muldowney, Acting Surveyor and Regulator of the Seventh District January 24, 1986 as follows: beginning at a point on the southerly side of Osage avenue (forty feet wide) at the distance of one hundred seventy feet ten inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of sixty-three feet six inches to a point on the northerly side of a certain three feet wide alley which extends eastwardly and westwardly and communicates at each end thereof with a certain other three feet wide alley both of which extends northwardly into said Osage avenue and southwardly into Addison street (forty feet wide); Thence extending north seventy-eight degrees, fifty-nine minutes, zero seconds west along the northerly side of first mentioned three feet wide alley the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of sixty-three feet six inches to a point on the said southerly side of Osage avenue; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to the first mentioned point and place of beginning.

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6228 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, in the Third Ward of the City of Philadelphia situate situate on the southerly side of Osage avenue (forty feet wide) at the distance of one hundred eighty-six feet two inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of sixty-three feet six inches to a point on the northerly side of a certain three feet wide alley which extends eastwardly and westwardly and communicates at each end thereof with a certain other three feet wide alley both of which extends northwardly into said Osage avenue and southwardly into Addison street (forty feet wide); Thence extending north seventy-eight degrees, fifty-nine minutes, zero seconds west along the northerly side of first mentioned three feet wide alley the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of sixty-three feet six inches to a point on the said southerly side of Osage avenue; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to the first mentioned point and place of beginning.

6230 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward, City of Philadelphia, described in accordance with a Survey and Plan made by Joseph P. Muldowney, Acting Surveyor and Regulator of the Seventh District January 24, 1986 as follows: beginning at a point on the southerly side of Osage avenue, (forty feet wide) at the distance of two hundred one feet six inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of sixty-three feet six inches to a point on the northerly side of a certain three feet wide alley which extends eastwardly and westwardly and

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communicates at each end thereof with a certain other three feet wide alley both of which extends northwardly into said Osage avenue and southwardly into Addison street (forty feet wide); Thence extending north seventy-eight degrees, fifty-nine minutes, zero seconds west along the northerly side of first mentioned three feet wide alley the distance of fifteen feet four inches to a point: Thence extending north eleven degrees, one minute, zero seconds east the distance of sixty-three feet six inches to a point on the said southerly side of Osage avenue; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to the first mentioned point and place of beginning.

6232 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward, City of Phila., described in accordance with a Survey and Plan made by Joseph P. Muldowney, Acting Surveyor and Regulator of the Seventh District January 24, 1986 as follows: beginning at a point on the southerly side of Osage avenue (forty feet wide) at the distance of two hundred sixteen feet ten inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of sixty-three feet six inches to a point on the northerly side of a certain three feet wide alley which extends eastwardly and westwardly and communicates at each end thereof with a certain other three feet wide alley both of which extends northwardly into said Osage avenue and southwardly into Addison street (forty feet wide); Thence extending north seventy-eight degrees, fifty-nine minutes, zero seconds west along the northerly side of first mentioned three feet wide alley the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of sixty-three feet six inches to a point on the said southerly side of Osage avenue; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to the first mentioned point and place of beginning.

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6236 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward, City of Philadelphia, described in accordance with a Survey and Plan made by Joseph P. Muldowney, Acting Surveyor and Regulator of the Seventh Survey District January 24, 1986 as follows: beginning at a point on the southerly side of Osage avenue (forty feet wide) at the distance of two hundred forty-seven feet six inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west, the distance of sixty-three feet six inches to a point on the northerly side of a certain three feet wide alley which extends eastwardly and westwardly and communicates at each end thereof with a certain other three feet wide alley both of which extends northwardly into said Osage avenue and southwardly into Addison street (forty feet wide); Thence extending north seventy-eight degrees, fifty-nine minutes, zero seconds west, along the northerly side of first mentioned three feet wide alley, the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east, the distance of sixty-three feet six inches to a point on the said southerly side of Osage avenue; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east, the distance of fifteen feet four inches to the first mentioned point and place of beginning.

