

## Legislation Text

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**File #:** 020480, **Version:** 0

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Authorizing the Commissioner of Public Property to execute and deliver to the Philadelphia Authority for Industrial Development (“PAID”), without consideration, a deed conveying fee simple title to a certain tract of City-owned land with the buildings and improvements thereon situated at the northwest corner of Fifth and Huntingdon streets, subject generally to the terms and conditions of the Philadelphia Industrial and Commercial Development Agreement among the City, PAID, and the Philadelphia Industrial Development Corporation; and further authorizing PAID, notwithstanding any contrary requirements of the Philadelphia Industrial and Commercial Development Agreement, to convey such land and property to the Asociacion de Musicos Latinos Americanos for a nominal consideration; 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 execute and deliver to the Philadelphia Authority for Industrial Development (“PAID”), without consideration, a deed conveying fee simple title to the tract of ground described in the attached “Exhibit A,” situated at the northwest corner of Fifth and Huntingdon streets, with the buildings and improvements thereon, subject to a certain driveway easement (“the property”), subject generally to the terms and conditions of the Philadelphia Industrial and Commercial Development Agreement among the City, PAID, and the Philadelphia Industrial Development Corporation:

Section 2. The authorization set forth in Section 1 is conditioned upon the Asociacion de Musicos Latinos Americanos (“AMLA”) obtaining financing to develop, rehabilitate, and/or improve part or all of the property by June 30, 2004.

Section 3. Notwithstanding any contrary requirement of the Philadelphia Industrial and Commercial Development Agreement, PAID is hereby authorized to convey the parcel for nominal consideration to the AMLA, provided, however, that the AMLA executes a development agreement with PAID and agrees to maintain and use the parcel and any improvements thereon for AMLA’s offices and to provide music education, appreciation and cultural enrichment services to Philadelphia and surrounding communities.

Section 4. 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 interest of the City and to carry out the purposes of the Philadelphia Industrial and Commercial Development Agreement and this Ordinance.

### **EXHIBIT “A” DESCRIPTION OF PROPERTY**

ALL THAT CERTAIN lot or piece of ground with the buildings or improvements thereon erected, Situated in the 19<sup>th</sup> Ward of the City of Philadelphia, and described according to a survey and Plan of Property made by James E. Shomper, Surveyor and Regulator of the Sixth Survey District, dated July 12, 1990 (Bb-36), as follows:

Beginning at a point formed by the intersection of the westerly side of Fifth street, (60' wide) and the northerly side of Huntingdon street (50' wide); Thence extending North seventy-eight degrees thirty-nine minutes zero seconds West, along the northerly side of the said Huntingdon street, the distance of Three hundred eighteen feet zero inches to a point formed by the intersection of the northerly side of the said Huntingdon street and the easterly side of Fairhill street (50' wide); Thence extending North eleven degrees twenty-one minutes zero seconds East, along the easterly side of the said Fairhill street, the distance of four hundred feet zero inches to a point on the southerly side of a certain four foot wide alley, which extends eastwardly from the said Fairhill street to Reese street (40' wide); Thence extending South seventy-eight degrees thirty-nine minutes zero seconds East, along the southerly side of the said alley, also partly passing through a wall, the distance of Fifty-three feet five inches to a point; Thence extending South eleven degrees twenty-one minutes zero seconds West, passing through a wall, the distance of one hundred thirteen feet eight inches to a point; Thence extending South seventy-eight degrees thirty-nine minutes zero seconds East, passing through a wall, the distance of seven inches to a point; Thence extending South eleven degrees twenty-one minutes zero seconds West, passing through a wall the distance of one and one-half inches to a point; thence extending South seventy-eight degrees thirty-nine minutes zero seconds East, along the southerly face of a brick wall, also along a side of a certain variable width easement, hereinafter more fully described, extending northwardly and eastwardly into the said Reese street, the distance of thirty feet eleven and one-fourth inches to a point; Thence extending North eleven degrees twenty-one minutes zero seconds East, along the easterly face of a brick wall, also along a side of the said easement, the distance of forty-two feet four and one-half inches to a point; Thence extending South seventy-eight degrees thirty-nine minutes zero seconds East, along the face of a brick wall, also along another side of the said easement, the distance of eight feet zero inches to a point; Thence extending North eleven degrees twenty-one minutes zero seconds East, along the easterly face of a brick wall, also along another side of the said easement, the distance of twenty-one feet eight and one-half inches to a point; Thence extending South seventy-eight degrees thirty-nine minutes zero seconds East, along the southerly face of a brick wall, also along another side of the said easement, the distance of forty-six feet three-fourths inches to a point on the westerly side of the said Reese street; Thence extending South eleven degrees twenty-one minutes zero seconds West, along the westerly side of the said Reese street, the distance of seven feet three and five-eighths inches to a point of curvature, being the beginning of a Cul-de-Sac at the terminus of the said Reese street; Thence extending southwestwardly, along the westerly side of the said Reese street, on the arc of a circle, curving to the right, having a radius of ten feet zero inches, a central angle of seventy-eight degrees twenty-seven minutes forty-seven seconds, and an arc distance of thirteen feet eight and three-eighths inches to a point of reverse curve; Thence extending southwardly along the westerly side of the Cul-de-Sac of the said Reese street, on the arc of a circle, curving to the left, having a radius of forty feet zero inches, a central angle of one hundred sixty-eight degrees twenty-seven minutes forty-seven seconds, and an arc distance of one hundred seventeen feet seven and one-fourth inches to a point of tangency on the southerly terminus of the said Reese street; Thence extending South seventy-eight degrees thirty-nine minutes zero seconds East, partly along the southerly terminus of the said Reese street, also partly through a wall, the distance of one hundred one feet zero inches to a point; Thence extending South eleven degrees twenty-one minutes zero seconds West, the distance of four feet zero inches to a point; Thence extending South seventy-eight degrees thirty-nine minutes zero seconds East, partly passing through a wall, the distance of seventy-eight feet zero inches to a point on the westerly side of the said Fifth street; Thence extending South eleven degrees twenty-one minutes zero seconds West, along the westerly side of the said Fifth street, the distance of two hundred fifty feet zero inches to the first mentioned point and place of beginning;

CONTAINING in total area 91,778.0 square feet or 2.10693 acres.

UNDER AND SUBJECT TO:

All that certain Variable Width Easement, Situate in the Nineteenth Ward of the City of Philadelphia and described in accordance with a survey and Plan made by James E. Shomper, Surveyor and Regulator of the Sixth Survey District, dated July 12, 1990 and described as follows:

Beginning at a point on the westerly side of Reese street (forty feet wide) at the distance of one hundred forty-nine feet eight and one-half inches southwardly from the southerly side of Lehigh avenue (one hundred twenty feet wide); Thence extending south eleven degrees twenty-one minutes west, along the westerly side of said Reese street, the distance of seven feet three and five-eighths inches to a point of curve; thence extending southwardly and westwardly along the westerly side of said Reese street along an arc curving to the right having a radius of ten feet, the arc distance of three feet nine and one-half inches to a point of reverse curve; thence extending westwardly and southwardly along the westerly side of the said Reese street along an arc curving to the left having a radius of forty feet, the arc distance of thirty-four feet ten and seven-eighths inches to a point; thence extending north seventy-eight degrees thirty-nine minutes west, the distance of four feet ten inches to a point; thence extending south eleven degrees twenty-one minutes west the distance of thirty-nine feet ten and one-half inches to a point; thence extending north seventy-eight degrees thirty-nine minutes west, the distance of forty feet three inches to a point; thence extending north eleven degrees twenty-one minutes east, the distance of thirty-four feet seven and one-half inches to a point; thence extending south seventy-eight degrees thirty-nine minutes east, the distance of thirty feet eleven and one-quarter inches to a point; thence extending north eleven degrees twenty-one minutes east, the distance of forty-two feet four and one-half inches to a point; thence extending south seventy-eight degrees thirty-nine minutes east, the distance of eight feet to a point; thence extending north eleven degrees twenty-one minutes east, the distance of twenty-one feet eight and one-half inches to a point; thence extending south seventy eight degrees thirty nine minutes east, the distance of forty-six feet zero and three-quarter inches to a point on the westerly side of Reese street, being the first mentioned point and place of beginning.

Containing in area two thousand eight hundred forty-eight square feet or six thousand five hundred thirty-eight one hundred thousandths acres.