

# City of Philadelphia



(Bill No. 030242)

## AN ORDINANCE

Providing for the contingent exemption, abatement or credit of certain taxes within specified geographic areas, including by amending Bill No. 970788-A (approved December 30, 1998), relating to the boundaries of the Keystone Opportunity Zone, and by amending Bill No. 010092 (approved February 28, 2001), relating to the boundaries of the Keystone Opportunity Expansion Zone, and by amending Chapter 19-3200 of The Philadelphia Code, entitled "Keystone Opportunity Zone," by providing for a Keystone Opportunity Improvement Zone, and by amending certain effective dates, all under certain terms and conditions.

### *THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Bill No. 980788-A (approved December 30, 1998) is hereby amended by amending Exhibits 1, 2, 5, 7, 9 and 11 thereto, all as set forth in Exhibit A hereto.

SECTION 2. Bill No. 010092 (approved February 28, 2001) is hereby amended by amending Exhibits 1, 2 and 8 thereto, all as set forth in Exhibit B hereto.

SECTION 3. Chapter 19-3200 of The Philadelphia Code is hereby amended to read as follows:

#### CHAPTER 19-3200. KEYSTONE OPPORTUNITY ZONE.

§19-3201. Designation of Zone.

\* \* \*

*(3) The areas of the City generally known as follows, and more specifically defined in Section 4 of the ordinance enacting this subsection, shall each separately be designated a Philadelphia Keystone Opportunity Improvement Subzone, and shall collectively be designated as the Philadelphia Keystone Opportunity Improvement Zone:*

*(a) Kubach Road Subzone.*

*(b) Naval Business Center Subzone.*

*(c) West Philadelphia Subzone.*

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

## §19-3202. Definitions.

The following words and phrases when used in this Chapter shall have the meanings given to them in this section unless the context clearly indicates otherwise:

\* \* \*

(13) "Zone." The Philadelphia Keystone Opportunity Zone, [or] the Philadelphia Keystone Opportunity Expansion Zone, *or the Philadelphia Keystone Opportunity Improvement Zone.*

\* \* \*

## §19-3203. Authorization of Exemption, Abatement or Credits from Certain Taxes.

(a) Effective as of January 1, 1999, and continuing through and including December 31, 2010, with respect to real property or business activity, as applicable, attributable to [that portion of] the Keystone Opportunity Zone [generally known as PIDC Northeast Industrial Parks (East), Byberry East Industrial Park, as set forth in subsection 19-3201(1); effective as of January 1, 1999, and continuing through and including December 31, 2013, with respect to real property or business activity, as applicable, attributable to any portion of the Keystone Opportunity Zone other than that set forth immediately above]; [and] (b) effective as of January 1, 2001, and continuing through and including December 31, 2013, with respect to real property or business activity, as applicable, attributable to the Keystone Opportunity Expansion Zone; and (c) *with respect to real property or business activity, as applicable, attributable to each separate Philadelphia Keystone Opportunity Improvement Subzone, effective upon designation by DCED of such subzone (anticipated on or about October 1, 2003) and continuing for a period of fifteen (15) years from the date of such designation, the following provisions shall apply:*

\* \* \*

## §19-3205. Conditions for Real Estate Tax Exemption.

\* \* \*

(3) Application deadlines.

\* \* \*

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

(c) The provisions of this subsection relating to application deadlines shall not apply to real property located in the Philadelphia Keystone Opportunity Expansion Zone *or the Philadelphia Keystone Opportunity Improvement Zone.*

\* \* \*

§19-3215. Code Compliance.

(1) General rule. A person or qualified business shall be precluded from claiming any exemption, abatement or credit provided for in this Chapter if that person or qualified business owns real property in the Zone and the real property is not in compliance with all applicable State and local zoning, building and housing laws, ordinances or codes and the real property owner has not filed an affidavit with the Department attesting to compliance for that calendar year before December 31 with all applicable State and local zoning, building and housing laws, ordinances or codes. For purposes of this subsection, real property is not in compliance with all applicable State and local zoning, building and housing laws if liens have been placed on such property by the City with respect to prior violations of any State or local zoning, building and housing laws and such liens have not been satisfied. The requirement to file an affidavit shall not apply with respect to benefits relating to real property in the Philadelphia Keystone Opportunity Expansion Zone *or the Philadelphia Keystone Opportunity Improvement Zone.*

\* \* \*

SECTION 4. The areas of the City bounded as set forth in the following three subsections are hereby each designated as Philadelphia Keystone Opportunity Improvement Subzones, and collectively the three Subzones are hereby designated as the Philadelphia Keystone Opportunity Improvement Zone. The descriptions set forth below shall control over the general "known-as" descriptions set forth in Section 3 of this Ordinance.