6238 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward, City of Philadelphia, described in accordance with a Survey and Plan made by Joseph P. Muldowney, Acting Surveyor and Regulator of the Seventh District January 24, 1986 as follows: beginning at a point on the southerly side of Osage avenue (forty feet wide) at the distance of two hundred sixty-two feet ten inches westwardly from the westerly side of Sixty-second street

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(sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of sixty-three feet six inches to a point on the northerly side of a certain three feet wide alley which extends eastwardly and westwardly and communicates at each end thereof with a certain other three feet wide alley both of which extends northwardly into said Osage avenue and southwardly into Addison street (forty feet wide); Thence extending north seventy-eight degrees, fifty-nine minutes, zero seconds west along the northerly side of first mentioned three feet wide alley the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of sixty-three feet six inches to a point on the said southerly side of Osage avenue; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to the first mentioned point and place of beginning.

6248 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward, City of Philadelphia, described in accordance with a Survey and Plan made by Joseph P. Muldowney, Acting Surveyor and Regulator of the Third District January 24, 1986 as follows: beginning at a point on the southerly side of Osage avenue (forty feet wide) at the distance of three hundred thirty-nine feet six inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of sixty-three feet six inches to a point on the northerly side of a certain three feet wide alley which extends eastwardly and westwardly and communicates at each end thereof with a certain other three feet wide alley both of which extends northwardly into said Osage avenue and southwardly into Addison street (forty feet wide); Thence extending north seventy-eight degrees, fifty-nine minutes, zero seconds west along the northerly side of first mentioned three feet wide alley the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero

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seconds east the distance of sixty-three feet six inches to a point on the said southerly side of Osage avenue; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to the first mentioned point and place of beginning.

6250 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, beginning at a point on the southerly side of Osage avenue (forty feet wide) at the distance of three hundred fifty-four feet ten inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of sixty-three feet six inches to a point on the northerly side of a certain three feet wide alley which extends eastwardly and westwardly and communicates at each end thereof with a certain other three feet wide alley both of which extends northwardly into said Osage avenue and southwardly into Addison street (forty feet wide); Thence extending north seventy-eight degrees, fifty-nine minutes, zero seconds west along the northerly side of first mentioned three feet wide alley the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of sixty-three feet six inches to a point on the said southerly side of Osage avenue; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to the first mentioned point and place of beginning.

6256 Osage avenue.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward, City of Philadelphia, described in accordance with a Survey and Plan made by Joseph P. Muldowney, Surveyor and Regulator of the Seventh District January 24, 1986, as follows: beginning at a point on the southerly side of Osage avenue (forty feet wide) at the distance of four

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hundred feet ten inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of Sixty-three feet six inches to a point on the northerly side of a certain three feet wide alley which extends eastwardly and westwardly and communicates at each end thereof with a certain other three feet wide alley both of which extends northwardly into said Osage avenue and southwardly into Addison street (forty feet wide); Thence extending north seventy-eight degrees, fifty-nine minutes, zero seconds west along the northerly side of first mentioned three feet wide alley the distance of sixteen feet two inches to a point; Thence extending north eleven degrees, one minute, zero seconds east along the easterly side of three feet wide alley by deeds the distance of sixty-three feet six inches to a point on the said southerly side of Osage avenue; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of sixteen feet two inches to the first mentioned point and place of beginning.

6212 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on the southerly side of Pine street (sixty feet wide) at the distance of seventy-eight feet zero inches westwardly from the westerly side of Sixty-second street (sixty feet wide), being a point on the westerly side of a three foot wide alley leading northwardly into said Pine street and southwardly into Osage avenue (forty feet wide); Thence extending along said three feet wide alley south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet zero inches to a point on the northerly side of an eight inch wide concrete coping lying within a three foot wide pedestrian easement which also lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with a nine feet five inches wide

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driveway at each end and leading southwardly into Osage avenue; Thence extending partially along the same north seventy-eight degrees, fifty-nine minutes, zero seconds west the distance of sixteen feet zero inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of seventy-eight feet zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of sixteen feet zero inches to a point, being the first mentioned point and place of beginning.

