
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1103 Session of
2007

INTRODUCED BY FUMO, SEPTEMBER 28, 2007

REFERRED TO STATE GOVERNMENT, SEPTEMBER 28, 2007

AN ACT

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

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

7 Section 1. Chinatown Community Center.

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

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

18 ALL THOSE FOUR CERTAIN lots or pieces of ground with the

1 buildings and improvements thereon erected, Situate in the 5th
2 Ward of the City of Philadelphia and described as follows, to
3 wit: ONE THEREOF SITUATE at the Northwest corner of Vine and
4 10th Streets, CONTAINING in front or breadth on said Vine Street
5 18 feet and extending in depth Northward along the West side of
6 said 10th Street, 131 feet 3 inches to Pearl Street, ANOTHER
7 THEREOF SITUATE on the North side of Vine Street at the distance
8 of 18 feet Westward from the West side of 10th Street.
9 CONTAINING in front or breadth on said Vine Street 20 feet and
10 extending in length or depth Northward of that width at right
11 angles parallel with the said 10th Street 131 feet 3 inches to
12 Pearl Street. ANOTHER THEREOF SITUATE on the North side of Vine
13 Street at the distance of 38 feet Westward from the West side of
14 10th Street. CONTAINING in front or breadth on the said Vine
15 Street 20 feet and extending of that width between lines
16 parallel with the said 10th Street in length or depth
17 Northwardly 131 feet 3 inches to Pearl Street. BOUNDED Northward
18 by said Pearl Street, Eastward by ground now or late of I.
19 Fassett, Deceased, Westward by ground now or late of Jacob
20 Schmitt, Deceased, and Southward by Vine Street. No. 1003 Vine
21 Street. AND THE REMAINING ONE THEREOF SITUATE on the North side
22 of Vine Street at the distance of 58 feet Westward from the West
23 side of 10th Street. CONTAINING in front or breadth on the said
24 Vine Street 20 feet and extending of that width in length or
25 depth Northward 131 feet 4 inches to Pearl Street. BOUNDED
26 Northward by said Pearl Street, Eastward by other ground now or
27 late of Jacob Schmitt, and now or late of Frank A. Schmitt,
28 Southward by said Vine Street and Westward by ground formerly of
29 Hannah Sanson. No. 1005 Vine Street.

30 ALSO ALL THAT CERTAIN lot or piece of ground with buildings and

1 improvements thereon erected. Situate on the corner formed by
2 the intersection of the West side of 10th Street with the North
3 side of Pearl Street in the 5th Ward of the City of
4 Philadelphia.

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

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

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

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

26 (d) Deed.--The deed of conveyance shall be by Quitclaim Deed
27 and shall be executed by the Secretary of Transportation in the
28 name of the Commonwealth of Pennsylvania.

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

1 (f) Right of reverter.--This conveyance shall revert and
2 revert immediately to the grantor if any of the following
3 conditions occurs:

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

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

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

15 These conditions shall be contained in the deed of conveyance.
16 The conditions shall be covenants running with the land, and
17 shall be binding upon the grantee, its successors and assigns.
18 Section 2. Effective date.

19 This act shall take effect immediately.