

# City of Philadelphia



(Bill No. 130458-A)

## AN ORDINANCE

Amending Chapter 19-3200 of The Philadelphia Code, entitled “Keystone Opportunity Zone, Economic Development District, and Strategic Development Area,” by providing for additional zones or subzones; and by providing for extensions of the term of benefits for certain properties; all under certain terms and conditions.

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

SECTION 1. Chapter 19-3200 of The Philadelphia Code is amended to read as follows:

### CHAPTER 19-3200. KEYSTONE OPPORTUNITY ZONE, ECONOMIC DEVELOPMENT DISTRICT, AND STRATEGIC DEVELOPMENT AREA

§ 19-3201. Designation of Zone.

\* \* \*

(2) The areas of the City generally known as follows, and more fully defined in Section 2 of the ordinance enacting this subsection, shall each separately be designated a Philadelphia Keystone Opportunity Expansion Subzone, and shall collectively be designated as the Philadelphia Keystone Opportunity Expansion Zone:

\* \* \*

*(i) Former Sunoco Site Subzone (East). The Former Sunoco Site Subzone (East) shall include the following parcels:*

	<u>OPA Number</u>	<u>Street Address</u>
(.1)	88-4-097024	2700 West Passyunk Avenue
(.2)	88-4-097044	3144 West Passyunk Avenue
(.3)	88-5-044000	3600 Lanier Street

*(j) Former Sunoco Site Subzone (South). The Former Sunoco Site Subzone (South) shall include the following parcels:*

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	<u>OPA Number</u>	<u>Street Address</u>
(.1)	88-4-095400	3000 Penrose Ferry Road
(.2)	88-4-095500	3002 Penrose Ferry Road
(.3)	88-4-096500	3404 Penrose Avenue
(.4)	88-4-096700	6900 Essington Avenue

(k) *City-wide Subzone. The City-wide Subzone shall include the following parcels:*

	<u>OPA Number</u>	<u>Street Address</u>
(.1)	88-4-463840	3309 S. Galloway Street
(.2)	88-4-152200	3401 S. Lawrence Street
(.3)	88-4-237645	10098 Sandmeyer Lane
(.4)	88-2-907700	1 Red Lion Road
(.5)	88-2-675105	4101 Market Street
(.6)	88-4-123010	3401 Grays Ferry Avenue

(.7) 88-3-805600 3801 Market Street (Air rights only, as more fully defined in Attachment 2 to the ordinance enacting this subsection (.7)).

(.8) 77-4-688700 3501 Market Street (Parking area only, as more fully defined in Attachment 6 to the ordinance enacting this subsection (.8)).

(.9) 77-4-675500 3401 Filbert Street (Parking area only, as more fully defined in Attachment 7 to the ordinance enacting this subsection (.9)).

(.10) 100 E. Erie Avenue (two portions, as more fully defined in Attachments 3 and 4 to the ordinance enacting this subsection (.10)).

(.11) Navy Yard (various sites, as more fully defined in Attachment 5 to the ordinance enacting this subsection (.11)).

(.12) Ridge Avenue Lower Triangle and Ridge Avenue Upper Triangle (as more fully described in Attachment 8 to the ordinance enacting this subsection (.12)).

(.13) *The following Units at 2275 Bridge Street:*

<u>Street Address</u>	<u>OPA Number</u>
2275 Bridge Street, Unit 7	884529025

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<i>2275 Bridge Street, Unit 39</i>	<i>884529080</i>
<i>2275 Bridge Street, Unit 119A</i>	<i>884529186</i>
<i>2275 Bridge Street, Unit 201c</i>	<i>884529238</i>
<i>2275 Bridge Street, Unit 202c</i>	<i>884529243</i>
<i>2275 Bridge Street, Unit 202d</i>	<i>884529244</i>
<i>2275 Bridge Street, Unit 208a</i>	<i>884529246</i>
<i>2275 Bridge Street, Unit 208c</i>	<i>884529248</i>
<i>2275 Bridge Street, Unit 208d</i>	<i>884529249</i>
<i>2275 Bridge Street, Unit 208F</i>	<i>884529262</i>
<i>2275 Bridge Street, Unit 209C</i>	<i>884529253</i>
<i>2275 Bridge Street, Unit 209D</i>	<i>884529254</i>
<i>2275 Bridge Street, Unit 209F</i>	<i>884529264</i>
<i>2275 Bridge Street, Unit 210B</i>	<i>884529257</i>
<i>2275 Bridge Street, Unit 210C</i>	<i>884529258</i>
<i>2275 Bridge Street, Unit 210D</i>	<i>884529259</i>
<i>2275 Bridge Street, Unit 210E</i>	<i>884529266</i>
<i>2275 Bridge Street, Unit 210F</i>	<i>884529267</i>

