

City of Philadelphia



(Bill No. 020431)

AN ORDINANCE

Establishing a neighborhood improvement district in an area that generally includes both sides of East Passyunk Avenue from the south side of Federal Street to the east side of South Broad Street, certain blocks of streets that intersect that portion of East Passyunk Avenue, both sides of South Broad Street from the south side of McKean Street to the north side of Snyder Avenue, and the west side of South Broad Street from the south side of Mifflin Street to the north side of McKean Street, to be known as the East Passyunk Avenue Business Improvement District (“District”); designating East Passyunk Avenue Business Improvement District, Inc. a Pennsylvania nonprofit corporation, as the Neighborhood Improvement District Management Association for the District; approving a final plan for the District, including a list of proposed improvements and their estimated cost, and providing for assessment fees to be levied on property owners within the District; authorizing the Director of Commerce, on behalf of the City, to execute an agreement with East Passyunk Avenue Business Improvement District, Inc., relating to the District; and authorizing East Passyunk Avenue Business Improvement District to assess property owners within the District a special property assessment fee to be used in accordance with the approved final plan; all in accordance with the provisions of the Community and Economic Improvement Act, and under certain terms and conditions.

WHEREAS, Council is authorized by the Community and Economic Improvement Act (“Act”) (53 P.S. §18101 *et seq.*) to establish by ordinance neighborhood improvement districts and to designate certain entities to administer programs and services within such districts in order “to promote and enhance more attractive and safer commercial, industrial, residential and mixed-use neighborhoods; economic growth; increased employment opportunities; and improved commercial, industrial, business districts and business climates”; and

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WHEREAS, The purpose of this ordinance is to establish a neighborhood improvement district in the Passyunk Avenue area, to be known as the East Passyunk Avenue Business Improvement District (“District”); and

WHEREAS, All procedures required by the Act for establishment of the District have been followed; in particular, more than forty-five days have elapsed from the last public hearing required by the Act and the Clerk of Council has not received objections filed by 51% or more of the affected property owners or property owners whose property valuation as assessed for taxable purposes amounts to 51% of the total property valuation within the proposed boundaries of the District; now, therefore,

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. In accordance with the provisions of the Community and Economic Improvement Act, a neighborhood improvement district is hereby established in East Passyunk area, with the boundaries set forth in Exhibit “A” attached hereto. The district shall be known as East Passyunk Avenue Business Improvement District (“District”).

SECTION 2. East Passyunk Avenue Business Improvement District, Inc., a Pennsylvania nonprofit corporation, is hereby designated as the Neighborhood Improvement District Management Association for the District.

SECTION 3. Council hereby approves as the final plan for the District the plan set forth in Exhibit “A” attached hereto. East Passyunk Avenue Business Improvement District, Inc., is hereby authorized to assess property owners within the District a special property assessment fee in accordance with the provisions of the final plan and the provisions of the Act.

SECTION 4. The Director of Commerce, on behalf of the City, is hereby authorized to enter into an agreement with East Passyunk Avenue Business Improvement District, Inc., in form approved by the City Solicitor, which agreement shall include the following provisions:

(a) A detailed description of the respective duties and responsibilities of the City and of East Passyunk Avenue Business Improvement District, Inc., with respect to the District as set forth in the final plan approved under Section 3;

(b) A requirement that the City will maintain within the District the same level of municipal programs and services that were provided within the District before its establishment;

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(c) A “sunset provision” under which the agreement will terminate on June 30, 2009 and may not be renewed unless the District is continued beyond that date in accordance with the sunset provisions of Section 5 of this ordinance; and

(d) The City’s agreement to be responsible for the collection of all property assessment fees levied within the District.

SECTION 5. The District shall terminate on June 30, 2009 in accordance with the provisions of the final plan approved under Section 3. The District may be continued beyond that date only if Council reenacts this ordinance following a review of the District and the programs and services provided by the East Passyunk Avenue Business Improvement District, Inc. within the District.

Exhibit A

PRELIMINARY PLAN FOR THE EAST PASSYUNK AVENUE BUSINESS IMPROVEMENT DISTRICT (“DISTRICT”) AND REPORT OF THE CITY OF PHILADELPHIA CONCERNING THE DISTRICT

1. The name of the proposed district shall be the East Passyunk Avenue Business Improvement District (“District”). A description and map indicating the District’s boundaries is attached as Exhibit A1.
2. The service area of the proposed district includes the 300 taxable (for real estate purposes) commercial properties on both sides of East Passyunk Avenue from the south side of Federal Street to the east side of South Broad Street, plus those commercial properties on certain blocks of streets that intersect that portion of East Passyunk Avenue that are listed in Exhibit A2, both sides of South Broad Street from the south side of McKean Street to the north side of Snyder Avenue, plus the west side of South Broad Street from the south side of Mifflin Street to the north side of McKean Street. Owner-occupied residential properties will not be assessed.
3. A list of properties to be assessed is set forth in Exhibit A2.
4. A list of proposed improvements with the District and their estimated cost:
 - a. ***Explore “trolley” loop via Broad Street*** - Councilman DiCicco has already done extensive work to determine the feasibility of running a regular shuttle-bus between Center City (possibly the Convention Center) and the District. The BID will work with the Councilman to reexamine this possibility to serve shoppers and/or diners in the District. Another possibility may be to revive an historic trolley on 11th and 12th Streets to bring visitors from Center City in a distinctive way. (\$15,000)
 - b. ***Install more trash cans*** - The BID will work with the City Streets Department to ensure sufficient trash receptacles and regular servicing of them along the entire length of the District. (\$9,000)
 - c. ***Sidewalk sweeping*** - Under an agreement with a Philadelphia BID that has sidewalk sweeping capacity (i.e., trained staff and motorized equipment) the BID will maintain an acceptable level of cleanliness through the length of the District. (\$13,000)
 - d. ***Holiday lights*** - The BID will continually maintain and annually install holiday lights for the length of the District. This will draw shoppers and assure a bright festive atmosphere during the darkest months. (\$7,500)

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- e. ***Year 'round events*** - The BID will plan and implement an annual calendar of special events that may include small weekend activities or larger ones designed to draw people from throughout Philadelphia and the region. Many events will have an Italian theme with music and approved vendors to add commercial interest. The BID will negotiate with sponsors and the City to draw the annual Columbus Day Parade to Passyunk Avenue. This will be an important reinforcement for the Italian theme and will doubtless increase the audience in South Philadelphia. (\$20,000)
 - f. ***Consistent year 'round advertising, promotions*** - The BID will plan and finance a year 'round program of advertising and promotions and will phase in these additions as experience strengthens this work. (\$5,000)
 - g. ***Flags*** - The BID will install US and Italian flags the length of the District. (\$5,000)
5. The proposed budget for the first fiscal year, including, but not limited to, personnel and administration, programs and services, maintenance and operation, and capital expenditures is as follows:
- \$125,475**
6. The proposed revenue sources for financing all proposed improvements, programs and services are assessments on all real property in the service area, except owner-occupied residential and tax-exempt properties (#2 above).
7. The estimated time for implementation and completion of all proposed improvements, programs and services (#4 above):
- One-year of proposed seven-year authorization.
8. The administrative body which will govern and administer the District is the East Passyunk Avenue Business Improvement District, Inc.
9. The by-laws of East Passyunk Avenue Business Improvement District, Inc. are attached as Exhibit A3.
10. The method of determining the amount of the assessment fee to be levied on property owners within the District will be done by equitably apportioning costs among benefiting properties. The assessment fee will be calculated as 20% of the real estate taxes for all commercial and industrial properties within the proposed area.
11. The specific duties and responsibilities of the City of Philadelphia ("City") and The Passyunk Avenue Business Improvement District, Inc. with respect to the

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District are as follows:

- a. The City will be responsible for the collection of all property assessment levied within the District, and will employ any legal methods to insure collection of such assessments, including the filing of liens. The City will also be responsible for maintaining the same level of municipal programs and services within the District before its designation as a neighborhood improvement district as after such designation.
 - b. East Passyunk Avenue Business Improvement District, Inc., shall fulfill all the duties and responsibilities of a Neighborhood Improvement District Management Association as set forth in the Community and Economic Improvement Act. Such duties and responsibilities include: administering programs, improvements and services within the District; preparing planning or feasibility studies or contracting for the preparation of such studies to determine needed capital improvements or administrative programs and services within the District; imposing special assessment fees and soliciting in-kind services or financial contributions from tax-exempt property owners within the District in lieu of such assessment fees; hiring additional off-duty police officers or private security officers to support existing municipal and volunteer efforts aimed at reducing crime and improving security in the District; designating an advisory committee for the District; submitting an audit of all income and expenditures to the Department of Community and Economic Development and to City Council within 120 days after the end of each fiscal year; and submitting a report, including financial and programmatic information and a summary of audit findings, to City Council and to all assessed property owners located in the District.
12. A written agreement shall be signed by the City and East Passyunk Avenue Business Improvement District, Inc. containing the following provisions:
- a. The respective duties of the City and East Passyunk Avenue Business Improvement District, Inc. with respect to the District, as set forth in paragraph 11 above.
 - b. The City's agreement to maintain within the District the same level of municipal programs and services that were provided within the District before its establishment.
 - c. A "sunset provision" under which the agreement will terminate and may not be renewed unless the District is continued beyond that date pursuant to a reenactment of the ordinance establishing the District.
 - d. The City's agreement to be responsible for the collection of all property assessment fees levied within the District.

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13. The District shall allow for and encourage tax-exempt property owners located within the District to provide in-kind services or a financial contribution to East Passyunk Avenue Business Improvement District, Inc., if not assessed, in lieu of a property assessment fee.
14. The negative vote of at least 51% of the property owners within the District or property owners within the District whose property valuation as assessed for taxable purposes amounts to 51% of the total property valuation located within the District proposed in the final plan, shall be required to defeat the establishment of the proposed District by filing objections with the Clerk of Council within 45 days of presentation of the final plan.