6214 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate on the south side of Pine street, at the distance of ninety-four feet westward from the west side of Sixty-second street in the Third Ward of the City of Philadelphia; Containing in front or breadth on the said Pine street, fifteen feet six inches and extending of that width in length or depth southward between parallel lines at right angles to the said Pine street, seventy-eight feet to a certain three feet wide alley extending eastward and westward and communicating at each end thereof, with a certain three feet wide alley extending northward and southward from Pine street to Osage avenue.

6218 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate on the southerly side of Pine street at the distance of one hundred twenty-four feet ten inches westwardly from the westerly side of Sixty-second street in the Third Ward of the City of Philadelphia; Containing in front or breadth on the said Pine street fifteen feet four inches and extending of that width in length or depth southwardly between parallel lines at right angles to the said Pine street seventy-eight feet to a certain three feet wide alley which extends eastwardly and westwardly and communicates at each end thereof with a certain other alley three feet wide which extends

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northwardly and southwardly from the said Pine street to Osage avenue.

6220 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on the southerly side of Pine street (sixty feet wide) at the distance of one hundred forty feet two inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet zero inches to a point on the northerly side of an eight inch wide concrete coping lying within a three feet wide pedestrian easement which, also, lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with a nine feet five inches wide driveway at each end leading southwardly into Osage avenue (forty feet wide); Thence extending partially along the same north seventy-eight degrees, fifty-two minutes, zero seconds west the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of seventy-eight feet zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east, the distance of fifteen feet four inches to a point being the first mentioned point and place of beginning.

6222 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on the southerly side of Pine street (sixty feet wide) at the

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distance of one hundred fifty-five feet six inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet zero inches to a point on the northerly side of an eight inch wide concrete coping lying within a three feet wide pedestrian easement which, also, lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with a nine feet five inches wide driveway at each end leading southwardly into Osage avenue (forty feet wide); Thence extending partially along the same north seventy-eight degrees, fifty-nine minutes, zero seconds west the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of seventy-eight feet zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east, the distance of fifteen feet four inches to a point being the first mentioned point and place of beginning.

6224 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on the southerly side of Pine street (sixty feet wide) at the distance of one hundred seventy feet ten inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet zero inches to a point on the northerly side of an eight inch wide concrete coping lying within a three feet wide pedestrian easement which also lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with a nine feet five inches wide driveway at each end leading southwardly into Osage avenue (forty feet wide); Thence extending partially along the same north seventy-eight degrees, fifty-nine minutes,

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zero seconds west the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of seventy-eight feet zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to a point, being the first mentioned point and place of beginning.

6226 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on the southerly side of Pine street (sixty feet wide) at the distance of one hundred eighty-six feet two inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet zero inches to a point on the northerly side of an eight inch wide concrete coping lying within a three foot wide pedestrian easement which also lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with a nine feet five inches wide driveway at each end leading southwardly into Osage avenue (forty feet wide); Thence extending partially along the same north seventy-eight degrees, fifty-nine minutes, zero seconds west the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of seventy-eight feet zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight degrees, thirty-nine minutes, zero seconds east the distance of fifteen feet four inches to a point, being the first mentioned point and place of beginning.

6228 Pine street.

City of Philadelphia

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ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected situate on the southerly side of Pine street at the distance of two hundred one feet six inches westward from the westerly side of Sixty-second street in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Pine street fifteen feet four inches and extending of that width in length or depth southwardly between parallel lines at right angles to the said Pine street seventy-eight feet to a certain three feet wide alley which extends eastward and westward and communicates at each end thereof with a certain other alley three feet wide which extends northward and southward from the said Pine street to Osage avenue.