*(.14) The following parcels:*

<u><i>Street Address</i></u>	<u><i>OPA Number</i></u>
<i>5601 Tabor Ave</i>	<i>88-4-116102</i>
<i>2-4 Farragut Street</i>	<i>87-1-249600</i>
<i>6 Farragut Street</i>	<i>87-1-249650</i>
<i>8 Farragut Street</i>	<i>60-1-079400</i>
<i>10 Farragut Street</i>	<i>60-1-079650</i>
<i>12 Farragut Street</i>	<i>60-1-079750</i>
<i>14 Farragut Street</i>	<i>60-1-079850</i>
<i>16 Farragut Street</i>	<i>60-1-079900</i>
<i>18 Farragut Street</i>	<i>60-1-080000</i>
<i>20 Farragut Street</i>	<i>60-1-080100</i>
<i>22 Farragut Street</i>	<i>60-1-080200</i>
<i>24 Farragut Street</i>	<i>60-1-080300</i>

\* \* \*

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

(1) The provisions set forth in subsections (.1) through (.6) below, shall apply as follows:

\* \* \*

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*(f.3) with respect to real property or business activity, as applicable, attributable to certain parcels in certain Keystone Opportunity Improvement Subzones, more particularly identified in subsection (2.2) of this Section, effective, for each such parcel, upon the later of (i) the date on which such parcel is occupied by a qualified business; and (ii) the date of approval by DCED of this extension pursuant to the Act of February 14, 2012, P.L. 183, No. 16; and continuing through and including the date ten years following the date of occupancy or the date of approval;*

\* \* \*

*(g.3) effective January 1, 2014, and continuing through and including December 31, 2023, with respect to real property or business activity, as applicable, attributable to those parcels in the Keystone Opportunity Expansion Zone added thereto by the enactment of subsections (2)(i), (j) and (k) of Section 19-3201; provided that the exemption from sales and use tax set forth at subsection (.5) below shall be effective on the date of approval by DCED pursuant to the Act of February 14, 2012, P.L. 183, No. 16;*

*(g.4) with respect to real property or business activity, as applicable, attributable to certain parcels in certain Keystone Opportunity Expansion Subzones, more particularly identified in subsection (3.2) of this Section, effective on the later of (i) January 1, 2014; or (ii) the date on which such parcel is occupied by a qualified business; and continuing through and including December 31, 2023; provided that the exemption from sales and use tax set forth at subsection (.5) below shall be effective on January 1, 2014.*

\* \* \*

*(2.2) The benefits provided for in subsection (1)(f.3) shall apply to:*

*(A) The following parcels in the Navy Yard Improvement Zone:*

*(.1) OPA No. 78-8-008400*

*(B) The following parcels in the West Philadelphia Subzone:*

*(.1) 3020 Market Street (OPA No.77-4-524500)(Parking area only, as more fully defined in Attachment 9 to the ordinance enacting this subsection (B)(.1)).*

\* \* \*

*(3.2) The benefits provided for in subsection (1)(g.4) shall apply to:*

*(A) The following parcels in the Lower Schuylkill Expansion Zone:*

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(.1) OPA No. 88-4-099901.

(.2) Sunoco North and West Yard (as more fully defined in Attachment 1 to the Ordinance enacting this subsection).

(B) The following parcels in the Upper Delaware River Expansion Zone:

<u>Street Address</u>	<u>OPA Number</u>
2275 Bridge Street, Unit 2	884529005
2275 Bridge Street, Unit 3	884529010
2275 Bridge Street, Unit 5	884529015
2275 Bridge Street, Unit 14	884529050
2275 Bridge Street, Unit 15	884529055
2275 Bridge Street, Unit 23	884529060
2275 Bridge Street, Unit 28	884529065
2275 Bridge Street, Unit 28A	884529070
2275 Bridge Street, Unit 38	884529075
2275 Bridge Street, Unit 40	884529085
2275 Bridge Street, Unit 111	884529170
2275 Bridge Street, Unit 112	884529175
2275 Bridge Street, Unit 219	884529260
2275 Bridge Street, Unit 220	884529265
2275 Bridge Street, Unit 222	884529270

(C) The following parcels in the West Philadelphia Expansion Zone:

<u>Street Address</u>	<u>OPA Number</u>
4628 Market Street	88-3-081100
4700-06 Market Street	88-4-920602
4708-12 Market Street	88-4-920603
4714-16 Market Street	88-4-351065
4718-46 Market Street	88-4-920605
4711 Ludlow Street	88-4-920606
4713-19 Ludlow Street	88-4-920607

SECTION 2. Where this Ordinance authorizes designation of a subparcel for abatements or exemptions, the authorization is contingent on formal subdivision of the property so that the subparcel becomes a separate parcel, with a unique OPA number.

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SECTION 3. This Ordinance shall be effective upon approval by the Commonwealth Department of Community and Economic Development of an application for the expansion and extension of certain zones and subzones, as provided for in the Act of February 14, 2012, P.L. 183, No. 16, and only with respect to such expansions and extensions as are approved therein, 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 such zone, as set forth in The Pennsylvania Keystone Opportunity Zone Act, Act of October 6, 1998, P.L. 705, No. 92, as amended.