Exhibit A1

The boundaries of the East Passyunk Avenue Business Improvement District shall consist of:

1. Both sides of East Passyunk Avenue from the south side of Federal Street to the east side of South Broad Street;
2. Both sides of South Broad Street from the south side of McKean Street to the north side of Snyder Avenue;
3. The west side of South Broad Street from the south side of Mifflin Street to the north side of McKean Street; and
4. Certain portions of blocks of streets that intersect East Passyunk Avenue between Federal Street and South Broad Street, consisting of those properties listed in Exhibit A2 that are not included in paragraphs 1 through 3 above.

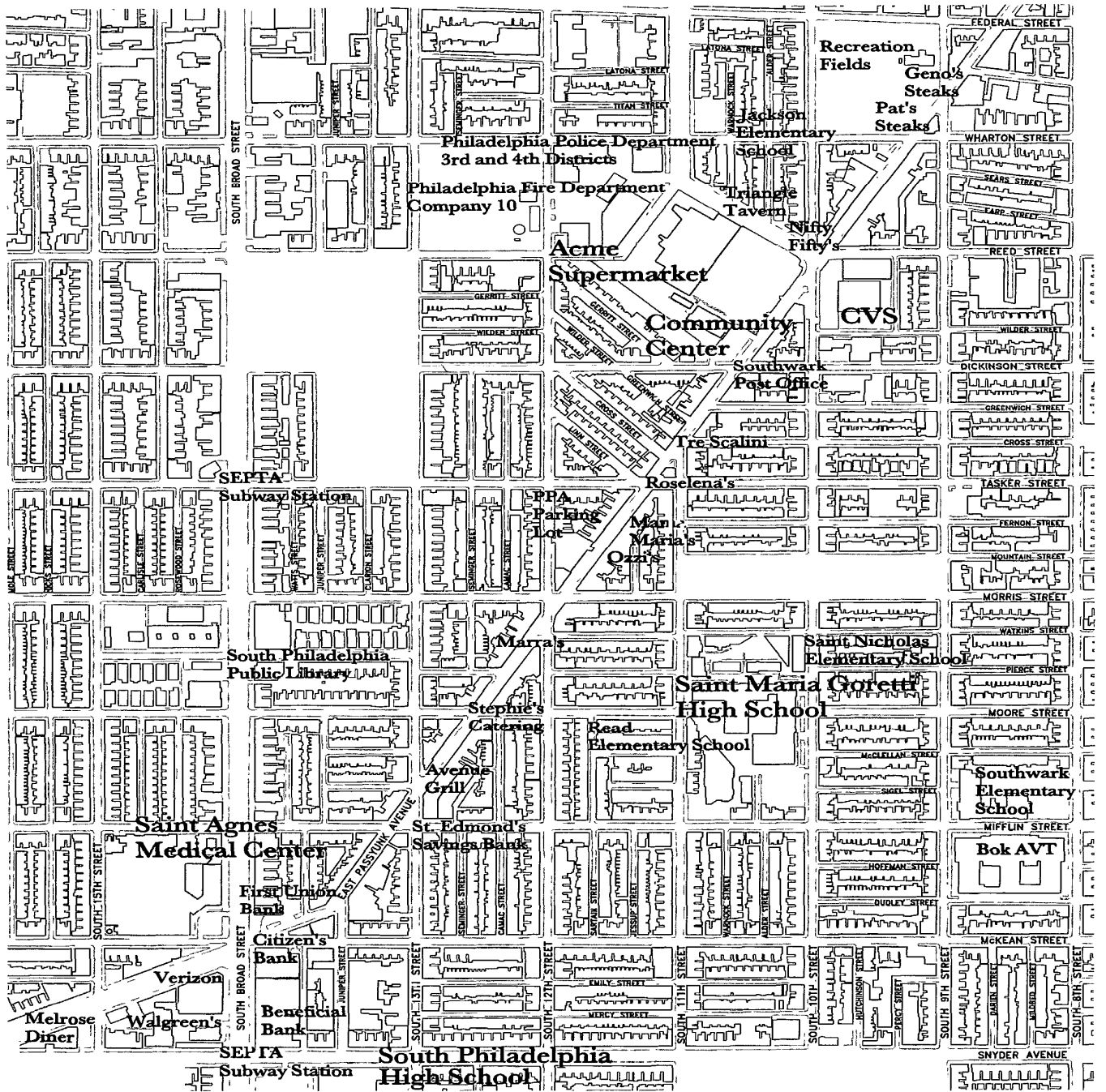
The following page contains a map indicating the boundaries of the District.

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Exhibit A1 - p. 2



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Exhibit A2

	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
1	1224 MIFFLIN ST	FRANK RUFFOLO &	LENA RUFFOLO	2,231	9,545	\$0	0	\$194.63	1
2	1301 SIGEL ST	CARSELLO ANNETTE		479	9,377	0	0	\$162.90	1
3	1310 E PASSYUNK AVE	CATHERINE SAMPERE	P	1,275	7,685	\$0	0	\$148.09	1
4	1328 E PASSYUNK AVE	LI KAM FAI	LI YUET MING	1,288	7,896	\$0	0	\$151.79	1
5	1330 E PASSYUNK AVE	DECERO DOMINIC		1,230	7,954	\$0	0	\$151.79	1
6	1336 E PASSYUNK AVE	KUSHNIK +	ANNA BENCAI CYNTHIA	2,212	7,964	\$0	0	\$168.19	1
7	1340 E PASSYUNK AVE	DUONG CHRISTINE M		3,203	14,621	\$0	0	\$294.60	1
8	1342 E PASSYUNK AVE	NORIEGA AMATO	EDITH AMATO OLYMPIA	1,254	7,066	\$0	0	\$137.51	1
9	1344 E PASSYUNK AVE	HERMAN COLAMECO &	R RITA H/W 39	1,094	7,226	\$0	0	\$137.51	1
10	1346-48 E PASSYUNK AVE	CHUNG KAM Y	CHUNG MO K	1,895	6,425	\$0	0	\$137.51	1
11	1349 E PASSYUNK AVE	MONTANA NANCY		1,587	7,405	\$0	0	\$148.62	1

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
12	1350 E PASSYUNK AVE	MARTINO FALCONE &	RITA A FALCONE H/W	906	7,414	\$0	0	\$137.51	1
13	1353 E PASSYUNK AVE	PANG KAN	HUI FENG YIN	1,965	8,371	\$0	0	\$170.83	1
14	1357 E PASSYUNK AVE	ACCETA A &	ELMER ACCETA ROSE	3,215	5,937	\$0	0	\$151.26	1
15	1417 E PASSYUNK AVE	TSANG LIFAI	YAN YI CHEN TSANG	1,722	8,614	\$0	0	\$170.83	1
16	1419 E PASSYUNK AVE	GRACE VITTORI		2,316	6,324	\$0	0	\$142.80	1
17	1423 E PASSYUNK AVE	MICHAEL DIMAURO &	PAOLINA H/W	2,343	7,609	\$0	0	\$164.49	1
18	1425 E PASSYUNK AVE	CAMPANA JAMES J &	CAMPANA THERESA	2,442	7,894	\$0	0	\$170.83	1
19	1429 E PASSYUNK AVE	MARGARET DE MEO S/W		2,170	7,782	\$0	0	\$164.49	1
20	1516 E PASSYUNK AVE	JAMES P BORRELLI &	LUCY H/W	2,604	5,524	\$0	0	\$134.34	1
21	1517 E PASSYUNK AVE	THOMAS ALEXANDROS	THOMAS CHRISOULA	2,134	6,186	\$0	0	\$137.51	1
22	1518 E PASSYUNK AVE	SALINI FRANCESCO		5,444	16,636	\$0	0	\$364.94	1

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
23	1519 E PASSYUNK AVE	DONATO CONFALONE &	E CONFALONE MAZOLA &	1,915	8,037	\$0	0	\$164.49	1
24	1524 E PASSYUNK AVE	ARCHDEACON GEORGE W	RITA H/W	2,481	6,351	\$0	0	\$145.98	1
25	1525 S 11TH ST	HUYNH QUANG	OANH KIU MOC TANG H/W	1,725	7,715	\$0	0	\$156.02	1
26	1527 S 11TH ST	CREAMER RICHARD N	CREAMER MICHELE M	2,159	7,281	\$0	0	\$156.02	1
27	1529 S 11TH ST	BARIANA AVA L		2,159	7,281	\$0	0	\$156.02	1
28	1531 S 11TH ST	DE THOMAS	CARLO	2,159	7,281	\$0	0	\$156.02	1
30	1532 E PASSYUNK AVE	ANDREW LUCHETTI &	JEAN H/W	2,227	6,957	\$0	0	\$151.79	1
31	1533 S 11TH ST	DECARLO THOMAS		1,394	9,102	\$0	0	\$173.48	1
32	1534 E PASSYUNK AVE	ROBINSON WILLIAM	BROOKSHIRE DEBORAH	2,294	6,890	\$0	0	\$151.79	1
33	1535 S 11TH ST	RALPH FRANCHETTI &	ESTHER H/W	1,413	5,243	\$0	0	\$110.01	1
34	1540 E	JOSEPH	ERSILIA H/W	1,984	7,200	\$0	0	\$151.79	1

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
35	1544 E PASSYUNK AVE	MINGRONI & SINGH YASMINE		2,703	8,625	\$0	0	\$187.23	1
36	1602 S 12TH ST	ANGELO FRANK M	ANGELO MICHAEL B	1,893	9,307	\$0	0	\$185.11	1
37	1641 E PASSYUNK AVE	MATARESE ANTHONY +	MATARESE RITA	3,270	11,546	\$0	0	\$244.88	1
38	1930 E PASSYUNK AVE	DE GREGORIO CARMEN	DE GREGORIO ANGELINA	2,092	9,332	\$0	0	\$188.82	1
39	1935 S JUNIPER ST	FRANZEO MICHAEL +	WHALEN PATIRIA ANN	932	9,500	\$0	0	\$172.42	1
40	1937 S JUNIPER ST	CORDISIO JAMES	CORDISIO PATRICIA	950	10,826	\$0	0	\$194.63	1
41	1307 E PASSYUNK AVE	ROSE LUCAS	MARIE TR AS HERE IN AFTER	1,689	7,271	\$0	0	\$148.09	2
42	1309 E PASSYUNK AVE	ALFREDO MINGRINO &	MARIANNA H/W	2,050	6,910	\$0	0	\$148.09	2
43	1311 E PASSYUNK AVE	IANNELLA GERARDO	CONCETTA	1,468	7,812	\$0	0	\$153.38	2
44	1313 E PASSYUNK AVE	PASQUALE DI JOSEPHINE		1,500	7,460	\$0	0	\$148.09	2