(a) Kubach Road Subzone, more specifically defined in the attached Exhibit C-1.

(b) Naval Business Center Subzone, more specifically defined in the attached Exhibit C-2.

(c) West Philadelphia Subzone, more specifically defined in the attached Exhibit C-3.

SECTION 5. The provisions of this Ordinance shall take effect as follows:

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

(1) Sections 1 and 2 shall take effect January 1, 2004, but only if the Commonwealth's Department of Community and Economic Development designates enhancements to the Philadelphia Keystone Opportunity Zone and/or the Philadelphia Keystone Opportunity Expansion Zone, pursuant to Act No. 217 (approved by the Governor December 9, 2002), and only for such period of time as the Commonwealth provides for exemptions, abatements or credits with respect to sales and use tax, personal income tax, corporate net income tax and capital stock franchise tax for businesses and residents in the designated enhancement areas, and only with respect to properties in such enhanced areas designated by the Commonwealth.

(2) Sections 3 and 4 shall take effect upon designation by the Commonwealth's Department of Community and Economic Development of a Keystone Opportunity Improvement Zone in Philadelphia, pursuant to Act No. 217 (approved by the Governor December 9, 2002), and only for such period of time as the Commonwealth provides for exemptions, abatements or credits with respect to sales and use tax, personal income tax, corporate net income tax and capital stock franchise tax for businesses and residents in the designated Improvement Zone, and only with respect to properties in such Improvement Zone designated by the Commonwealth.

SECTION 6. The Chief Clerk shall keep on file and available for public inspection the Exhibits to this Ordinance referenced herein.

---

**Explanation:**

[Brackets] indicates matter deleted.  
*Italics* indicate new matter added.

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

## EXHIBIT A

### Exhibit 1, American Street Industrial Corridor Industrial Area

The following properties shall be added to the American Street Industrial Corridor Industrial Area Subzone:

<u>PARCEL ID</u>	<u>CONTIGUOUS TO THE EXISTING SUBZONE</u>
78-1-002400	Abuts 18-3-119200
18-3-119200	Abuts 78-1-002600
78-1-002600	Abuts 18-3-119400
18-3-119400	Abuts 18-3-119500
18-3-119500	Abuts exist KOZ parcel 78-1-002800
18-3-120100	Abuts 18-3-120200
18-3-120200	Abuts 18-3-120300
18-3-120300	Abuts 18-3-120400
18-3-120400	Abuts 18-3-120500
18-3-120500	Abuts 18-3-120600
18-3-120600	Abuts 18-3-120700
18-3-120700	Abuts 18-3-120800
18-3-120800	Abuts existing KOZ parcel 78-1-003400
78-1-044800	Abuts 18-3-019900
18-3-019900	Abuts 18-3-020000
18-3-020000	Abuts 18-3-121600
18-3-121600	Abuts 18-3-121700
18-3-121700	Abuts 18-3-121800
18-3-121800	Abuts 18-3-121800
18-3-121900	Abuts 18-3-122010
18-3-122010	Abuts existing KOZ parcel 18-3-123505
19-1-156910	Abuts existing KOZ parcel 88-3-546400 (partial KOZ parcel)
88-3-546400	Abuts existing partial KOZ parcel 88-3-546400
Street bed of 2100 Block N. Bodine Street	Abuts existing KOZ parcel 88-3-546400
19-1-162600	Abuts 19-1-162700
19-1-162700	Abuts 19-1-162801
19-1-162801	Abuts 19-1-162900
19-1-162900	Abuts 19-1-163000