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**Explanation:**

[Brackets] indicate matter deleted.

*Italics* indicate new matter added.

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Attachment 1

LEGAL DESCRIPTION

1. NORTH YARD

The North Yard is an irregular shape consisting of approximately 250 acres and is north of Passyunk Avenue between the Schuylkill River and the Schuylkill Expressway. The North Yard is generally bounded by the Schuylkill River on the west, Passyunk Avenue and property of PGW on the south, the Schuylkill Expressway and a span off of the Schuylkill Expressway and 28<sup>th</sup> Street on the east and Maiden Lane, 34<sup>th</sup> Street and 350 feet beyond Moore Street on the north. As shall be more fully set froth in a perimeter survey, the North Yard consists of the following parcels:

PREMISES D

BLOCK 33 N 5 LOT 67

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 48th Ward of the City of Phila., described as follows, to wit: BEGINNING at a point formed by the intersection of the Southeasterly side of 26th Street (88 feet wide) and the Northeasterly side of Hartranft Street (60 feet wide); thence extending on said point of beginning Northeastwardly along the said Southeasterly side of 26th Street the distance of 418.510 feet to a point; thence extending Southeastwardly the distance of 278.218 feet to a point; thence extending Southwestwardly the distance of 283.76 feet to a point; thence extending Southwestwardly partly crossing the bed of said Hartranft Street the distance of 200 feet to a point; thence extending Northwestwardly partly passing within the bed of said Hartranft Street the distance of 225.909 feet to a point; thence extending Northeastwardly recrossing the bed of said Hartranft Street the distance of 12.185 feet to a point on the said Northeasterly side of Hartranft Street, being the first mentioned point and place of beginning.

PREMISES E

BLOCK 16 S 19 LOT 89

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 48th Ward of the City of Phila., described as follows, to wit: BEGINNING at an interior point which interior point is measured Southwestwardly the distance of 1666 feet 4 5/8 inches from a point on the Southwesterly side of Maiden Lane (33 feet wide) which point is measured Southeastwardly along the said Southwesterly side of Maiden Street the distance of 25 feet from a point formed by intersection of the said Southwesterly side of Maiden Lane and the Northwesterly side of 34th Street (68 feet wide); thence extending from said point of beginning Southeastwardly the distance of 734 feet 1 3/4 inches to a point; thence extending Southwestwardly 50 feet to a point; thence extending Southeastwardly the distance of 1427 feet 4 1/2 inches to a point; thence extending Southwestwardly the distance of 10.942 feet to a point; thence extending on the arc of a circle curving to the right having a radius of 1087.992 feet the arc distance of 152.877 feet to a point; thence extending Southeastwardly the distance of 78.75 feet to a point; thence extending Northeastwardly the distance of 73.12 feet to a point; thence extending Eastwardly on the arc of a circle curving to the right having a radius of 1097.992 feet the arc distance of 83.638 feet to a point; thence extending Southwestwardly the distance of 268.143 feet to a point;

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NORTH YARD

thence extending Southwestwardly the distance of 319.87 feet to a point; thence extending Southwestwardly the distance of 419.66 feet to a point; thence extending Southwestwardly the distance of 69.79 feet to a point; thence extending Southwestwardly the distance of 164.371 feet to a point; thence extending Southwestwardly the distance of 400 feet to a point; thence extending Northwestwardly the distance of 22.73 feet to a point; thence extending Southwestwardly the distance of 1150 feet to a point; thence extending Southwestwardly the distance of 156 feet 7 inches to a point on the Pierhead and Bulkhead line of the Schuylkill River established by the Secretary of War 9/4/1908; thence extending along the said Pierhead and Bulkhead line of the Schuylkill River the 8 following courses and distances: (1) Northwestwardly the distance of 28 feet 7 11/16 inches to a point; (2) Northwestwardly the distance of 938.086 feet to a point; (3) Northwestwardly the distance of 542.557 feet to a point; (4) Northwestwardly the distance of 369.285 feet to a point; (5) Northwestwardly the distance of 490.481 feet to a point; (6) Northwestwardly the distance of 699.364 feet to a point; (7) Northeastwardly the distance of 515.490 feet to a point; (8) Northeastwardly the distance of 465.242 feet to a point; thence extending Southeastwardly the distance of 923.870 feet to a point; thence extending Southwardly the distance of 92.31 feet to a point; thence extending Southeastwardly the distance of 135 feet to a point; thence extending Southeastwardly the distance of 119 feet to a point; thence extending Southwardly on the arc of a circle curving to the left having a radius of 477 feet the arc distance of 87 feet to a point of compound curve; thence extending Southwardly on the arc of a circle curving to the left having a radius of 380.78 feet the arc distance of 204.08 feet to a point; thence extending the distance of 68.27 feet to a point; thence extending Southeastwardly the distance of 657.29 feet to a point; thence extending Northeastwardly the distance of 20 feet to a point, being the first mentioned point and place of beginning.

