

No. 2008-86

AN ACT

SB 1103

Authorizing the Department of Transportation, with the approval of the Governor, to grant and convey to the Philadelphia Redevelopment Authority a tract of land situate in the City of Philadelphia, Philadelphia County.

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Section 1. Chinatown Community Center.

(a) Conveyance authorized.—The Department of Transportation, with the approval of the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to grant and convey to the Philadelphia Redevelopment Authority certain lands situate in the 5th Ward of Philadelphia at 1001-05 Vine Street described in subsection (b) for less than the fair market value as determined by an independent appraisal.

(b) Property description.—The property to be conveyed pursuant to this section consists of land bounded and described as follows:

ALL THOSE FOUR CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, Situate in the 5th Ward of the City of Philadelphia and described as follows, to wit: ONE THEREOF SITUATE at the Northwest corner of Vine and 10th Streets, CONTAINING in front or breadth on said Vine Street 18 feet and extending in depth Northward along the West side of said 10th Street, 131 feet 3 inches to Pearl Street, ANOTHER THEREOF SITUATE on the North side of Vine Street at the distance of 18 feet Westward from the West side of 10th Street. CONTAINING in front or breadth on said Vine Street 20 feet and extending in length or depth Northward of that width at right angles parallel with the said 10th Street 131 feet 3 inches to Pearl Street. ANOTHER THEREOF SITUATE on the North side of Vine Street at the distance of 38 feet Westward from the West side of 10th Street. CONTAINING in front or breadth on the said Vine Street 20 feet and extending of that width between lines parallel with the said 10th Street in length or depth Northwardly 131 feet 3 inches to Pearl Street. BOUNDED Northward by said Pearl Street, Eastward by ground now or late of I. Fassett, Deceased, Westward by ground now or late of Jacob Schmitt, Deceased, and Southward by Vine Street. No. 1003 Vine Street. AND THE REMAINING ONE THEREOF SITUATE on the North side of Vine Street at the distance of 58 feet Westward from the West side of 10th Street. CONTAINING in front or breadth on the said Vine Street 20 feet and extending of that width in length or depth Northward 131 feet 4 inches to Pearl Street. BOUNDED Northward by said Pearl Street, Eastward by other ground now or late of Jacob Schmitt, and now or late of

Frank A. Schmitt, Southward by said Vine Street and Westward by ground formerly of Hannah Sanson. No. 1005 Vine Street.

ALSO ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected. Situate on the corner formed by the intersection of the West side of 10th Street with the North side of Pearl Street in the 5th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said 10th Street 16 feet and extending of that width in length or depth Westward, the South line thereof along the North side of Pearl Street 80 feet to a certain 3 foot wide alley which extends Northward and Southward from Wood Street to the said Pearl Street.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alley as and for a passageway and watercourse at all times hereafter forever. No. 314 North 10th Street.

ALSO UNDER AND SUBJECT as to the last of the above described premises to an Agreement between William M. Kizmiller, Trustee and Philadelphia Pneumatic Tube Co., recorded in Deed Book J.M.H. 2802 page 47 (relating to Tube in Street).

(c) Conditions.—The conveyance shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, gas or pipeline companies, as well as under and subject to any lawful and enforceable estates or tenancies vested in third persons appearing of record, for any portion of the land or improvements erected thereon.

(d) Deed.—The deed of conveyance shall be by quitclaim deed and shall be executed by the Secretary of Transportation in the name of the Commonwealth of Pennsylvania.

(e) Costs and fees.—Costs and fees incidental to this conveyance shall be borne by the grantee.

(f) Right of reverter.—This conveyance shall revert and revest immediately to the grantor if any of the following conditions occurs:

(1) The property is not, within five years of this conveyance, put to use as the Chinatown Community Center to enhance the lives of the residents of the neighborhood and enrich the culture of the City of Philadelphia.

(2) The property ceases to be used as the Chinatown Community Center at any time following the commencement of such use.

(3) The property or any portion thereof, is used as a licensed facility, as defined in 4 Pa.C.S. § 1103 (relating to definitions), or any other similar type of facility authorized under State law.

These conditions shall be contained in the deed of conveyance. The conditions shall be covenants running with the land and shall be binding upon the grantee, its successors and assigns.

Section 2. Effective date.

This act shall take effect immediately.

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LAWS OF PENNSYLVANIA

APPROVED—The 25th day of September, A.D. 2008.

EDWARD G. RENDELL