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
		GIACOMO &	H/W						
45	1332 E PASSYUNK AVE	LO YANG H	LO MUI CHU	1,373	7,587	\$0	0	\$148.09	2
46	1334 E PASSYUNK AVE	COHEN HOWARD	FARRYL H/W	1,623	8,617	\$0	0	\$169.25	2
47	1338 E PASSYUNK AVE	BIONDO F +	DANIEL ROSEMARIE H/W	1,565	7,075	\$0	0	\$142.80	2
48	1339 E PASSYUNK AVE	WONG YUNG &	WANG	2,291	8,269	\$0	0	\$174.54	2
49	1341 E PASSYUNK AVE	CHAN ETAL	SERENA	2,289	8,271	\$0	0	\$174.54	2
50	1421 E PASSYUNK AVE	CAMPANA JAMES J AND	MARGARET T H/W	3,036	7,844	\$0	0	\$179.82	2
51	1427 E PASSYUNK AVE	FORTUCCI PASQUALE A	MARY R H/W	3,308	6,644	\$0	0	\$164.49	2
52	1437 E PASSYUNK AVE	MINGRONI CONCHETTA T		2,797	8,403	\$0	0	\$185.11	2
53	1505 E PASSYUNK AVE	CRESSMAN ALICIA		2,243	7,709	\$0	0	\$164.49	2
54	1521 E PASSYUNK AVE	LUI SHAK HUNG &	CHIN LAM PO	1,650	6,990	\$0	0	\$142.80	2
55	1816 S 13TH ST	VINCENT J FUMO		1,941	8,939	\$0	0	\$179.82	2

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
56	1818 S 13TH ST	FUMO VINCENT J	FUMO VINCENT E II	1,922	10,558	\$0	0	\$206.27	2
57	1908 E PASSYUNK AVE	RAYMOND PERFETTI SON &	PAULINE MOTHER	2,352	14,608	\$0	0	\$280.31	2
58	2027 S 13TH ST	SIMONE THOMAS		1,920	14,080	\$0	0	\$264.45	2
59	1046 TASKER ST	POLEO CHARLES	GILLIS JEANNE	1,735	10,425	\$0	0	\$200.98	3
60	1214 MOORE ST	DEL GIORNO JOANNE		1,717	9,483	\$0	0	\$185.11	3
61	1200 E PASSYUNK AVE	ANTHONY CAPOZOLLI &	ROSE CAPOZOLLI	5,712	22,864	\$0	0	\$472.30	3
62	1210-12 PASSYUNK AVE	E AAZAMI FARSHID		13,190	32,186	\$0	0	\$749.97	3
63	1214 E PASSYUNK AVE	DI SALVATORE &	CARA DI CARA ROSEMARY	4,000	9,440	\$0	0	\$222.14	3
64	1301 E PASSYUNK AVE	ROBERT NORMA MORRIS	CHARITABLE AND REMAINDER UNIT	2,982	15,258	\$0	0	\$301.47	3
65	1303-05 PASSYUNK AVE	E CHAO CHAU	TROUNG	3,292	11,844	\$0	0	\$250.17	3
66	1318-22 PASSYUNK AVE	E PALLADINETTI STEPHEN J JR		3,514	14,982	\$0	0	\$305.70	3
67						\$0			3

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
	1337 E PASSYUNK AVE	WONG YUNG &	WANG	1,882	8,678		0	\$174.54	
68	1343 E PASSYUNK AVE	EDWARD DIMEO		2,138	8,422	\$0	0	\$174.54	3
69	1345 E PASSYUNK AVE	DIMEO J	EDWARD	2,391	8,169	\$0	0	\$174.54	3
70	1347 E PASSYUNK AVE	DIMEO J	EDWARD	2,197	8,363	\$0	0	\$174.54	3
71	1351 E PASSYUNK AVE	EDWARD MEO	J DI	2,008	8,552	\$0	0	\$174.54	3
72	1355 E PASSYUNK AVE	STIO S/W	JOANNE	1,789	8,771	\$0	0	\$174.54	3
73	1431 E PASSYUNK AVE	GRANO ANITA D		2,182	7,770	\$0	0	\$164.49	3
74	1433 E PASSYUNK AVE	GIORDANO JOSEPHINE		2,549	7,403	\$0	0	\$164.49	3
75	1435 E PASSYUNK AVE	MAUGERI ROSE		1,683	8,269	\$0	0	\$164.49	3
76	1439 E PASSYUNK AVE	JULES MINGRONI &	A CONCHETTA H/W	2,226	15,374	\$0	0	\$290.89	3
77	1500 E PASSYUNK AVE	GENOVESE AVE		1,994	9,206	\$0	0	\$185.11	3

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
78	1501 E PASSYUNK AVE	RALPH COSTOBILE &	ADELINE H/W	2,242	9,278	\$0	0	\$190.40	3
79	1502 E PASSYUNK AVE	PETER & LUCIANY	MARIA LUCIANY	1,961	6,999	\$0	0	\$148.09	3
80	1503 E PASSYUNK AVE	RALPH COSTOBILE &	ADELINE H/W	2,314	7,638	\$0	0	\$164.49	3
81	1504 E PASSYUNK AVE	FARACE JOSEPH		1,903	7,377	\$0	0	\$153.38	3
82	1506 E PASSYUNK AVE	GALLO MARIA	ROSE	1,961	6,999	\$0	0	\$148.09	3
83	1507 E PASSYUNK AVE	COSTOBILE RALPH F JR		3,408	6,544	\$0	0	\$164.49	3
84	1508 E PASSYUNK AVE	RITA CIARROCHI WID	M TRUSTEE	2,268	6,692	\$0	0	\$148.09	3
85	1509-13 PASSYUNK AVE	E INVERSO AND	PHILIP BELLA H/W	8,525	11,731	\$0	0	\$334.79	3
86	1514 E PASSYUNK AVE	COSTOBILE ADELINE		3,152	11,248	\$0	0	\$238.00	3
87	1515 E PASSYUNK AVE	PINTO ROSALIE		2,657	6,943	\$0	0	\$158.67	3
88	1520 E PASSYUNK	CA REAL		2,733	7,347	\$0	0	\$166.60	3

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	PROPERTY ADDRESS AVE	OWNER1 PROPERTY THREE	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
89	1522 E PASSYUNK AVE	JOHN GALATI &	GLORIA M H/W	3,554	13,246	\$0	0	\$277.67	3
90	1523 E PASSYUNK AVE	ROBERT CANZANESE &	A IRENE R H/W	2,397	7,523	\$0	0	\$163.96	3
91	1536 E PASSYUNK AVE	LELII AMELIA		2,342	7,258	\$0	0	\$158.67	3
92	1537 S 11TH ST	DEL MASTRO ILARIO R	DEL MASTRO MARIA I	1,523	9,037	\$0	0	\$174.54	3
93	1538 E PASSYUNK AVE	JOSEPH MINGRONI &	ERSILIA H/W	2,242	7,678	\$0	0	\$163.96	3
94	1542 E PASSYUNK AVE	FRIIA BRUNO TR	ROSEN PAUL TR	1,863	7,737	\$0	0	\$158.67	3
95	1546-48 PASSYUNK AVE	E LO CARMELO J +	PARO PATRICIA H/W	C 3,439	13,361	\$0	0	\$277.67	3
96	1600 E PASSYUNK AVE	ANTHONY FIOIO &	STELLA H/W	3,682	15,518	\$0	0	\$317.34	3
97	1600 S 12TH ST	ALBERT DESIMONE &	T RITA H/W	1,759	11,041	\$0	0	\$211.56	3
98	1602 E PASSYUNK AVE	MAZZEO JOSEPHINE WIDOW		5,304	13,896	\$0	0	\$317.34	3

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Certified Copy

	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
99	1603 E PASSYUNK AVE	CHIAVAROLI FRANCIS A JR	CHIAVAROLI ELIZABETH R	4,051	10,349	\$0	0	\$238.00	3
100	1604 E PASSYUNK AVE	DI LAURO GUSTAVO D &	LOUISE R H/W	3,109	14,491	\$0	0	\$290.89	3
101	1605 E PASSYUNK AVE	GIANGIORDANO MICHAEL	BORRIELLO PAUL	2,190	11,250	\$0	0	\$222.14	3
102	1606 E PASSYUNK AVE	CARDENAS HECTOR		4,240	12,720	\$0	0	\$280.31	3
103	1607 E PASSYUNK AVE	GIANGIORDANO MICHAEL	BORRIELLO PAUL	2,558	7,682	\$0	0	\$169.25	3
104	1608 E PASSYUNK AVE	BORRIELLO PAUL	GIANGORDA NO MICHAEL	4,263	11,737	\$0	0	\$264.45	3
105	1609 E PASSYUNK AVE	CIRO JOSEPH A		3,229	12,131	\$0	0	\$253.87	3
106	1610 E PASSYUNK AVE	DATTILO JOSEPH +	CARMELLA	3,481	11,559	\$0	0	\$248.58	3
107	1611 E PASSYUNK AVE	ANTHONY EREIVELLI &	FRANCA H/W	2,907	12,453	\$0	0	\$253.87	3
108	1612 E PASSYUNK AVE	SHARPS KERRY		3,356	8,484	\$0	0	\$195.69	3
109	1613 E PASSYUNK AVE	SADDIC FREDERICK		4,165	11,195	\$0	0	\$253.87	3
110						\$0	0	\$253.87	3