PREMISES F

BLOCK 15 S 22 LOT 28  
 BLOCK 16 S 19 LOT 90  
 BLOCK 32 S 14 LOT 117

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 48th Ward of the City of Phila., described as follows to wit: BEGINNING at a point formed by the intersection of the Northwesterly side of 34th Street (68 feet wide) and the Southwesterly side of Maiden Lane (33 feet wide); thence extending from said point of beginning Southeastwardly along the said Southwesterly side of Maiden Lane the distance of 1290.533 feet to a point of curve; thence extending Southeastwardly on the arc of a circle curving to the right connecting the said Southwesterly side of Maiden Street and the Westerly side of Vare Avenue (variable width) having a radius of 350 feet the arc distance of 129 feet 2 inches to a point on the said Westerly side of Vare Avenue; thence extending Southeastwardly along the said Westerly side of Vare Avenue the distance of 1070 feet to an angle point; thence extending Southeastwardly still along the said Westerly side of Vare Avenue the distance of 446 feet to a point; thence extending Northwestwardly the distance of 238.574 feet to a point; thence extending Northeastwardly the distance of 35.049 feet to a point; thence extending

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Northwestwardly the distance of 42.944 feet to a point; thence extending Southwestwardly the distance of 16.964 feet to a point; thence extending Northwestwardly the distance of 81.405 feet to a point; thence extending Southwestwardly the distance of 12 feet to a point; thence extending Northwestwardly on the arc of a circle curving to the left having a radius of 1196.28 feet the arc distance of 173.04 feet to a point; thence extending Northeastwardly the distance of 19.594 feet to a point; thence extending Northwestwardly on the arc of a circle curving to the left having a radius of 1208.862 feet the arc distance of 101.105 feet to a point; thence extending Southeastwardly the distance of 22 feet 1 3/4 inches to a point; thence extending Northwestwardly the distance of 799.15 feet to a point; thence extending Northeastwardly the distance of 10 feet to a point; thence extending Northwestwardly the distance of 46.54 feet to a point; thence extending Westwardly on the arc of a circle curving to the right having a radius of 45 feet the arc distance of 95.88 feet to a point; thence extending Northwestwardly the distance of 57.14 feet to a point; thence extending Westwardly on the arc of a circle curving to the right having a radius of 45 feet the arc distance of 102.98 feet to a point; thence extending Northwestwardly the distance of 53.26 feet to a point; thence extending Westwardly on the arc of a circle curving to the right having a radius of 45 feet the arc distance of 104.34 feet to a point; thence extending Northwestwardly the distance of 631.15 feet to a point; thence extending Southwestwardly the distance of 15 feet to a point; thence extending Northwestwardly the distance of 270 feet to a point; thence extending Northeastwardly the distance of 5 feet to a point; thence extending Northwestwardly the distance of 230 feet to a point; thence extending Northwestwardly the distance of 88 feet to a point; thence extending Northwestwardly on the arc of a circle curving to the right having a radius of 661.74 feet the arc distance of 419.76 feet to a point of compound curve; thence extending Northwardly on the arc of a circle curving to the right having a radius of 666.78 feet the arc distance of 662.93 feet to a point of tangent; thence extending Northeastwardly the distance of 61.67 feet to a point; thence extending Northeastwardly the distance of 364.523 feet to a point; thence extending Northeastwardly the distance of 101.35 feet to a point; thence extending Southeastwardly the distance of 220 feet to a point; thence extending Northeastwardly the distance of 452 feet 10 3/8 inches to a point; thence extending Southeastwardly partly passing within the bed of said former Mifflin Street (stricken from City Plan) (being a Right of Way reserved for Drainage Purposes) the distance of 412 feet to a point on the Northwesterly side of 35th Street (50 feet wide); thence extending Southwestwardly along the said Northwesterly side of 35th Street and recrossing the bed of said former Mifflin Street the distance of 25 feet to a point on the Southwesterly side of Mifflin Street (50 feet wide); thence extending Southeastwardly along the said Southwesterly side of Mifflin Street the distance of 50.240 feet to a point; thence extending Northeastwardly partly crossing the said Southwesterly side of Mifflin Street the distance of 25.145 feet to a point; thence extending Southeastwardly partly passing within the bed of said Mifflin Street the distance of 440 feet to a point; thence extending Southwestwardly recrossing the bed of said Mifflin Street and along the said Northwesterly side of 34th Street the distance of 165.562 feet to a point on the said Southwesterly side of Maiden Lane being the first mentioned point and place of beginning.

