
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1262 Session of
2008

INTRODUCED BY FUMO, JANUARY 29, 2008

REFERRED TO STATE GOVERNMENT, JANUARY 29, 2008

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 described
13 in subsection (b) for less than the fair market value as
14 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 THAT CERTAIN lot or piece of ground with the building and

1 improvements thereon erected.

2 SITUATE on the East side of 10th Street and South side of Winter
3 Street in the 5th ward of the City of Philadelphia.

4 CONTAINING in front or breadth on the said 10th Street 20 feet
5 and extending of that width in length or depth Eastward along
6 the said Winter Street 90 feet to a 4 feet wide alley leading
7 into from Winter Street.

8 TOGETHER with the free and common use, right, liberty and
9 privilege of the aforesaid alley as and for a passageway and
10 watercourse at all times hereafter, forever.

11 BEING No. 241 North 10th Street.

12 BEING the same premises which Kathryn Feldman, Singlewoman, by
13 Indenture bearing date the 18th of September, 1943 and recorded
14 at Philadelphia in Deed Book CJP No. 3122 at Page 5088c granted
15 and conveyed unto the said Kenneth Fineman, in fee.

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

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

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

29 (f) Right of reverter.--This conveyance shall revert and
30 revest immediately to the grantor if any of the following

1 conditions occurs:

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

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

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

13 These conditions shall be contained in the deed of conveyance.

14 The conditions shall be covenants running with the land, and
15 shall be binding upon the grantee, its successors and assigns.

16 Section 2. Effective date.

17 This act shall take effect immediately.