City of Philadelphia

BILL NO. 020431 *continued*

Certified Copy

	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
	1614 E PASSYUNK AVE	ASSOCIAZIONE REGIONALE SI		4,283	11,077				
111	1615 E PASSYUNK AVE	TALOTTA VINCENT S	RECCHIA PAOLO	4,018	11,342	\$0	0	\$253.87	3
112	1616 E PASSYUNK AVE	FIGLIO ANTONIO	SESILA FIORE	3,677	9,763	\$0	0	\$222.14	3
113	1617 E PASSYUNK AVE	TALOTTA VINCENT S	RECCHIA LINO MASSIMO	4,603	10,757	\$0	0	\$253.87	3
114	1618 E PASSYUNK AVE	ANGELA PUGLIESE	O	4,193	9,247	\$0	0	\$222.14	3
115	1619 E PASSYUNK AVE	CATTONE ROBERT A	JULIA D H/W	2,786	12,574	\$0	0	\$253.87	3
116	1620 E PASSYUNK AVE	VICTOR CAPONIGRO &	J JENNIE M H/W	3,766	10,634	\$0	0	\$238.00	3
117	1621 E PASSYUNK AVE	METRO HOUSING ASSOCIATES		2,821	12,539	\$0	0	\$253.87	3
118	1622 E PASSYUNK AVE	PUNGITORE RALPH	PUNGITORE CINDY	3,963	15,877	\$0	0	\$327.92	3
119	1624 E PASSYUNK AVE	PISANO MICHAEL	PISANO MAUREEN C	3,587	13,053	\$0	0	\$275.03	3

City of Philadelphia

BILL NO. 020431 *continued*

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
120	1625 E PASSYUNK AVE	MASINO ALBERT	MASINO THERESA	3,068	12,292	\$0	0	\$253.87	3
121	1626 E PASSYUNK AVE	PISANO MICHAEL J III		3,184	13,456	\$0	0	\$275.03	3
122	1627-29 PASSYUNK AVE	E GATTONE ROBERT &	JULIA H/W	6,332	25,668	\$0	0	\$528.90	3
123	1631 E PASSYUNK AVE	BADAGLIACCO JOHN S		3,526	11,834	\$0	0	\$253.87	3
124	1635 E PASSYUNK AVE	AMODEI FRAN		8,952	13,448	\$0	0	\$370.23	3
125	1639 E PASSYUNK AVE	CANCELLERI JOSEPH &		2,912	19,808	\$0	0	\$375.52	3
126	1643 E PASSYUNK AVE	TRAN DUT VAN	TRAN MY THI	6,436	13,724	\$0	0	\$333.20	3
127	1645 E PASSYUNK AVE	VETRI GAETANO	VETRI CATHERINE	3,663	13,937	\$0	0	\$290.89	3
129	1646-48 S 12TH ST	HUYNH SING	HONG HUAY CHAN SI	3,147	24,693	\$0	0	\$460.14	3
130	1647 E PASSYUNK AVE	ALBERT NOVELLI &	A LOUISE H/W	3,444	11,596	\$0	0	\$248.58	3
131						\$0	0	\$528.90	3

City of Philadelphia

BILL NO. 020431 *continued*

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
	1648-52 PASSYUNK AVE	E GOLD INC		6,630	25,370				
132	1649 E PASSYUNK AVE	ALBERT NONELLI &	LOUISE J H/W	3,567	12,753	\$0	0	\$269.74	3
133	1700-02 PASSYUNK AVE	E LEON MARK	LEON MICHELLE	6,741	25,579	\$0	0	\$534.19	3
134	1704-06 PASSYUNK AVE	E MANDEL ABRAHAM	SUSAN H/W	6,067	25,933	\$0	0	\$528.90	3
135	1707 E PASSYUNK AVE	KALLITSOPOULOS PETER	KALLITSOPOULOS DOREEN	3,069	17,731	\$0	0	\$343.78	3
136	1708 E PASSYUNK AVE	RAYMOND JACOBUCCI &	MARYANN H/W	4,004	16,796	\$0	0	\$343.78	3
137	1709 S 12TH ST	LIYOU RONG				\$0		\$238.00	3
138	1710 E PASSYUNK AVE	A + V STAGLIANO PARTNERS		3,530	15,670	\$0	0	\$317.34	3
139	1711 S 12TH ST	LIYOU RONG				\$0		\$269.74	3
140	1712 E PASSYUNK AVE	SIMMONS THEODORE T		4,796	14,404	\$0	0	\$317.34	3
141	1713 S 12TH ST	LIYOU RONG				\$0		\$238.00	3
142	1714 E PASSYUNK AVE	REAL ESTATE PROPERTY THRE		3,949	15,251	\$0	0	\$317.34	3

City of Philadelphia

BILL NO. 020431 *continued*

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
143	1716 E PASSYUNK AVE	YOLANDA FREZZA S/W &	MARIO FREZZA S/M	A 3,530	15,670	\$0	0	\$317.34	3
144	1718 E PASSYUNK AVE	RAYMOND JACOBUCCI &		3,325	13,315	\$0	0	\$275.03	3
145	1719 E PASSYUNK AVE	JOSEPH A RIZZO &	JAMES RIZZO TR AS CP	J 3,291	14,949	\$0	0	\$301.47	3
146	1720 E PASSYUNK AVE	LUSTIG BARBARA		5,737	29,463	\$0	0	\$581.79	3
147	1721-23 PASSYUNK AVE	E A P KITCHENS INC	CUSTOM A PA CORP		5,799	29,561	\$0	\$584.43	3
148	1722 E PASSYUNK AVE	PETER MONASTERO &	V ELIZABETH H/W		4,342	12,298	\$0	\$275.03	3
149	1724 E PASSYUNK AVE	DI JOSEPH	BIANCA		4,236	12,724	\$0	\$280.31	3
150	1725 E PASSYUNK AVE	SHAPIRO TED	SHAPIRO BARBARA		3,675	15,525	\$0	\$317.34	3
151	1726 E PASSYUNK AVE	GIANGIORDANO MICHAEL	BORRIELLO PAUL		3,923	13,037	\$0	\$280.31	3
152	1727 E PASSYUNK AVE	MORETELLITI GEORGE			3,719	15,481	\$0	\$317.34	3
153	1728 E PASSYUNK	FRANK	ELEANOR		3,482	15,078	\$0	\$306.76	3

City of Philadelphia

BILL NO. 020431 *continued*

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
	AVE	LANGELLO &	H/W						
154	1729 E PASSYUNK AVE	TAGLIINTI JOSEPH		4,094	15,426	\$0	0	\$322.63	3
155	1731 E PASSYUNK AVE	EDWARD FINKELSTEIN	S SINGLEMAN &	4,291	12,349	\$0	0	\$275.03	3
156	1733 E PASSYUNK AVE	PASSYUNK REVITALIZ	AVENUE	3,319	15,881	\$0	0	\$317.34	3
157	1735 E PASSYUNK AVE	AGRESTA ROCHINA A	AGRESTA JANINE B	3,198	16,002	\$0	0	\$317.34	3
158	1736 E PASSYUNK AVE	D'ADAMO MARIO JR	D'ADAMO ROBERT	4,905	22,935	\$0	0	\$460.14	3
159	1737 E PASSYUNK AVE	AGRESTA ROCHINA A	AGRESTA JANINE B	3,010	16,190	\$0	0	\$317.34	3
160	1738 E PASSYUNK AVE	D'ADAMO MARIO JR	D'ADAMO ROBERT	4,047	11,953	\$0	0	\$264.45	3
161	1739 E PASSYUNK AVE	CHEUNG FUN	LAI CHEUNG LAI HEUNG	6,323	17,037	\$0	0	\$386.09	3
162	1740 E PASSYUNK AVE	FROIO FRANK	FROIO MAFALDA H/W	3,425	14,495	\$0	0	\$296.18	3
163						\$0	0	\$269.74	3

City of Philadelphia

BILL NO. 020431 *continued*

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
	1742 E PASSYUNK AVE	ANTHONY FROIO &	STELLA H/W	2,778	13,542				
164	1744 E PASSYUNK AVE	PITUCCI REALTY CORP		3,149	14,131	\$0	0	\$285.60	3
165	1746 E PASSYUNK AVE	ANGELO NERI &	CATHERINE H/W	3,644	14,596	\$0	0	\$301.47	3
166	1748 E PASSYUNK AVE	LOUIS ZINNI &	JENNIE H/W	3,930	20,390	\$0	0	\$401.96	3
167	1800-02 PASSYUNK AVE	E MAUGERI ANTHONY	PALELLA HUGO	6,368	25,632	\$0	0	\$528.90	3
168	1805 E PASSYUNK AVE	DI COCCO LOUIS R		3,892	18,508	\$0	0	\$370.23	3
169	1807 E PASSYUNK AVE	DI COCCO LOUIS R		4,057	16,103	\$0	0	\$333.20	3
170	1809 E PASSYUNK AVE	DI COCCO LOUIS R		3,842	14,718	\$0	0	\$306.76	3
171	1810 E PASSYUNK AVE	LOUIS ZINNI &	JENNIE B H/W	3,362	14,238	\$0	0	\$290.89	3
172	1811 E PASSYUNK AVE	LAM DAT VINH	LY VAN PHI	4,155	15,045	\$0	0	\$317.34	3
173	1812 E PASSYUNK	GEORGE	DEBRA H/W	3,362	14,238	\$0	0	\$290.89	3

City of Philadelphia

BILL NO. 020431 *continued*

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
	AVE	PASQUARELLO &							
174	1813 E PASSYUNK AVE	WHELAN PHILIP	WHELAN DONNA	4,658	15,502	\$0	0	\$333.20	3
175	1814 E PASSYUNK AVE	LUCIDI P	WALTER LUCIDI MARYANN	3,557	13,083	\$0	0	\$275.03	3
176	1814 S 13TH ST	MORRONE MARY J		2,429	10,371	\$0	0	\$211.56	3
177	1815 E PASSYUNK AVE	CRINITI ANTHONY	CRINITI THERESA	5,318	15,482	\$0	0	\$343.78	3
178	1816 E PASSYUNK AVE	BADOLATO JOSEPH	KATHLEEN H/W	3,340	14,260	\$0	0	\$290.89	3
179	1817-19 PASSYUNK AVE	MAUGERI E PALELLA MAUGERI M	3MPD	8,040	30,360	\$0	0	\$634.68	3
180	1818 E PASSYUNK AVE	BADOLATO JOSEPH	BADOLATO KATHLEEN WIFE	3,644	19,396	\$0	0	\$380.81	3
181	1820 E PASSYUNK AVE	REAL ESTATE PROPERTY THRE		3,034	13,606	\$0	0	\$275.03	3
182	1821 E PASSYUNK AVE	WILLIAMS JAMES	WILLIAMS MARY	4,219	16,581	\$0	0	\$343.78	3
183	1822 E PASSYUNK AVE	FREILICH MARC	FREILICH BESS	3,257	19,783	\$0	0	\$380.81	3