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

19-1-163000	Abuts 19-1-163100
19-1-163100	Abuts existing KOZ parcel 19-1-163200
78-6-089000	Abuts 78-6-089200
78-6-089200	Abuts 78-6-089400
78-6-089400	Abuts 78-6-089600
78-6-089600	Abuts existing KOZ parcel 78-6-016600
19-2-081600	Abuts existing KOZ parcel 78-6-016600
19-2-081700	Abuts existing KOZ parcel 78-6-016600
19-2-081800	Abuts existing KOZ parcel 78-6-016600
19-2-081900	Abuts existing KOZ parcel 78-6-016600
78-6-431000	Abuts existing KOZ parcel 78-6-016600
78-6-431200	Abuts existing KOZ parcel 78-6-016600
78-6-431300	Abuts existing KOZ parcel 78-6-016600
78-6-431350	Abuts existing KOZ parcel 78-6-016600
78-6-431000	Abuts existing KOZ parcel 78-6-016600
19-2-082400	Abuts existing KOZ parcel 78-6-016600
19-8-082500	Abuts existing KOZ parcel 78-6-016600
78-6-431400	Abuts existing KOZ parcel 78-6-016600
78-6-431600	Abuts existing KOZ parcel 78-6-016600
19-2-082800	Abuts existing KOZ parcel 78-6-016600
19-2-082900	Abuts existing KOZ parcel 78-6-016600
78-6-431800	Abuts existing KOZ parcel 78-6-016600
19-2-083100	Abuts existing KOZ parcel 78-6-016600
88-4-590950	Connected via a one inch line formed by the easterly extension of the southern property line of this parcel to a one inch center line of 5 <sup>th</sup> Street; then proceeding south along the center line of 5 <sup>th</sup> Street to a one inch line formed by the easterly extension of the northern property line of existing KOZ parcel 88-4-079510.
88-4-079050	Connected via a one inch line formed by the westerly extension of the northern property line of this parcel to the one-inch centerline of N. American Street; then proceeding north along the centerline of American Street to a one inch line formed by the easterly extension of the southern property line of existing KOZ parcel 18-3-119000.
18-1-155500	Connected via a one-inch line formed by the westerly extension of the southern property line of this parcel to existing KOZ parcel 88-3-546400.

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

19-1-156400	Connected via a one-inch line formed by the northerly extension of the western property line of this parcel to existing KOZ parcel 19-1-156500.
19-1-157600	See Note #1 below.
19-1-157700	See Note #1 below.
78-6-041800	See Note #1 below.
78-6-042200	See Note #1 below.
The street bed of the 2300 Block of N. Bodine Street.	See Note #1 below.
19-1-159000	See Note #1 below.
19-1-159200	See Note #1 below.
19-1-159400	See Note #1 below.
19-1-164300	See Note #1 below.
78-6-043200	See Note #1 below.
78-6-043400	See Note #1 below.
19-1-164600	See Note #1 below.
78-6-043600	See Note #1 below.
78-6-043800	See Note #1 below.
78-6-044000	See Note #1 below.
78-6-044200	See Note #1 below.
78-6-044400	See Note #1 below.
19-1-165200	See Note #1 below.
78-6-044600	See Note #1 below.
78-6-044800	See Note #1 below.
78-6-045000	See Note #1 below.
19-1-165600	See Note #1 below.
78-6-045200	See Note #1 below.
78-6-045400	See Note #1 below.
78-6-045600	See Note #1 below.
78-6-045800	See Note #1 below.
78-6-046000	See Note #1 below.
19-1-166200	See Note #1 below.
78-6-046200	See Note #1 below.
78-6-046400	See Note #1 below.
78-6-046500	See Note #1 below.
78-6-595800	See Note #1 below.
78-6-596000	See Note #1 below.
78-6-596002	See Note #1 below.

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

**Note #1:** All of the properties listed above are contiguous to each other and will be contiguous to proposed KOZ parcel 19-1-156400 via a one inch line formed by the easterly extension of the northern boundary of parcel 19-1-157700.

- 19-1-129200 Connected via a one inch line formed by the southerly extension of the western property line of this parcel to the one inch centerline of W. York Street; then proceeding west along the centerline of W. York Street to a one inch line formed by the southerly extension of the eastern property line of existing KOZ parcel 19-1-156500.
- 18-3-118430 Abuts existing KOZ parcel 88-4-08300.

