



City of Philadelphia

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

BILL NO. 181044

Introduced November 29, 2018

Councilmember Blackwell

**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 convey to Philadelphia Authority for Industrial Development all or a portion of a parcel or parcels of land in and about the area bounded by 46th Street, Market Street, 48th Street and Haverford Avenue, for further conveyance, 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 convey to Philadelphia Industrial Development Corporation some or all of the parcels of land located in and about the area bounded by 46th Street, Market Street, 48th Street and Haverford Avenue, as more particularly identified in Exhibit "A", for further conveyance, under certain terms and conditions.

SECTION 2. Conveyance of the property to PAID shall be conditioned upon a commitment by PAID to require an Economic Opportunity Plan in accordance with Section 17-1602 of The Philadelphia Code, upon further conveyance.

SECTION 3. The City Solicitor is hereby authorized to review and to approve, prior to execution, 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.

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EXHIBIT A

Legal Description

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, situate in the 6th Ward of the City of Philadelphia and described in accordance with a plan of property prepared by Barton and Martin Engineers dated February 24, 1997.

BEGINNING at the point of intersection of the Northerly side of Market Street (100 feet wide) with the Westerly side of 46th Street (80 feet wide at this point); thence from said point of beginning extending North 78 degrees 59 Minutes 00 seconds West, along the said Northerly side of Market Street, 770.012 feet to the Easterly side of 48th Street (80 feet wide); thence extending North 12 degrees 00 minutes 40.75 seconds East, along the said Easterly side of 48th Street, 1,187.487 feet to a point on the Southerly side of Haverford Avenue (80 feet wide); thence extending South 78 degrees 50 minutes 30.25 seconds East, along the said Southerly side of Haverford Avenue, 150.061 feet to an angle point; thence extending North 86 degrees 17 minutes 29.75 seconds East, along the said Southerly side of Haverford Avenue 496.854 feet to a point; thence extending South 12 degrees 22 minutes 46 seconds West 628.941 feet to a point; thence extending South 77 degrees 37 minutes 14 seconds East 150.000 feet to a point on the Westerly side of 46th Street (80 feet wide at this point); thence extending South 12 degrees 22 minutes 46 seconds West, along the said Westerly side of 46th Street, 681.091 feet to the point and place of beginning.

CONTAINING in Area 20.04144 Acres.

BEING known as 4601 Market Street.

EXCEPTING THEREFROM AND THEREOUT the lot or piece of ground described below with the buildings and improvements thereon erected which Urban Education Development Research and Retreat Center, a Pennsylvania Non-Profit Corporation, by Deed dated November 1, 2004 and recorded in the Philadelphia Department of Records on November 10, 2004 as Document No. 51054254, granted and conveyed unto the City of Philadelphia, in fee.

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected.

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SITUATE in the 6th Ward of the City of Philadelphia and described in accordance with a plan of property prepared by Barton and Martin Engineers, a division of Vollmer Associates dated August 16, 2004.

BEGINNING at a point of intersection of the Easterly side of 48th Street (80 feet wide) and the Southerly side of Haverford Avenue (80 feet wide); thence from said point of beginning, extending the following five (5) courses and distances:

- 1) Along the said side of Haverford Avenue South 78 degrees 50 minutes 30.25 seconds East 150.061 feet to an angle point;
- 2) Continuing along the said side of Haverford Avenue North 86 degrees 17 minutes 29.75 seconds East 186.093 feet to a point;
- 3) South 12 degrees 00 minutes 40.75 seconds West 698.860 feet to a point;
- 4) North 77 degrees 59 minutes 19.25 seconds West 329.177 feet to a point on the said side of 48th Street;
- 5) Along the said side of 48th Street North 12 degrees 00 minutes 40.75 seconds East 646.207 feet to the first mentioned point and place of beginning.

CONTAINING in area 5.00 acres.

SAID excluded parcel being known as 91 North 43rd Street.

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