City of Philadelphia

BILL NO. 020431 *continued*

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
184	1822 S 13TH ST	TAMBURINO CAROL		2,030	1,170	\$0	0	\$52.89	3
185	1823 E PASSYUNK AVE	PEZZECA DANIEL J +	PEZZECA ANGELA H/W	4,777	11,223	\$0	0	\$264.45	3
186	1824 S 13TH ST	TRIPODI GIACOMO		2,509	17,203	\$0	0	\$325.80	3
187	1825 E PASSYUNK AVE	CRINITI ANTHONY	CRINITI THERESA	4,813	12,147	\$0	0	\$280.31	3
188	1827 E PASSYUNK AVE	LOUIS MAZZOLA &	OLGA H/W	4,291	12,349	\$0	0	\$275.03	3
189	1828 E PASSYUNK AVE	QUATTRONE ROBERT	MARY	4,020	17,420	\$0	0	\$354.36	3
190	1829 E PASSYUNK AVE	CHAMPION INVESTMENTS		4,277	12,683	\$0	0	\$280.31	3
191	1830 E PASSYUNK AVE	RENZULLI JOHN J	FREDERICK	3,135	11,585	\$0	0	\$243.29	3
192	1831 E PASSYUNK AVE	FUMO VINCENT E	FUMO VINCENT J	3,232	12,448	\$0	0	\$259.16	3
193	1832 E PASSYUNK AVE	TRIPODI JERRY	TRIPODI MICHELE	2,889	12,471	\$0	0	\$253.87	3
194	1833 E PASSYUNK AVE	THE FUMO S/L ASSOC		6,265	24,135	\$0	0	\$502.45	3

City of Philadelphia

BILL NO. 020431 *continued*

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
195	1834 E PASSYUNK AVE	FICHERA VLADEMIRO		2,692	14,268	\$0	0	\$280.31	3
196	1835 E PASSYUNK AVE	CANCELLERI JOSEPH &	LOUISE H/W	4,277	13,643	\$0	0	\$296.18	3
197	1836 E PASSYUNK AVE	FICHERA VLADEMIRO		2,627	14,973	\$0	0	\$290.89	3
198	1837 E PASSYUNK AVE	COSTANTINI ARNOLD		5,568	15,232	\$0	0	\$343.78	3
199	1838 E PASSYUNK AVE	CA PROPERTY THREE	REAL	2,936	12,424	\$0	0	\$253.87	3
200	1839 E PASSYUNK AVE	ARNOLD COSTANTINI S/M		3,775	19,585	\$0	0	\$386.09	3
201	1840 E PASSYUNK AVE	COSTANTINI ARNOLD		2,729	12,631	\$0	0	\$253.87	3
202	1841 E PASSYUNK AVE	ARNOLD CONSTANTINI		3,620	13,980	\$0	0	\$290.89	3
203	1842 E PASSYUNK AVE	DISCO DOMINIC	DISCO	4,275	18,125	\$0	0	\$370.23	3

City of Philadelphia

BILL NO. 020431 *continued*

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
	AVE		ROSEMARY						
204	1900 E PASSYUNK AVE	MANCUSO ROBERT	MANCUSO APRIL	3,218	14,382	\$0	0	\$290.89	3
205	1901 S 13TH ST	MCGURK PHILIP		3,595	14,965	\$0	0	\$306.76	3
206	1902 E PASSYUNK AVE	MANCUSO PHILIP		2,102	12,938	\$0	0	\$248.58	3
207	1903 S 13TH ST	LIEBERMAN JOSEPH	SAMMARTIN O FRANCES	1,277	11,523	\$0	0	\$211.56	3
208	1904 E PASSYUNK AVE	DIOMEDO GIUDA &	MARIE H/W	2,019	11,421	\$0	0	\$222.14	3
209	1905 S 13TH ST	TALARICO WILLIAM R JR	TALARICO VIOLA	1,233	10,607	\$0	0	\$195.69	3
210	1906 E PASSYUNK AVE	PENDINO ROBERT J		2,185	12,215	\$0	0	\$238.00	3
211	1909 E PASSYUNK AVE	FUMO VINCENT J		2,197	16,363	\$0	0	\$306.76	3
212	1910 E PASSYUNK AVE	TABASSO PAUL	MICHAEL	2,743	17,097	\$0	0	\$327.92	3
213	1911 E PASSYUNK AVE	CANCELLERI JOSEPH J AND	LOUISE H/W	3,332	17,788	\$0	0	\$349.07	3

City of Philadelphia

BILL NO. 020431 *continued*

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
214	1912 E PASSYUNK AVE	BORDA FRANK	BORDA TERESA	2,366	12,994	\$0	0	\$253.87	3
215	1913 E PASSYUNK AVE	DI MICHAEL	PALMA MIRELLA H/W	3,008	16,192	\$0	0	\$317.34	3
216	1914 E PASSYUNK AVE	SHER TERRY N	SHER IDA	2,022	13,338	\$0	0	\$253.87	3
217	1915 E PASSYUNK AVE	DI MICHELE	PALMA MIRELLE H/W	3,238	15,962	\$0	0	\$317.34	3
218	1916 E PASSYUNK AVE	SHER TERRY N &	IDA H/W	2,586	12,774	\$0	0	\$253.87	3
219	1917 E PASSYUNK AVE	ROMANO MONACA &	LA MARIA LOUISA	3,050	16,150	\$0	0	\$317.34	3
220	1918 E PASSYUNK AVE	SHER TERRY N &	IDA H/W	2,586	12,774	\$0	0	\$253.87	3
221	1920 E PASSYUNK AVE	FRANK MARCANTONIO &	HELEN MARCANTONIO	2,860	14,420	\$0	0	\$285.60	3
222	1922 E PASSYUNK AVE	ANGELO &	IMBESI SUSANNA H/W	2,771	14,509	\$0	0	\$285.60	3
223	1924 E PASSYUNK AVE	FRANK MARCANTONIO &	HELEN H/W	2,684	16,196	\$0	0	\$312.05	3

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BILL NO. 020431 *continued*

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
224	1926 E PASSYUNK AVE	DERUSSO MICHAEL R	DERUSSO MICHAEL A	2,996	19,404	\$0	0	\$370.23	3
225	1927 E PASSYUNK AVE	VERDI MARIE	LISA VERDI LISA	3,629	12,371	\$0	0	\$264.45	3
226	1928 E PASSYUNK AVE	CA REAL PROPERTY THREE		2,902	19,498	\$0	0	\$370.23	3
227	1929 E PASSYUNK AVE	DE JOSEPH	SIMONE	3,392	12,608	\$0	0	\$264.45	3
228	1931 E PASSYUNK AVE	EVANGELISTA ANTHONY J	EVANGELIST A RITA M	2,930	16,270	\$0	0	\$317.34	3
229	1932 E PASSYUNK AVE	ANTHONY CECI		2,883	14,717	\$0	0	\$290.89	3
230	1933 E PASSYUNK AVE	EVANGELISTA ANTHONY J	EVANGELIST A RITA M	3,438	15,762	\$0	0	\$317.34	3
231	1933 S JUNIPER ST	MINGRINO ALFREDO +	MANGRINO MARIA ANN	1,150	10,050	\$0	0	\$185.11	3
232	1934-36 PASSYUNK AVE	E PISANO MAURICE T	ELIO R PETTI GROSSO	26,745	11,655	\$0	0	\$634.68	3

City of Philadelphia

BILL NO. 020431 *continued*

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
233	1935 E PASSYUNK AVE	MINGRINO ALFREDO +	MINGRINO MARIA ANN	4,284	11,716	\$0	0	\$264.45	3
234	1937 E PASSYUNK AVE	CANCELLERI JOSEPH	CANCELLERI LOUISE	3,235	22,365	\$0	0	\$423.12	3
235	1939 E PASSYUNK AVE	CRINITI ANTHONY &	THERESA H/W	2,694	19,706	\$0	0	\$370.23	3
236	1941 E PASSYUNK AVE	LA MARR FRANK	LA MARR JOSEPHINE	4,703	18,337	\$0	0	\$380.81	3
237	1943 E PASSYUNK AVE	MATTEI ANGELO	MATTEI RACHEL	3,519	15,041	\$0	0	\$306.76	3
238	848 WHARTON ST	OLIVIERI HARRY	OLIVIERI ANNA	1,953	8,287	\$0	0	\$169.25	3
239	1216 E PASSYUNK AVE	VENTO JOS A +	EILEEN H/W	5,340	8,100	\$0	0	\$222.14	4
240	1218 E PASSYUNK AVE	JOSEPH A VENTO &	EILEEN H/W	5,696	11,104	\$0	0	\$277.67	4
241	1220 E PASSYUNK AVE	JOSEPH A VENTO &	EILEEN H/W	10,329	20,935	\$0	0	\$516.73	4
242	1315-21 PASSYUNK AVE	E DI GIACOMO PAT	JOSEPHINE H/W	8,479	18,721	\$0	0	\$449.56	4