## Exhibit 2, Amtrak Northeast Corridor

The following properties shall be added to the Amtrak Northeast Corridor Subzone:

<u>PARCEL ID</u>	<u>CONTIGUOUS TO THE EXISTING SUBZONE</u>
11-2-002120	Abuts existing KOZ parcel 88-4-057420
88-4-067430	Connected via a one inch line formed by the southerly extension of the eastern property line to a one inch centerline of W. Allegheny Avenue; then proceeding east along that centerline to a one inch line formed by the southerly extension of the western property line of existing KOZ parcel 88-4-057420.
11-1-204900	Connected via a one inch line formed by the westerly extension of the northern property line of this parcel to a one inch center line of 16 <sup>th</sup> Street; then proceeding westward along the centerline of 16 <sup>th</sup> Street to parcel 11-1-063300.
02-2-205510	Connected via a one inch line formed by the southerly extension of the western property line of this parcel to a one inch center line of W. Glenwood Avenue; then





# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

Eastwick Redevelop Area  
Stage B, Parcel J-2 & J-3

Connected via a one-inch line formed by a one-westerly extension of the southern property line to the one-inch centerline of Norwich Drive; the proceeding south along that centerline to existing KOZ PIDC Eastwick Industrial Park Parcel 3.

Eastwick Redevelopment Area  
Stage B, Parcel H

Connected via a one-inch line formed by the southerly extension of the eastern property line of this parcel to existing KOZ parcel Eastwick Redevelopment Area Stage B, Parcel G-3.

88-4-171500

Connected via a one-inch line formed by the northerly extension of the westerly property line of this parcel to the one-inch centerline of Island Avenue; then proceeding west along that centerline of Island Avenue to a one-inch line formed by the westerly extension of the southern property line of existing KOZ parcel PIDC Eastwick Industrial Park Parcel 1; then proceeding east along that one-inch line to the existing KOZ parcel PIDC Eastwick Industrial Park Parcel 1.

## Exhibit 7, Hunting Park

The following properties shall be added to the Hunting Park Subzone:

<u>PARCEL ID</u>	<u>CONTIGUOUS TO THE EXISTING SUBZONE</u>
88-4-127500	Connected to existing KOZ Parcel 88-4-131050.
88-4-133002	Connected to existing KOZ Parcel 88-4-131050.
88-5-050000	Connected via a one-inch line formed by the easterly extension of the northern property line to parcel 88-1-33002.
88-2-721500	Connected to 88-5-050000.
88-4-067600	Connected via a one-inch line formed by the northerly extension of the western property line to parcel 88-4-776500
38-2-161700	Connected to parcel 88-4-067600.
88-4-776500	Connected to 88-2-721500.

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

## Exhibit 9, Central Delaware River

The following properties shall be added to the Central Delaware River Subzone:

### PARCEL ID

The parcel bound by Aramingo Avenue on the east, Moyer Street on the west, E. Huntingdon on the North and E. Cumberland Street on the south.

### CONTIGUOUS TO THE EXISTING SUBZONE

Contiguous a one-inch line formed the southerly extension of the eastern property line of the parcel to the one-inch centerline of E. Cumberland Street; then proceeding east along that center line to the dead end at existing KOZ parcel Number 88-4-076300.

## Exhibit 11, West Parkside Industrial Park

The following properties shall be added to the West Parkside Industrial Park Subzone:

### PARCEL ID

### CONTIGUOUS TO THE EXISTING SUBZONE

44-2-192700	Connected to 88-4-219700.
88-4-219700	Connected to 88-4-219710
88-4-219710	Connected via a one-inch line formed by the northerly extension of the western property line of parcel 88-4-219710 to the one-inch centerline of Lancaster Avenue; then proceeding west along the one-inch centerline to the centerline of N. 52 <sup>nd</sup> Street; then proceeding north along that centerline of 52 <sup>nd</sup> Street to a one inch line formed by the westerly extension on the southern property line of parcel 88-2-748800.
88-2-748800	See Note #3 Below.
52-1-304400	See Note #3 Below.
52-1-304300	See Note #3 Below.
52-1-304200	See Note #3 Below.
52-1-534100	See Note #3 Below.
52-1-304000	See Note #3 Below.
52-1-303900	See Note #3 Below.
78-3-731710	See Note #3 Below.
52-1-303700	See Note #3 Below.

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

**Note #3:** These properties are all contiguous to each other and will be connected to the existing KOZ via a one-inch line formed by the southerly extension of the eastern property line of parcel 88-2-748800 to the one inch center line of Parkside Avenue; then proceeding east along the centerline of Parkside Avenue to the one-inch centerline of N. 50<sup>th</sup> Street; then proceeding south along the centerline of N. 50th Street to the existing KOZ one-inch line running parallel to Parkside Avenue that connects West Parkside Industrial Park Parcels 1 and 2.