6232 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on the southerly side of Pine street (sixty feet wide) at the distance of two hundred thirty-two feet two inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet zero inches to a point on the northerly side of an eight inch wide concrete coping lying within a three feet wide pedestrian easement which also lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with a nine feet five inches wide driveway at each end leading southwardly into Osage avenue (forty feet wide); Thence extending partially along the same north seventy-eight degrees, fifty-nine minutes, zero seconds west the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of seventy-eight feet zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance

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RESOLUTION NO. 170966 *continued*

of fifteen feet four inches to a point, being the first mentioned point and place of beginning.

6234 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on the southerly side of Pine street (sixty feet wide) at the distance of two hundred forty-seven feet six inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet zero inches to a point on the northerly side of an eight inch wide concrete coping lying within a three feet wide pedestrian easement which also lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with nine feet five inches wide driveway at each end leading southwardly into Osage avenue (forty feet wide); Thence extending partially along the same north seventy-eight degrees, fifty-nine minutes, zero seconds west the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of seventy-eight feet, zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to a point, being the first mentioned point and place of beginning.

6236 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on the southerly side of Pine street (sixty feet wide) at the

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RESOLUTION NO. 170966 *continued*

distance of two hundred sixty-two feet ten inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet zero inches to a point on the northerly side of an eight inch wide concrete coping lying within a three feet wide pedestrian easement which also lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with a nine feet five inches wide driveway at each end leading southwardly into Osage avenue (forty feet wide); Thence extending partially along the same north seventy-eight degrees, fifty-nine minutes, zero seconds west the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of seventy-eight feet zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to a point, being the first mentioned point and place of beginning.

6238 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on the southerly side of Pine street (sixty feet wide) at the distance of two hundred seventy-eight feet two inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet zero inches to a point on the northerly side of an eight inch wide concrete coping lying within a three feet wide pedestrian easement which also lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with a nine feet five inches wide driveway at each end leading southwardly into Osage avenue (forty feet wide); Thence extending partially along the same north seventy-eight degrees, fifty-nine minutes,

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zero seconds west the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of seventy-eight feet zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to a point, being the first mentioned point and place of beginning.

6240 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on the southerly side of Pine street (sixty feet wide) at the distance of two hundred ninety-three feet six inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet zero inches to a point on the northerly side of an eight inch wide concrete coping lying within a three feet wide pedestrian easement which also lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with a nine feet five inches wide driveway at each end leading southwardly into Osage avenue (forty feet wide); Thence extending partially along the same north seventy-eight degrees, fifty-nine minutes, zero seconds west the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of seventy-eight feet zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight degrees, thirty-nine minutes, zero seconds east the distance of fifteen feet four inches to a point, being the first mentioned point and place of beginning.

6242 Pine street.

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ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on the southerly side of Pine street (sixty feet wide) at the distance of three hundred eight feet ten inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet zero inches to a point on the northerly side of an eight inch wide concrete coping lying within a three feet wide pedestrian easement which also lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with a nine feet five inches wide driveway at each end leading southwardly into Osage avenue (forty feet wide); Thence extending partially along the same north seventy-eight degrees, fifty-nine minutes, zero seconds west the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of seventy-eight feet zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to a point, being the first mentioned point and place of beginning.

6244 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on the southerly side of Pine street (sixty feet wide) at the distance of three hundred twenty-four feet two inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet zero inches to a point on the northerly side of an eight

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inch wide concrete coping lying within a three foot wide pedestrian easement which also lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with a nine feet five inches wide driveway at each end leading southwardly into Osage avenue (forty feet wide); Thence extending partially along the same north seventy-eight degrees, fifty-nine minutes, zero seconds west the distance of fifteen feet six inches to a point; Thence extending north eleven degrees, one, minute, zero seconds east the distance of seventy-eight feet zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight degrees, thirty-nine minutes, zero seconds east the distance of fifteen feet six inches to a point, being the first mentioned point and place of beginning.