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BILL NO. 020431 *continued*

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
243	1324-26 PASSYUNK AVE	E DONATO MARIE C		4,377	14,119	\$0	0	\$305.70	4
244	1335 E PASSYUNK AVE	DIDONATO WILLIAM	MARYANNE H/W	4,007	8,793	\$0	0	\$211.56	4
245	1352-54 PASSYUNK AVE	E GIANGIORDANO PHILIP	GIANGIORDA NO MICHAEL	4,723	11,021	\$0	0	\$260.22	4
246	1356 E PASSYUNK AVE	GIANGIORDANO MICHAEL		4,877	11,379	\$0	0	\$268.68	4
247	1400 E PASSYUNK AVE	A + M ASSOC		28,800	0	\$0	0	\$476.01	4
248	1400A PASSYUNK AVE	E A + M ASSOC 1/2 INT	SANDELMAN SANFORD M 1/2	388,288	690,112	\$0	0	\$17,823.80	4
249	1401 S 10TH ST	GOODMAN BRUCE A		169,120	214,880	\$0	0	\$6,346.75	4
250	1430 E PASSYUNK AVE	CITY OF PHILA	OLDER ADULT CENTER	0	0	\$56,000	192,000	\$0.00	4
251	1526-30 PASSYUNK AVE	E INVERSO PHILIP AND	BELLA H/W	5,876	10,124	\$0	0	\$264.45	4

City of Philadelphia

BILL NO. 020431 *continued*

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
252	1601 E PASSYUNK AVE	FRANK CILIBERTO		7,139	17,821	\$0	0	\$412.54	4
253	1623 E PASSYUNK AVE	MASINO CHRISTOPHER J		3,097	12,903	\$0	0	\$264.45	4
254	1633 E PASSYUNK AVE	CRINITI ANTHONY	CRINITI THERESA	2,854	9,946	\$0	0	\$211.56	4
255	1637 E PASSYUNK AVE	CHIAVATTI CLAUDIO	CHIAVATTI SANTA	3,668	17,132	\$0	0	\$343.78	4
256	1646 E PASSYUNK AVE	LAVINIA GALLICHIO		4,590	12,370	\$0	0	\$280.31	4
257	1651-53 E PASSYUNK AVE	TINI & TINI INC		8,531	29,869	\$0	0	\$634.68	4
258	1655 E PASSYUNK AVE	MASSIMIANO RAYMOND &	MARIA H/W	5,011	14,189	\$0	0	\$317.34	4
259	1701-05 E PASSYUNK AVE	LEON MARK	LEON MICHELLE	31,292	13,508	\$0	0	\$740.45	4
260	1709-17 E PASSYUNK AVE	MANDEL ABE		10,538	51,862	\$0	0	\$1,031.35	4
261	1801-03 E PASSYUNK AVE	BIG SEVEN INC		6,326	17,674	\$0	0	\$396.67	4

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
262	1804-08 PASSYUNK AVE	E RITE AID CORP		8,778	35,382	\$0	0	\$729.88	4
263	1820 S 13TH ST	DI DONATO VINCENT A		2,218	13,782	\$0	0	\$264.45	4
264	1824 E PASSYUNK AVE	DE JESSE STEPHANIE A		5,877	11,083	\$0	0	\$280.31	4
265	1831-37 S 13TH ST	S E P T A		0	0	\$9,405	21,827	\$0.00	4
266	1843-45 PASSYUNK AVE	E FARBIARZ IZAK		4,147	35,853	\$0	0	\$661.12	4
267	1901-05 PASSYUNK AVE	E ST EDMONDS SAVINGS +	LOAN ASSOC	12,000	84,000	\$0	0	\$1,586.69	4
268	1907 E PASSYUNK AVE	FRANK MATTIO &	R ALESSANDRI A H/W	2,096	15,504	\$0	0	\$290.89	4
269	1919 E PASSYUNK AVE	SERAGO RENE M		2,617	13,383	\$0	0	\$264.45	4
270	1921 E PASSYUNK AVE	SERAGO RENE M		2,617	13,383	\$0	0	\$264.45	4
271	1923-25 PASSYUNK AVE	E SERAGO RENE M		5,147	23,653	\$0	0	\$476.01	4

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
272	1939-43 S JUNIPER ST	KAPLIN NED J	PHILA AUTH F/INDRL DEV	7,535	27,665	\$0	0	\$581.79	4
273	1945-49 PASSYUNK AVE	E MARCONI SAVING + LOAN	ASSOC	7,600	77,200	\$0	0	\$1,401.57	4
274	916-20 REED ST	RIZZIO MICHAEL		6,976	5,824	\$0	0	\$211.56	4
275	922-32 REED ST	EHRENREICH JOSEPH	EISSEY SAMUEL J	7,797	17,803	\$0	0	\$423.12	4
276	2013-15 S BROAD ST	KAHN CHARLES	KAHN RICHARD	18,786	77,214	\$0	0	\$1,586.69	4
277	2025 S BROAD ST	ONG HANG-KY		9,324	35,476	\$0	0	\$740.45	4
278	2027 S BROAD ST	NICHOLAS CANUSO	A	5,160	42,840	\$0	0	\$793.34	4
279	2029-31 S BROAD ST	BASS RICHARD M TR	BASS LAWRENCE I TR	20,679	51,225	\$0	0	\$1,188.43	4
280	1930 S BROAD ST	SISTERS OF ST FRANCIS	GERMAN CATH HOSP	9,970	237,436	\$248,933	8,559,245	\$4,089.13	4
281	1900 S BROAD ST	SISTERS OF ST FRANCIS	OF PHILA	0	0	\$6,327	139,817	\$0.00	4

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BILL NO. 020431 *continued*

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
282	2000-12 S BROAD ST	BELL TELEPHONE CO OF PA		0	0	\$170,000	510,000	\$0.00	4
283	2017-23 S BROAD ST	VOLLMER ROY S AND	JEANETTE	42,945	93,695	\$0	0	\$2,258.39	4
284	2033-35 S BROAD ST	OVERBECK LOUIS AND	OVERBECK GEORGE	29,218	72,414	\$0	0	\$1,679.77	4
285	2037 S BROAD ST	BENEFICIAL SAVINGS	FUND SOCIETY	20,393	75,895	\$0	0	\$1,591.45	4
286	1931-39 S BROAD ST	CENTRAL PENN NATL BANK		48,249	60,007	\$0	0	\$1,789.26	4
287	2014-24 S BROAD ST	MARK INVESTMENTS PHILA L	L L C	197,800	245,656	\$0	0	\$7,329.44	4
288	2009-11 S BROAD ST	CARMEL REALTY ASSOC		31,835	128,165	\$0	0	\$2,644.48	4
289	2001-07 S BROAD ST	FEDERAL DEPOSIT INSURANCE	MERITOR SAVINGS BANK	33,541	140,795	\$0	0	\$2,881.43	4
290	1323 E PASSYUNK AVE	DADDI FERDINANDO	DADDI JANET	1,920	9,280	\$0	0	\$185.11	5

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
291	1325-29 PASSYUNK AVE	E SWEITZER JODY		6,000	26,000	\$0	0	\$528.90	5
292	1331-33 PASSYUNK AVE	E MINGRONI JULIUS	MASINO BENJAMIN	8,378	12,422	\$0	0	\$343.78	5
293	1407-13 PASSYUNK AVE	E GIANNONE MARY Q		13,946	17,222	\$0	0	\$515.14	5
294	1510-12 PASSYUNK AVE	E FARNESI RAYMOND E JR	CONTI CAROL,FARN ESI GARY	3,542	14,058	\$0	0	\$290.89	5
295	1304-08 PASSYUNK AVE	E OLIVERI MARIA		5,056	0	\$0	0	\$83.57	6
296	1312 E PASSYUNK AVE	OLIVIERI HARRY AND	OLIVERI ANNA H/W	1,024	0	\$0	0	\$16.92	6
297	1314 E PASSYUNK AVE	OLIVERI MARIA		1,344	0	\$0	0	\$22.21	6
298	1316 E PASSYUNK AVE	OLIVERI MARIA		1,344	0	\$0	0	\$22.21	6
299	1628-44 PASSYUNK AVE	E CITY OF PHILA	DEPT OF PUBLIC PROP	0	0	\$22,080	0	\$0.00	6

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	PROPERTY ADDRESS	OWNER1	OWNER2	TX LND	TX BLDG	XMPT LND	XMPT BLDG	CHG @ 20%	CAT CD
300	1840R E PASSYUNK AVE	DOMENICO SPARAGNA	C F AND EAUSTA L H/W	480	0	\$0	0	\$7.93	6
TOTAL								\$125,355.46	

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Exhibit A3

EAST PASSYUNK AVENUE BUSINESS IMPROVEMENT DISTRICT, INC.

ORGANIZATION ACTION OF THE INCORPORATOR

The undersigned, being the Incorporators of the EAST PASSYUNK BUSINESS IMPROVEMENT DISTRICT INC., A Pennsylvania nonprofit corporation (the "Corporation"), hereby consents to the following action in accordance with the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

RESOLVED THAT

1. This action shall be in lieu of the organization meeting prescribed by the Pennsylvania Nonprofit Corporation Law.
2. The Bylaws presented to the undersigned are hereby adopted as the Bylaws of the Corporation and a copy of such Bylaws shall be filed with the Secretary of the Corporation and inserted in the minute book of the Corporation.
3. The number of members of the Board of Directors shall be fixed at nine and the following persons are elected as the directors of the Corporation to serve in accordance with the Bylaws:

Albert Masino
Terry Sher
Michael Giordano
Hugo Palella
Vincent J. DiBacco

Gregory Di Cocco
Sister Margaret Sullivan
Frank DiCicco
Vincent J. Fumo

DATE: April 26, 2002

S/
Terry Sher, Incorporator

S/
Albert Masino, Incorporator

S/
Michael Giordano, Incorporator

Filed with the undersigned this 26th day of April, 2002.

S/
Gregory Di Cocco, Secretary

City of Philadelphia

BILL NO. 020431 *continued*

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EAST PASSYUNK AVENUE BUSINESS IMPROVEMENT DISTRICT, INC. ORGANIZATION ACTION OF THE BOARD OF DIRECTORS

The undersigned, being the Incorporators and initial Board of Directors of EAST PASSYUNK AVENUE BUSINESS IMPROVEMENT DISTRICT INC.; a Pennsylvania nonprofit corporation (“Corporation”), hereby consent to the following resolutions in accordance with the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

RESOLVED THAT:

1. The Articles of Incorporation of the Corporation which were filed with the Office of the Secretary of State and the Commonwealth of Pennsylvania and which have been ordered to be recorded and indexed in the manner prescribed by law, are hereby accepted and the Corporation shall proceed to do business thereunder.