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

## EXHIBIT B

### Exhibit 1, Northeast Philadelphia Airport Subzone

The following properties shall be added to the Exhibit 1, Northeast Philadelphia Airport Subzone:

PARCEL ID Red Lion North Parcel “A” as detailed in the Property Plan (V44-853) made by John B. Halicks, P.L.S., Assistant Surveyor and Regulator of the Fourth Survey District, dated December 30, 2002. (1.76007 Acres)

#### CONTIGUOUS TO THE EXISTING SUBZONE

Connected via a one-inch line formed by the southerly extension of the eastern property line to the one-inch centerline of Sandmeyer Lane then proceeding east along the centerline to a one inch line formed by the southerly extension of the easterly property line of Red Lion North Parcel B.

PARCEL ID Red Lion North Parcel “B” as detailed in the Property Plan (V44-853) made by John B. Halicks, P.L.S., Assistant Surveyor and Regulator of the Fourth Survey District dated December 30, 2002. (2.82257 Acres)

#### CONTIGUOUS TO THE EXISTING SUBZONE

Connected via a one inch line formed by the southerly extension of the easterly property line of Red Lion North Parcel B to the centerline of Sandmeyer Lane.

PARCEL ID Red Lion North Parcel “D” as detailed in the Property Plan (V44-853) made by John B. Halicks, P.L.S., Assistant Surveyor and Regulator of the Fourth Survey District, dated December 30, 2002. (2.37640 Acres)

#### CONTIGUOUS TO THE EXISTING SUBZONE

Connected via a one–inch line formed by the northerly extension of the easterly property line of Red Lion North Parcel D to the centerline of Sandmeyer Lane; then proceeding east along the centerline of Sandmeyer

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

Lane to a one-inch line formed by the southerly extension of the eastern property line of Red Lion North Parcel "C".

PARCEL ID Red Lion North Parcel as detailed in the Property Plan (V44-853) made by John B. Halicks, P.L.S., Assistant Surveyor and Regulator of the Fourth Survey District, dated December 30, 2002. (2.06764 Acres)

## CONTIGUOUS TO THE EXISTING SUBZONE

Connected via a one-inch line formed by the southerly extension of the eastern property line of Red Lion North Parcel C to the one-inch centerline of Sandmeyer Lane; then proceeding east along the centerline of Sandmeyer Lane to the one inch centerline of Red Lion Road; then proceeding east along the centerline of Red Lion Road to the one-inch centerline of US Route 1; then proceeding south along the centerline of US Route 1 to a one-inch line formed by the westerly extension of the northern property line of existing KOEZ parcel known as Northeast Philadelphia Airport Parcel 10; then proceeding east along that one-inch line to the existing KOEZ Parcel known as Northeast Philadelphia Airport Parcel 10.

PARCEL ID Red Lion South Parcel 1:

ALL THAT CERTAIN lot or piece of ground situated in the 58<sup>th</sup> Ward of the City of Philadelphia and described as follows (subject to an official survey and plan):

BEGINNING AT A POINT on the southwesterly side of Geiger Road (72 feet wide) measured S 43° 25' 32"E 261.951 feet along the southwesterly side of said Geiger Road from its intersection with the northwesterly side of Gantry Road (72 feet wide) produced; THENCE from said point of beginning S 43° 25' 32"E the distance of 249.00 feet to a point; THENCE leaving Geiger Road S 46° 34' 28"W the distance of 350.00 to a point; THENCE extending N 43° 25' 32"W the distance of 249.00 feet to a point; THENCE extending N 46° 34' 28"E to a point on the Southwesterly side of said Geiger Road, being the FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING IN AREA: 87,150 Square Feet or 2.00 Acres

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

## CONTIGUOUS TO THE EXISTING SUBZONE

Connected via a one-inch line formed by the northerly extension of the easterly property line to the one-inch centerline of Geiger Road; then proceeding east along the centerline of Geiger Road to the one-inch centerline of Global Road; then proceeding north along the centerline of Global Road to the one-inch centerline of Red Lion Road; then proceeding east along the centerline of Red Lion Road and proceeding as described under "Red Lion North Parcel C" as described above.