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Attachment 1

NORTH YARD

PREMISES G

BLOCK 15 S 22 LOT 7

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. SITUATE in the 48th Ward of the City of Phila., in the Commonwealth of Penna., more particularly described in accordance with a Survey and Plan thereof made by W. C. Reeder, Surveyor and Regulator of the 2nd Survey District of the said City dated 3/10/1936 as follows to wit: BEGINNING at a point at the intersection of the Southerly side of Moore Street (as legally open 60 feet wide, but projected on the City Plan 70 feet wide) and the Westerly side of 35th Street (as legally open 60 feet wide, but projected on the City Plan 50 feet wide); extending thence (1) Southwardly along the said Westerly side of 35th Street 451.753 feet to the Northerly side of Mifflin Street (on City Plan 60 feet wide, but not legally open); thence (2) Westwardly along the said Northerly side of Mifflin Street 392.261 feet to the point of intersection with the Easterly side of 36th Street (as legally open 50 feet wide, but projected on the City Plan 60 feet wide); thence (3) Northwardly along the said Easterly side of 36th Street 493.807 feet to the point of intersection with the said Southerly side of Moore Street (as legally open 60 feet wide) and thence (4) Eastwardly along the said side of Moore Street 390 feet to the first mentioned point and place of beginning.

PREMISES H

BLOCK 11 S 4 LOT 174

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. SITUATE in the 36th Ward of the City of Phila., County of Phila., and Commonwealth of Penna., more particularly described in accordance with a Survey and Plan thereof dated 5/25/1965 made by Lewis C. Jones, Surveyor and Regulator of the 2nd Survey District as follows: BEGINNING at a point in the Northeasterly side of Moore Street (50 feet wide) at the distance of 526.150 feet Northwestwardly from the Northwestery side of 34th Street said point of beginning being also the point of intersection of the said side of Moore Street with the center line of the former 35th Street stricken from the City Plan and vacated 3/21/1927; extending thence (1) North 68 degrees 50 minutes 44 seconds West along the said side of Moore Street 440 feet to a point at the intersection of the said side of Moore Street with the center line of the former 36th Street stricken from the City Plan and vacated 3/21/1927; thence (2) along the said center line of the former 36th Street North 21 degrees 9 minutes 16 seconds East 240.143 feet to the Southwesterly side of the former Fish House Lane; thence (3) along the Southwesterly side of the former Fish House Lane North 72 degrees 20 minutes 2 seconds West 30.064 feet to a point; thence (4) North 21 degrees 9 minutes 16 seconds East 23.250 feet to the Northeasterly side of the former Fish House Lane; thence (5) along the said Northeasterly side of former Fish House Lane South 72 degrees 20 minutes 2 seconds East 495.927 feet to appoint on the Southeasterly side of the former 35th Street; thence (6) along the said Southeasterly side of the former 35th Street South 21 degrees 9 minutes 16 seconds West 23.250 feet to the Southwesterly side of the former Fish House Lane; thence (7) along the said Southwesterly side of the former Fish House Lane North 72 degrees 20 minutes 2 seconds West 25.046 feet to the said center line of the former 35th Street; and thence (8) along the said center line of the

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former 35th Street South 21 degrees 9 minutes 16 seconds West 266.966 feet to the place of beginning.

PREMISES I

BLOCK 16 S 19 LOT 88

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 48th Ward of the City of Phila., and described in accordance with a Survey and Plan of Property made by Ralph F. Bianco, Surveyor and Regulator of the 2nd Survey District dated 3/27/1981 and revised 11/10/1981 as follows: BEGINNING at a point on the Northerly side of Passyunk Avenue (variable width) at the distance of 1606 feet 0 5/8 inches Westwardly from the Westerly side of Dover Street (40 feet wide); thence extending along the said Northerly side of Passyunk Avenue South 81 degrees 59 minutes 33 seconds West the distance of 126 feet 3 1/2 inches to a point on the Easterly side of the Pierhead and Bulkhead line of the Schuylkill River; thence extending along the said Pierhead and Bulkhead Line crossing the proposed widened portion of Passyunk Avenue to the following 4 courses and distances (1) North 15 degrees 51 minutes 46.13 seconds West the distance of 216 feet 3 3/4 inches to a point; (2) North 34 degrees 11 minutes 32.13 seconds West the distance of 373 feet 5 1/2 inches to a point; (3) North 50 degrees 1 minute 39.63 seconds West the distance of 309 feet 4 1/2 inches to a point; and (4) North 75 degrees 34 minutes 22.83 seconds West the distance of 345 feet 4 inches to a point thence extending North 15 degrees 0 minutes 0 seconds East the distance of 156 feet 7 inches to a point; thence extending North 74 degrees 3 minutes 0 seconds East the distance of 469 feet 7 3/8 inches to a point; thence extending South 20 degrees 3 minutes 27 seconds East the distance of 353 feet 8 5/8 inches to a point; thence extending South 28 degrees 33 minutes 27 seconds East the distance of 706 feet 1/2 inch to a point; thence extending South 21 degrees 1 minute 19 seconds West the distance of 17 feet 7 3/4 inches to a point on the Northerly side of Passyunk Avenue as proposed to be widened; thence extending within the proposed widening of Passyunk Avenue the following 2 courses and distances: (1) South 29 degrees 48 minutes 32 seconds East the distance of 16 feet 1 1/2 inches to a point; and (2) South 9 degrees 4 minutes 7 seconds East the distance of 82 feet 7 3/4 inches to the Northerly side of Passyunk Avenue the first mentioned point and place of beginning.