2. The Bylaws adopted by the Incorporator are hereby ratified, as of the date of This action.

3. The seal impressed by the margin hereof is adopted as the seal of the Corporation.

4. The following persons are elected to the offices of the Corporation set opposite their names to serve in accordance with the Bylaws:

Office	Name
President	Albert Masino
Treasurer	Hugo Palella
Secretary	Gregory Di Cocco

5. The appropriate officers are authorized, from time to time, when in their opinion it is necessary, to execute and file any documents and to take all other action which may be required to qualify or register the Corporation under the laws of the several jurisdictions in which the Corporation is doing or proposes to do business and under which laws it is so qualified to register.

6. The appropriate officers are authorized to pay all fees and expenses incident to and necessary for the incorporation and organization of the Corporation.

7. The appropriate officers are hereby authorized and empowered to take such further action (including, without limitation, the filing of any certificates, documents and/or the like with any governmental and/or regulatory agencies) as they consider necessary or desirable to carry out the intent and purposes of the foregoing resolutions.

DATE: April 26, 2002

City of Philadelphia

BILL NO. 020431 *continued*

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S/
Albert Masino

S/
Terry Sher

S/
Michael Giordano

Filed with the undersigned this 26th day of April 2002.

S/
Gregory Di Cocco, Secretary

City of Philadelphia

BILL NO. 020431 *continued*

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BY-LAWS OF EAST PASSYUNK AVENUE BUSINESS IMPROVEMENT DISTRICT

These Bylaws are adopted by the Corporation and are Supplemental to the Pennsylvania Nonprofit Corporation Law of 1998 as the same shall from time to time be in effect.

ARTICLE I

NAME, LOCATION, MEMBERS AND SEAL

SECTION 1.1 Name. The name of the corporation is the East Passyunk Avenue Business Improvement District, Inc. (the "Corporation").

SECTION 1.2 Location. The address of the Corporation's initial registered office is 1623 East Passyunk Avenue, Philadelphia, Pa. 19148, however, the principal office of the Corporation shall be at any location in the Commonwealth of Pennsylvania as the Board of Directors of the Corporation shall from time to time determine to best serve the purposes of the Corporation.

SECTION 1.3 Members. The Members of the Corporation are those tax paying commercial property owners, including owner occupied residential properties, on both sides of East Passyunk Avenue from the South side of Federal Street to the East side of South Broad Street, including the contiguous commercial properties on intersecting streets, including both sides of South Broad Street from the South side of McKean Street to the North side of Snyder Avenue, also including the west side of South Broad Street from the South side of Mifflin Street to the North side of McKean Street. The initial Members are those persons listed on Exhibit A2 to these by laws. Members shall have no right to vote or to control the operations of the Corporation, but shall be called upon to share their ideas and suggestions for furthering the purposes of the Corporation.

SECTION 1.4 Seal. The corporate seal shall have inscribed thereon the name of the corporation, the year of its organization and the words "Corporate Seal, Pennsylvania".

ARTICLE II

MEETING OF MEMBERS

SECTION 2.1 Special Meetings. Special meetings may be called at any time by the Board of Directors for the transaction of such business as determined by the Board. Such meetings shall be held at such place and time as the Board shall fix. The first annual meeting of the Corporation shall be held at a time and place established by the incorporators and thereafter by the Executive Committee. The Secretary shall cause to be

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mailed to every Member in good standing at his (her) address as it appears on the membership roll book of the Corporation, a notice stating the time and place of the any Members' meeting.

SECTION 2.2 Conduct of Member's Meetings. The Chairman of the Board, if a Chairman is elected, shall preside at all Members' meetings, or, in his absence, the President. The officer presiding over the Members' meetings may establish such rules and regulations for the conduct of the meetings as he may deem to be reasonably necessary or desirable for the orderly and expeditious conduct of the meeting.

ARTICLE III

BOARD OF DIRECTORS

SECTION 3.1 Board of Directors. The property and affairs of the Corporation shall be managed, conducted and directed by the Board of Directors. In addition to the powers and duties conferred on the Board under the laws of the Commonwealth of Pennsylvania, the Board shall have the power to borrow money or purchase, sell, lease or otherwise dispose of any real estate or other property of the Corporation. The Board shall also have the authority to interpret the provisions of the Bylaws and its interpretation shall be binding upon the Corporation.

SECTION 3.2 Election. The incorporators shall serve as the Board of Directors until the first annual meeting. Thereafter, directors shall be elected annually by the Board of Directors.

SECTION 3.3 Composition. The Board of Directors shall be comprised of not more than nine (9) directors, as the Board shall from time to time determine by resolution. One member of the Board shall be a member of the municipal governing body.

SECTION 3.4 Term of Office. The elected Directors shall be divided into two classes by the Chairman, with half of the directors in the first class and the balance in the second class. The term of office of the first class shall expire at the next annual meeting of the Corporation after their selection and the term of office of the second shall expire at the second succeeding annual meeting. At each subsequent annual meeting, directors shall be elected for terms of two years. The incorporators shall serve as Directors until the organizational meeting at which the first and second classes shall be elected.

SECTION 3.5 Vacancies. Vacancies on the Board of Directors, including vacancies resulting from an increase in the number of directors, shall be filled by a majority of the remaining members of the Board (even if less than a quorum). Each director elected to fill a vacancy created by the resignation or inability to serve of a director shall serve for the balance of the unexpired term of such director or until his successor is duly elected and qualified.

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SECTION 3.6 Regular Meetings. The annual meeting of the Board of Directors shall be held in each calendar year on such date and at such time and place as the Board of Directors shall by resolution determine. Other regular meetings of the Board shall be held on such regularly scheduled dates and at such times and places as the Board shall be resolution determine.

SECTION 3.7 Special Meetings. On the written request of the Chairman of the Board, or one-third of the members of the Board of Directors, the Secretary shall call a special meeting of the Board. Such request shall state the general nature of the business to be transacted at such meeting. The time and place of such special meeting shall be fixed by the Secretary and the meeting shall be called within ten (10) days of receipt of such request. The special meeting shall be held not more than thirty (30) days after receipt of request therefor.

SECTION 3.8 Notice. The Secretary or his designee shall give to each member of the Board not less than five (5) days prior written notice of each meeting of the Board (regular or special). The notice shall state the time and the place of the meeting, and in the case of special meetings, the general nature of the business to be transacted thereat.

SECTION 3.9 Quorum. At any meeting of the Board of Directors, a majority of the directors in office shall be necessary to constitute a quorum for the transaction of business. No proxies shall be allowed. The acts of a majority of directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors.

SECTION 3.10 Resignations. Any director may resign at any time. Such resignation shall be in writing unless waived by vote of the remaining Board, but the acceptance thereof shall not be necessary to make it effective.

SECTION 3.11 Removal. Any director may be removed from office by the Board of Directors with or without cause. A new director shall be elected to fill the unexpired term of any removed director as provided in Section 3.5.

SECTION 3.12 Compensation. Unless the Board of Directors otherwise determines, directors shall not be entitled to any compensation for their services as directors. Any director may serve the Corporation in other capacities and be entitled to such compensation as is determined by the Board of Directors.

ARTICLE IV

OFFICERS

SECTION 4.1 Number. The Corporation shall have a President, Secretary, and a Treasurer. In addition, the Corporation may have a Chairman of the Board of Directors,

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one or more Vice-Presidents, one or more Assistant Secretaries and one or more Assistant Treasurers, as the Board of Directors shall from time to time determine.

SECTION 4.2 Election and Terms of Office. Each officer shall be elected at the annual meeting of the Board of Directors and shall serve for a term of one year and until his successor is duly elected and qualified. All other officers shall be elected by the Board of Directors at the time, in the manner, and for such term as the Board of Directors from time to time determines. Each officer shall serve until his successor is duly elected and qualified, or until he resigns or is removed from office.

SECTION 4.3 Compensation. Unless otherwise provided by the Board of Directors, officers shall not be compensated for their services as officers, but may be compensated if they are employed by the Corporation.

SECTION 4.4 Chairman of the Board. The Chairman of the Board, if a Chairman is elected, shall preside at all meetings of the Board of Directors. He shall have such other powers as shall be designated by the Board of Directors.

SECTION 4.5 President. The President shall be the chief executive officer of the Corporation, and, subject to the direction and control of the Board of Directors, shall in general supervise and control all of the business and affairs of the Corporation. As authorized by the Board of Directors, the President shall execute all instruments requiring such execution, except to the extent that signing and execution thereof is expressly delegated by the Board of Directors to some other officer or agent of the Corporation. Upon request of the Board of Directors, the President shall report to it all matters which the interests of the Corporation may require to be brought to the attention of the Board of Directors. The President shall preside at meetings of the Board of Directors if the Chairman of the Board is absent.

SECTION 4.6 Secretary. The Secretary shall keep the minutes of the Corporation and shall give such notices of meetings as required by these Bylaws. The Secretary shall have such other duties and have such other powers as shall be designated by the Board of Directors.

SECTION 4.7 Treasurer. The Treasurer shall have care and custody of the books and records of account of the Corporation and, subject to the direction of the Board of Directors, shall have charge of and be responsible for all funds and securities of the Corporation. He shall render financial statements to the Board of Directors from time to time upon request. The funds of the Corporation shall be deposited to its credit in such a manner and in such depositories as the Board of Directories may from time to time designate and shall be subject to withdrawal by check, draft or other order by such officer or officers of the Corporation as may from time to time be designated by the Board of Directors. The Treasurer shall have such other powers and duties as may be designated by the Board of Directors.

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SECTION 4.8 Manager. A manager may be appointed by the Board of Directors. He or she shall perform all duties incident to the office of Manager, including supervision of services, maintenance of accounts, notices and such other duties as from time to time may be assigned to him by the Board of Directors.