PARCEL ID All that certain lot or piece of ground situate in the 66<sup>th</sup> Ward of the City of Philadelphia and described according to a Survey and Plan of property (V44-854) made by Barry Slepion, Surveyor and Regulator of the Fourth Survey District, dated February 28, 2003. (5.25087 Acres)

## CONTIGUOUS TO THE EXISTING SUBZONE

Connected via a one-inch line formed by the easterly extension of the northern property line of said property to the one-inch centerline of Drummond Road; then proceeding north along the centerline to the one-inch centerline of Decatur Road; then proceeding north along the centerline of Decatur Road to the one-inch centerline of Comly Road; then proceeding west along the centerline of Comly Road to a one-inch line formed by the northerly extension of the eastern property line of existing KOEZ Parcel Northeast Philadelphia Airport Parcel 2c; then proceeding south along that parcel to NE Airport Parcel 2c.

PARCEL ID 88-4-227000 (Units 2, 3 and 4)

## CONTIGUOUS TO THE EXISTING SUBZONE

Connected via a one-inch lien formed by the easterly extension of the northern property line to the one-inch centerline of Ashton Road; then proceeding north along that centerline to a one-inch line formed by the easterly extension of the southern property line of existing KOEZ parcel 88-

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

4-224510; the proceeding west along that one-inch line to the existing KOEZ parcel 88-4-224510.

## **Exhibit 2, Upper Delaware River Subzone**

The following properties shall be added to the Exhibit 2, Upper Delaware River Subzone:

<u>PARCEL ID</u>	<u>CONTIGUOUS TO THE EXISTING SUBZONE</u>
23-2-406900	Connected via a one-inch line formed by the westerly extension of the northern property line of parcel 23-2-406900 to a one-inch centerline of Worth Street; then proceeding north along the centerline of Worth Street to the one-inch centerline of Bridge Street; then proceeding east along the centerline of Bridge Street to a one-inch line formed by the southerly extension of the western property line of existing KOEZ parcel 88-4-212100; then proceeding north along the extended western property line to the existing KOEZ parcel 88-4-212100.

## **Exhibit 8, Lower Schuylkill River Subzone**

The following properties shall be added to Exhibit 8, Lower Schuylkill River

<u>PARCEL ID</u>	<u>CONTIGUOUS TO THE EXISTING SUBZONE</u>
88-4-122580	Connected via by a one-inch line formed by the westerly extension of the southern property line to the bulkhead line of the Schuylkill River which is in the existing KOEZ.



# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

## EXHIBIT C

### Keystone Opportunity Improvement Zones

As authorized in Commonwealth of Pennsylvania Act 217 of 2002 and designated by the Governor in Executive Order 2002-13 {Sections 1(a), 1(h), and 1(i)}, the following properties are to be included in the Keystone Opportunity Improvement Zone (KOIZ):

#### Exhibit C-1

2000 Kubach Road (BRT# 88-4-233843)

#### *Exhibit C-2*

The following sections of the Philadelphia Naval Business Center:

EA 1

Starting point: SW corner of S. Broad Street and League Island Blvd.  
S on Broad Street to Langley Ave.  
E on Langley Ave to Alley that runs behind buildings M-2 thru M-1 to Intrepid Ave.  
E/SE along N side of Intrepid Ave to 13<sup>th</sup> Street  
S on 13<sup>th</sup> street to Intrepid Avenue  
E along N side of Intrepid Ave to West side of League Island Blvd.  
Boundary follows path of League Island Blvd N/NW to point of origin.

#### **AREA 2**

Starting point: SE corner of S. Broad Street and Flagship Drive  
S on Broad Street around pier 1 to the NE intersection of Pier 1 and Admiral Peary Way  
E/SE on N Side of Admiral Peary Way in front of buildings X,Y,Z,B & C to a point  
N to the W Sd of intersection of 13<sup>th</sup> street and Admiral Peary Way.  
E behind buildings K,L,M &N (Line following that of north façade of said buildings)  
S to the E side of building N to Admiral Peary Way.  
E along Admiral Peary Way to W boundary line of Navy Retained Area 7