6246 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on the southerly side of Pine street (sixty feet wide) at the distance of three hundred thirty-nine feet six inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet, zero inches to a point on the northerly side of an eight inch wide concrete coping lying within a three feet wide pedestrian easement which also lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with a nine feet five inches wide driveway at each end leading southwardly into Osage avenue (forty feet wide); Thence extending partially along the same north seventy-eight degrees, fifty-nine minutes, zero seconds west the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of seventy-eight feet zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight

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RESOLUTION NO. 170966 *continued*

degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to a point, being the first mentioned point and place of beginning.

6250 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on the southerly side of Pine street (sixty feet wide) at the distance of three hundred seventy feet two inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet zero inches to a point on the northerly side of an eight inch wide concrete coping lying within a three foot wide pedestrian easement which also lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with a nine feet five inches wide driveway at each end leading southwardly into Osage avenue (forty feet wide); Thence extending partially along the same north seventy-eight degrees, fifty-nine minutes, zero seconds west the distance of fifteen feet four inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of seventy-eight feet zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet four inches to a point, being the first mentioned point and place of beginning.

6252 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on

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the southerly side of Pine street (sixty feet wide) at the distance of three hundred eighty-five feet six inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet zero inches to a point on the northerly side of an eight inch wide concrete coping lying within a three foot wide pedestrian easement which also lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with a nine feet five inches wide driveway at each end leading southwardly into Osage avenue (forty feet wide); Thence extending partially along the same north seventy-eight degrees, fifty-nine minutes, zero seconds west the distance of fifteen feet six inches to a point; Thence extending north eleven degrees, one minute, zero seconds east the distance of seventy-eight feet zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of fifteen feet six inches to a point, being the first mentioned point and place of beginning.

6254 Pine street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan made by Earl T. Boyer, Surveyor and Regulator of the Seventh Survey District November 27, 1985, as follows: beginning at a point on the southerly side of Pine street (sixty feet wide) at the distance of four hundred one feet zero inches westwardly from the westerly side of Sixty-second street (sixty feet wide); Thence extending south eleven degrees, one minute, zero seconds west the distance of seventy-eight feet zero inches to a point on the northerly side of an eight inch wide concrete coping lying within a three foot wide pedestrian easement which also lies within a twelve feet five inches wide driveway easement leading eastwardly and westwardly connecting with a nine feet five inches wide driveway at each end leading southwardly into Osage avenue (forty feet wide); Thence extending partially along

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the same north seventy-eight degrees, fifty-nine minutes, zero seconds west the distance of sixteen feet to a point on the easterly side of a three feet wide alley which leads northwardly into said Pine street and southwardly into said Osage avenue; Thence extending north eleven degrees, one minute zero seconds east the distance of seventy-eight feet zero inches to a point on the southerly side of Pine street; Thence extending along the same south seventy-eight degrees, fifty-nine minutes, zero seconds east the distance of sixteen feet to a point, being the first mentioned point and place of beginning.

The said redevelopment contract is in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by Council; and

WHEREAS, AJR Endeavors LLC desires to enter into the said redevelopment contract for the Properties.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the Osage Urban Renewal Area, as hereinabove more particularly described, is hereby approved. City Council authorizes the Redevelopment Authority to proceed with minor changes in substantial conformity with the hereby approved redevelopment contract. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with AJR Endeavors LLC (hereinafter "Redeveloper"). The Redevelopment Authority and the Redeveloper are authorized to take such action in substantial conformity to the redevelopment contract as may be necessary to carry it out.

RESOLVED, The Redevelopment Authority and the Redeveloper are authorized to prepare or cause to be prepared for introduction into the Council such ordinances or resolutions as may be necessary for changes in zoning, streets, alleys, public ways, street patterns, location and relocation of public utilities, and related items which are required in order to facilitate and effectuate the redevelopment contract hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the redevelopment contract and requests the various officials, departments, boards and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the redevelopment contract.

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