SECTION 4.9 Other Officers. Other officers of the Corporation shall have such powers and duties as may be designated from time to time by the Board of Directors.

SECTION 4.10 Removal of Officers. Any officer, committee, employee or other agent of the Corporation may be removed, with or without cause, by the Board of Directors. The Board of Directors shall immediately elect a new officer to fill the unexpired term of the removed officer.

ARTICLE V

BOARD OF ADVISORS

SECTION 5.1 Board of Advisors. The Board of Directors may establish a Board of Advisors and, if it does so, shall appoint one or more persons who may but need not be Members of the Corporation to serve on the Board of Advisors. The chairman of the Board shall also be an ex officio member of the Board of Advisors. A member of the Board of Advisors shall serve at the pleasure of the Board of Directors and may be removed by the Board of Directors with or without cause.

SECTION 5.2 Purpose. The purpose of the Board of Advisors shall be to advise the Corporation and the Board of Directors with respect to how the purposes of the Corporation may be furthered.

ARTICLE VI

COMMITTEES

SECTION 6.1 Establishment. The Board of Directors may, by resolution adopted by a majority of the directors in office, establish such committees (to consist of at least one director) as the Board of Directors shall deem necessary or advisable. All such committees shall have and may exercise such powers and authority of the Board as the Board of Directors shall, by resolution, determine.

SECTION 6.2 Chairman. The Chairman of the Board of Directors or, if no Chairman is elected, the President shall act as Chairman of the Executive Committee. Members of the Executive Committee shall be appointed by the Chairman or the President if no Chairman is elected and the Executive Committee shall also serve as the finance and nominating committees.

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SECTION 6.3 Limitation on Authority. No committee shall have any power or authority as to the following:

- (a) The filing of vacancies on the Board of Directors.
- (b) The adoption, amendment or repeal of the Bylaws.
- (c) The amendment or repeal of any resolution of the Board of Directors.
- (d) Action on other matters committed by resolution of the Board of Directors or by Pennsylvania law to the full Board of directors or to another committee of the Board.

ARTICLE VII

PERSONAL LIABILITY OF DIRECTORS AND INDEMNIFICATION OF DIRECTORS, OFFICERS AND OTHER PERSONS

SECTION 7.1. Personal Liability of Directors.

- (a) A director of this Corporation shall not be personally liable for monetary damages as such for any action taken, or any failure to take any action, unless:
 - (1) the director has breached or failed to perform the duties of his or her office under 15 Pa. C.S.A. Section 511 (which, as amended from time to time, is hereafter called Section 511); and
 - (2) the breach or failure to perform constitutes self-dealing, willful misconduct or recklessness.
- (b) This Section 7.1 shall not limit a director's liability for monetary damages to the extent prohibited by the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

SECTION 7.2 Mandatory Indemnification of Directors and Officers. The Corporation shall, to the fullest extent permitted by applicable law, indemnify its directors and officers who were or are a party or are threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (whether or not such action, suit or proceeding arises or arose by or in the right of the Corporation or other entity) by reason of the fact that such director or officer is or was a director or officer of the Corporation or is or was serving at the request of the Corporation as a trustee, director, officer, employee, general partner, agent or fiduciary of another corporation, partnership, joint venture, trust or other enterprise (including service with respect to employee benefit plans), against expenses (including but not limited to,

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attorney fees and costs), judgments, fines (including excise taxes assessed on a person with respect to any employee benefit plan) and amounts paid in settlement actually and reasonably incurred by such director or officer in connection with such action, suit or proceeding, except as otherwise provided in Section 7.4 hereof. A director or officer of the Corporation entitled to indemnification under this Section 7.2 is hereafter called a “person covered by Section 7.2 hereof.”

SECTION 7.3 Expenses. Expenses incurred by a person covered by Section 7.2 hereof in defending a threatened, pending or completed civil or criminal action, suit or proceeding shall be paid by the Corporation in advance of the final disposition of such action, suit or proceedings upon receipt of an undertaking by or on behalf of such person to repay such amount if it shall ultimately be determined that such person is not entitled to be indemnified by the Corporation, except as otherwise provided in Section 7.4.

SECTION 7.4 Exceptions. No indemnification under Section 7.2 or advancement or reimbursement of expenses under Section 7.3 shall be provided to a person covered by Section 7.2 hereof (a) if a final unappeasable judgment or award establishes that such director or officer engaged in self-dealing, willful misconduct or recklessness; (b) for expenses or liabilities of any type whatsoever (including, but not limited to, judgments, fines, and amounts paid in settlement) which have been paid directly to such person by an insurance carrier under a policy of officers’ and director’s liability insurance maintained by the Corporation or other enterprise; or (c) for amounts paid in settlement of any threatened, pending or completed action, suits or proceeding without the written consent of the Corporation, which written consent shall not be unreasonably withheld. The Board of Directors of the Corporation is hereby authorized, at any time by resolution, to add to the above list of exceptions from the right of indemnification under Section 7.2 or advancement or reimbursement of expenses under Section 7.3, but any such additional exception shall not apply with respect to any event, act or omission which has occurred prior to the date that the Board of Directors in fact adopts such resolution. Any such additional exception may, at any time after its adoption, be amended, supplemented, waived or terminated by further resolution of the Board of Directors of the Corporation.

SECTION 7.5 Continuation of Rights. The indemnification and advancement or reimbursement of expenses provided by, or granted pursuant to, this Article VII shall continue as to a person who has ceased to be a director or officer of the Corporation, and shall inure to the benefit of the heirs, executors and administrators of such person.

SECTION 7.6 General Provisions.

- (a) The term “to the fullest extent permitted by applicable law,” as used in this Article VII, shall mean the maximum extent permitted by public policy, common law or statute. Any person covered by Section 7.2 hereof may, to the fullest extent permitted by applicable law, elect to have the right to indemnification or to advancement or reimbursement of expenses, interpreted, at such person’s option (i)

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on the basis of the applicable law on the date this Article VII was adopted, or (ii) on the basis of the applicable law in effect at the time of the occurrence of the event or events giving rise to the action, suit or proceeding, or (iii) on the basis of the applicable law in effect the time indemnification is sought.

- (b) The right of a person covered by Section 7.2 hereof to be indemnified or to receive an advancement or reimbursement of expenses pursuant to Section 7.3 (i) may also be enforced as a contract right pursuant to which the person entitled thereto may bring suit as if the provisions hereof were set forth in a separate written contract between the Corporation and such person, and (ii) shall continue to exist after the rescission or restrictive modification (as determined by such person) of this Article VII with respect to events, acts or omissions occurring before such rescission or restrictive modification is adopted.
- (c) If a request for indemnification or for the advancement or reimbursement of expenses pursuant hereto is not paid in full by the Corporation within thirty (30) days after a written claim has been received by the Corporation together with all supporting information reasonably requested by the Corporation, the claimant may at any time thereafter bring suit against the Corporation to recover the unpaid amount of the claim (plus interest at the prime rate announced from time to time by the Corporation's primary banker) and, if successful in whole or in part, the claimant shall be entitled also to be paid the expenses (including, but not limited to, attorney's fees and costs) of prosecuting such claim. Neither the failure of the Corporation (including its Board of Directors or its independent legal counsel) to have made a determination prior to the commencement of such action that indemnification made a determination prior to the commencement of such action that indemnification of or the advancement or reimbursement of expenses to the claimant is proper in the circumstances, nor an actual determination by the Corporation (including its Board of Directors or its independent legal counsel) that the claimant is not entitled to indemnification or to the reimbursement or advancement of expenses, shall be defense to the action or create a presumption that the claimant is not so entitled.
- (d) the indemnification and advancement or reimbursement of expenses provided by, or granted pursuant to, this Article VII shall not be deemed exclusive of any rights to which those seeking indemnification or advancement or reimbursement of expenses may be entitled under any bylaw, agreement, vote of the directors or otherwise, both as to action in such director's or officer's official capacity and as to action in another capacity while holding that office.
- (e) Nothing contained in this Article VII shall be construed to limit the rights and powers the Corporation possesses under Subchapter C of the Pennsylvania Nonprofit Corporation Law of 1988 (as amended from time to time), the Director's Liability Act, or otherwise, including, but not limited to, the powers to purchase and maintain

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insurance, create funds to secure its indemnification obligations, and any other rights or powers the Corporation may otherwise have under applicable law.

- (f) The provisions of this Article VII may, at any time (and whether before or after there is any basis for a claim for indemnification or for the advancement of reimbursement of expenses pursuant hereto), be amended, supplemented, waived, or terminated, in whole or in part, with respect to any person covered by Section 7.2 hereof by a written agreement signed by the Corporation and such person.
- (g) The Corporation shall have the right to appoint the attorney for a person covered by Section 7.2 hereof, provided such appointment is not unreasonable under the circumstances.

SECTION 7.7 Optional Indemnification. The Corporation may, to the fullest extent permitted by applicable law, indemnify and advance or reimburse expenses for persons in all situations other than that covered by this Article VII.

ARTICLE VIII

FINANCIAL REPORTS

The directors of the Corporation shall cause to be prepared an annual financial report.

ARTICLE IX

The fiscal year of the Corporation shall be as determined by the Board of Directors.

ARTICLE X

ADOPTION, AMENDMENT AND REPEAL

SECTION 10.1 Adoption and Effective Date. These Bylaws, which are supplemental to the Pennsylvania Nonprofit Corporation law of 1988, as the same may be in effect from time to time, were adopted as the Bylaws of the Corporation as on the 26th day of April, 2002, by the Board of Directors and shall be effective as of said date.

SECTION 10.2 Amendment or Repeal. These Bylaws may be amended or repealed, in whole or in part, and new Bylaws may be adopted, by the vote of a majority of the directors then in office at any meeting of the Board after notice to all directors of that purpose.

SECTION 10.3 Recording. The text of each amendment to or repeal of these Bylaws shall be attached hereto with a notation of the date of such amendment or repeal.

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Section Amended

Date Amended

Adopted By

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 5, 2002. The Bill was Signed by the Mayor on December 17, 2002.



Marie B. Hauser
Chief Clerk of the City Council