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

N along W boundary line of Navy Retained Area 7 to point even with NE corner of building 79  
W along N façade of building 79 to middle of 11<sup>th</sup> street  
N along 11<sup>th</sup> street to a point even with corner of W boundary of Navy Retained Area 7  
E to said corner on of W Boundary line of Navy Retained Area 7.  
N along W boundary of Navy Retained Area 7 to a point  
W along boundary line of Navy Retained Area 7 to middle of 11<sup>th</sup> street  
N along 11<sup>th</sup> street to Flagship Drive  
E along N Sd of Flagship drive to Warnock Street  
N along center of Warnock Street to Kitty Hawk Ave  
E along N Sd of Kitty Hawk Ave across League Island Blvd.  
Continuing E to point even with intersection of Boundary lines of Parcels 9,8B and 8A  
N following boundary line between parcels 8A and 8B to a point.  
W/NW following the boundary line between parcels 8A and 8B continuing along that line as it becomes the boundary line for parcels 8 and 8A.  
Continuing N/NW along this line as it becomes the boundary line for parcels 7 and 8 to the intersection of said boundary line with 11<sup>th</sup> street.  
SW along the W Sd of 11<sup>th</sup> St to League Island Blvd.  
Following the line of League island Blvd E/SE on the N/W Sd of League Island Blvd to a point parallel with the SE boundary corner of KIZ Zone 1  
W paralleling the S boundary line of KIZ 1 to the W Sd of 11<sup>th</sup> street  
S perpendicular to the above S boundary line of KIZ 1 to Constitution Ave  
E along the N Sd of Constitution Ave to 13<sup>th</sup> Street  
S along W Sd of 13th Street to NW Corner of Bldg 83  
E along N Façade of building 83  
S along E façade of building 83  
W along S façade of building 83 to 13<sup>th</sup> street  
S on 13<sup>th</sup> street to Flagship Drive  
W of Flagship Drive to point of origin.

## **AREA 3**

Starting point: NW corner of S. Broad Street and Flagship drive  
N on Broad to Kitty Hawk Ave  
E on Kitty Hawk Ave to building 830  
N on E Sd of building 830 to S boundary line of Navy Retained Area 2  
W just to N of S boundary line of Navy Retained Area 2 to building 17  
N following E façade of building 17  
W following N façade of building 17 to E boundary line of Navy Retained Area 2  
S following E boundary line of Navy Retained Area 2 to Kitty Hawk Ave  
W on Kitty Hawk Ave to 17<sup>th</sup> Street

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

S down the Center of 17<sup>th</sup> Street to N Boundary (NW corner) of Navy Retained Area 4  
E following N boundary line of Navy Retained Area 4 to building 139  
Around building 139, paralleling W and N Facades of building, to point just E of NE corner of building 139 to S sd of Flagship Drive  
E on Flagship Drive to point of Origin.

## Exhibit C-3

3020-52 Market Street (BRT# 88-4-233843)  
Amtrak 30<sup>th</sup> Street Railyard (BRT# 77-4-628500)  
Civic Center Museum Building (BRT# 77-3-740000)  
Civic Center Pennsylvania Hall (BRT# 78-3-097000)  
3001 Chestnut Street (BRT# 77-4-515000)  
3000 Chestnut Street (BRT# 78-3-096450)  
2970 Market Street (BRT# 78-3-297600)  
2930 Chestnut Street (BRT# 78-3-094600)  
200-08 S. 30<sup>th</sup> Street (BRT# 78-3-619200)  
210-28 S. 30<sup>th</sup> Street (BRT# 78-3-619600)  
230-40 S. 30<sup>th</sup> Street (BRT# 78-3-619800)  
242 S. 30<sup>th</sup> Street (BRT# 78-3-6199000)  
201 S. 30<sup>th</sup> Street (BRT# 78-3-199000)  
299 S. 30<sup>th</sup> Street (BRT# 77-3-668000)  
3400-34 Market Street (BRT# 88-3-076500) (Parking lot only)  
3501 Market Street (BRT# 88-3-072500) (Parking lot only)  
3601 Market Street (BRT# 88-3-073100) (Parking lot only)  
3800-14 Market Street (BRT# 88-2-355100)  
3816-40 Market Street (BRT# 88-5-045600)  
3615 Market Street (BRT# 88-3-073200)

# City of Philadelphia

BILL NO. 030242 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on May 15, 2003. The Bill was Signed by the Mayor on May 29, 2003.



Patricia Rafferty  
Chief Clerk of the City Council