[Adjacent to PGW Site]

Beginning at a point on the northerly side of Passyunk Avenue (variable width) at the distance of one thousand seven hundred thirty-two feet four and one-eight inches westwardly from the westerly side of Dover Street (forty feet wide); thence extending along the said northerly side of Passyunk Avenue, south eighty-one degrees fifth-nine minutes thirty-three seconds west, the distance of one hundred twenty-six feet three and one-half inches to a point on the easterly side of the pierhead and bulkhead line of the Schuylkill River; thence extending along the said pierhead and bulkhead line, crossing the proposed widened portion of Passyunk Avenue, the following four courses and distances, (1) north fifteen degrees fifty-one minutes forty-six and thirteen one-hundredths seconds west, the

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Attachment 1

NORTH YARD

distance of two hundred sixteen feet three and three-quarters inches to a point; (2) north thirty-four degrees eleven minutes thirty-two and thirteen one-hundredths seconds west, the distance of three hundred seventy-three feet five and one-half inches to a point; (3) north fifty degrees one minutes thirty-nine and sixty-three one-hundredths seconds west, the distance of three hundred nine feet four and one half inches to a point; and (4) north seventy-five degrees thirty-four minutes twenty-two and eighty-three one-hundredths seconds west, the distance of three hundred forty-five feet four inches to a point; thence extending north fifteen degrees zero minutes zero seconds east, the distance of one hundred fifty-six feet seven inches to a point; thence extending north seventy-four degrees three minutes zero seconds east, the distance of the distance of four hundred sixty-nine feet seven and three-eighths inches to a point; thence extending south twenty degrees three minutes twenty-seven seconds east, the distance of three hundred fifty-three feet eight and five-eighths inches to a point; thence extending south twenty-eight degrees thirty-three minutes twenty-seven seconds east, the distance of seven hundred six feet and one-half inch to a point; thence extending south twenty-one degrees one minute nineteen seconds west, the distance of seventeen feet seven and three-quarters inches to a point on the northerly side of Passyunk Avenue as proposed to be widened; thence extending within the proposed widening of Passyunk Avenue, the following two courses and distances, (1) south twenty-nine degrees forty-eight minutes thirty-two seconds east, the distance of sixteen feet one and one-half inches to a point; and (2) south nine degrees four minutes seven seconds east, the distance of eighty-two feet seven and three quarters inches to the northerly side of Passyunk Avenue, the first mentioned point and place of beginning.

[Moore Street Parcel]

ALL THAT CERTAIN lot or piece of ground beginning at a point on the Northerly side of Moore Street and the Westerly side of the former 35th Street extending in a Northeastwardly direction along the said former 35th Street N 21 degrees 09 minutes 16 seconds East the distance of 266.966 feet; thence extending in a Southeastwardly direction S 72 degrees 20 minutes 02 seconds East the distance of 25.046 feet; thence extending Northeastwardly N 21 degrees 09 minutes 16 seconds East the distance of 23.250 feet; thence extending Northwestwardly N 72 degrees 20 minutes 02 seconds West the distance of 495.927 feet; thence extending Southwestwardly S 21 degrees 09 minutes 16 seconds West the distance of 23.250 feet; thence extending Southeastwardly S 72 degrees 20 minutes 02 seconds East the distance of 30.064 feet; thence extending Southwestwardly S 21 degrees 09 minutes 16 seconds West the distance of 240.143; thence extending Southeastwardly N 68 degrees 50 minutes 44 seconds East the distance of 440.000 feet to the place of beginning.

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Attachment 1

2. WEST YARD

The West Yard also is an irregular shape and consists of approximately 75 acres. The West Yard is on the west side of the Schuylkill River, mostly south of Passyunk Avenue and extends south to property of other terminals or former terminals and east to land of terminals, formal terminals or junkyard dealers in certain locations at approximately the equivalent of 63<sup>rd</sup> Street to 67<sup>th</sup> Street. The West Yard also is primarily vacant at this time. The property west of the West Yard on which Sunoco has a pumping station will be excluded from the KOEZ. As shall be more fully set forth in a perimeter survey, the West Yard consists of the following parcels:

PREMISES A

BLOCK 55 S 18 LOT 338

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 40th Ward of the City of Phila. described according to a Plan of Property made for Atlantic Richfield Co. by Maurice H. Goldich, Surveyor and Regulator of the 10th District dated 6/22/1967 to wit: BEGINNING at a point of tangent on the Southerly side of Passyunk Avenue (108 feet wide) which point of tangent is measured Eastwardly on the arc of a circle curving to the right connecting the said Southerly side of Passyunk Avenue and Southeasterly side of Essington Avenue (108 feet wide) having a radius of 400 feet the arc distance of 446.436 feet from a point of curve on the said Southeasterly side of Essington Avenue; thence extending from said point of beginning North 78 degrees 18 minutes 8 seconds East along the said Southerly side of Passyunk Avenue the distance of 105.554 feet to a point; thence extending South 11 degrees 40 minutes 52 seconds East the distance of 380.062 feet to a point; thence extending South 38 degrees 24 minutes 52 seconds East the distance of 339.824 feet to a point; thence extending Southwestwardly on the arc of a circle curving to the right having a radius of 881.946 feet the arc distance of 208.998 feet to a point of tangent; thence extending South 14 degrees 21 minutes 38 seconds West the distance of 544.736 feet to a point; thence extending South 39 degrees 15 minutes 0 seconds West the distance of 88.172 feet to a point; thence extending North 35 degrees 28 minutes 18 seconds West the distance of 58.470 feet to a point; thence extending North 27 degrees 10 minutes 8 seconds West the distance of 97.210 feet to a point; thence extending North 35 degrees 27 minutes 18 seconds West the distance of 40.910 feet to a point; thence extending North 58 degrees 7 minutes 18 seconds West the distance of 28.084 feet to a point; thence extending North 34 degrees 34 minutes 13 seconds West the distance of 178.990 feet to a point; thence extending North 27 degrees 33 minutes 16 seconds West the distance of 245.021 feet to a point; thence extending North 12 degrees 36 minutes 56 seconds West the distance of 132.896 feet to a point; thence extending North 5 degrees 51 minutes 29 seconds West the distance of 197.500 feet to a point; thence extending North 14 degrees 43 minutes 7 seconds West the distance of 149.521 feet to a point; thence extending North 3 degrees 38 minutes 6 seconds West the distance of 44.844 feet to a point; thence extending North 11 degrees 37 minutes 56 seconds East the distance of 55.656 feet to a point; thence extending North 28 degrees 14 minutes 37 seconds East the distance of 55.092 feet to a point on the arc of a circle connecting the said Southerly side of Passyunk Avenue and the said Southeasterly side of Essington Avenue; thence extending

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Attachment 1

WEST YARD

Eastwardly on the arc of a circle connecting the said Southeasterly side of Essington Avenue and the said Southerly side of Passyunk Avenue having a radius of 400 feet the arc distance of 107.37 feet to a point of tangent on the said Southerly side of Passyunk Avenue, being the first mentioned point and place of beginning.

PREMISES B

BLOCK 55 S 18.LOT 345

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 40th Ward of the City of Phila., described as follows, to wit: BEGINNING at a point formed by the intersection of the center line of 63rd Street (80 feet wide) and the Bulkhead and Pierhead Line of the Schuylkill River, as approved by the Secretary of War, 9/4/1908; thence extending North 60 degrees 14 minutes 8 seconds West along the center line of said 63rd Street partly crossing Upper Two Creek and crossing of 30 feet wide Right of Way the distance of 1362.472 feet to a point on the Northwesternly side of said 30 feet wide Right of Way and in the bed of said Upper Two Creek; thence Northeastwardly along the Northwesternly side of said 30 feet wide Right of Way and partly recrossing said Upper Two Creek 230.902 feet to a point on the Southwesterly Right of Way of Point Breeze Railroad; thence Northwestwardly along the Southwesterly Right of Way line of said Point Breeze Railroad and partly recrossing said Upper Two Creek on the arc of a circle curving to the right having the arc distance of 129.850 feet to a point of tangent in the bed of said Upper Two Creek; thence Northwestwardly still along the Southwesterly Right of Way line of said Point Breeze Railroad and partly crossing the said Upper Two Creek 14.718 feet to a point; thence South 86 degrees 34 minutes 25 seconds West partly crossing Two Creek 839.021 feet to a point in the bed of Two Creek; thence Northeastwardly passing through the bed of said Two Creek 31 feet to an angle point therein; thence Northeastwardly passing through the bed of said Two Creek 145 feet to an angle point therein; thence Northeastwardly passing through the bed of said Two Creek and partly crossing said 63rd Street 50.833 feet to an angle point in the beds thereof; thence Northeastwardly passing through bed of said Two Creek and partly crossing said 63rd Street 41 feet to a point in the beds thereof; thence North 81 degrees 48 minutes 16 seconds West partly crossing said Two Creek and partly recrossing said 63rd Street 972.057 feet to a point on the Southeasterly side of a 33 feet wide lane which leads Northeastwardly and Southwestwardly; thence North 10 degrees 30 minutes 12 seconds East along the Southeasterly side of said 33 feet wide lane crossing Passyunk Avenue (108 feet wide) crossing said 63rd Street and partly crossing Hay Lane 516 feet to a point on the center line of said Hay Lane; thence Southeastwardly along the center line of said Hay Lane recrossing said Passyunk Avenue and partly recrossing Two Creek 864.38 feet to a point in the bed of said Two Creek; thence Northeastwardly along the center line of said Hay Lane partly crossing said Two Creek 801.48 feet to a point; thence Southeastwardly along the center line of said Hay Lane 218.914 feet to an angle point; thence Southeastwardly along the center line of said Hay Lane partly recrossing said Upper Two Creek 250.112 feet to a point in the bed of said Upper Two Creek; thence Northeastwardly along the center line of said Hay Lane Partly recrossing said Upper Two Creek and crossing a 30 feet wide Right of Way 287.428 feet to a point; thence

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## Attachment 1

### WEST YARD

Northeastwardly crossing the Bulkhead and Pierhead Line of the Schuylkill River, approved by Secretary of War, 9/4/1908, 1800 feet to a point on the Low Water Line of the Schuylkill River; thence Eastwardly Southeastwardly Southwardly and Southwestwardly along the said Low Water Mark Line of the Schuylkill River 3000 feet to a point; thence Northwestwardly 75 feet to a point on the Bulkhead and Pierhead Line of the Schuylkill River, approved by the Secretary of War 9/4/1908; thence Southwestwardly along the Bulkhead and Pierhead Line of the Schuylkill River approved by the Secretary of War 9/4/1908, partly recrossing said 63rd Street 324.023 feet to a point on the center line of 63rd Street being the first mentioned point and place of beginning.

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ATTACHMENT 2

ALL THAT CERTAIN lot or piece of ground

SITUATE in the 24th Ward of the City of Philadelphia described according to a Survey and Plan of Property made for the Redevelopment Authority of the City of Philadelphia by Earl T. Boyer, Surveyor and Regulator of the 7th District dated 5/12/1986 to wit:

BEGINNING at a point formed by the intersection of the Northeasterly side of Market Street (100 feet wide) and the Northwesterly side of Thirty-eighth Street (104 feet wide); thence extending from said Point of beginning North 78 degrees 59 minutes 00 seconds West along the Northeasterly side of Market Street 223.865 feet to a point; thence extending North 11 degrees 1 minutes 00 seconds East 200 feet 0 inches to a point on the Southwesterly side of Filbert Street (50 feet wide); thence extending South 79 degrees 59 minutes 00 seconds East along the Southwesterly side of said Filbert Street the distance of 242.079 feet to a point on the Northwesterly side of said Thirty-eighth Street; thence extending South 16 degrees 13 minutes 13 seconds West along the Northwesterly side of said Thirty-eighth Street 200.827 feet to a point on the said Northwesterly side of Market Street being the first mentioned point and place of beginning.

BEING No. NW Cor. 38th and Market Street.

BEING known and assessed as: 3801-15 Market Street

Ascending above a lower limiting horizontal elevation approximately Twelve feet and Six inches above the roof parapet of the current building located on the land below such horizontal elevation.



Attachment 3-St Chris

St.  
Christopher  
Hospital  
4/30/2013

Keystone Opportunity Zone

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon, situate in the 7th Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being now more particularly described as follows, to wit:

BEGINNING at a point on the southerly right of way line of Erie Avenue, said point being 393.927' westerly of the intersection of the westerly right of way line of "B" Street (80' wide) with the said southerly right of way line of Erie Avenue (100' wide) the following four (4) courses and distances, as follows, to wit;

S 11°21'00" W, through lands now or formerly Tenet Health System St. Christopher Hospital for Children, LLC, the distance of 321.308' to a point; thence continuing,

N 78°39'00" W, the distance of 161.802' to a point; thence continuing,

N 11°21'00" E, the distance of 321.308' to a point in the said southerly line of Erie Avenue; thence continuing,

S 78°39'00" E, along the said southerly line, the distance of 161.802' to the point and place of beginning, containing within these metes and bounds 51,988 square feet, (DS) or 1.19348 acres, of land, more or less.

Page1

♀

Attachment 4-St Chris Urban Child Description

EXHIBIT A

Lot Line Adjustment

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon, situate in the 7th Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, and described according to a Lot Line Adjustment Plan made by Pennoni Associates Inc., date January 11, 2013 being now more particularly described as follows, to wit:

BEGINNING at a point, said point being 49.556' northerly of the intersection of the easterly right of way line of Front Street (80' wide) with the common line of the lands now or formerly of Tenet Health System St. Christopher Hospital for Children, LLC and the land now or formerly of Conrail as shown on the aforementioned Plan in the 7th Ward of the City of Philadelphia the following sixteen (16) courses and distances, as follows, to wit;

N 11°08'30" E, along the easterly line of said Front Street, a distance of 29.925' to a point; thence continuing,

S 78°51'30" E, leaving said easterly line of Front Street a distance of 160.663' to a point; thence continuing,

N 11°08'30" E, a distance of 74.137' to a point; thence continuing,

N 78°50'30" W, a distance of 63.245' to a point; thence continuing,

N 11°09'30" E, a distance of 128.845' to a point; thence continuing,

S 78°50'30" E, a distance of 90.044' to a point; thence continuing,

N 11°09'30" E, a distance of 19.632' to a point; thence continuing,

S 78°50'30" E, a distance of 78.611' to a point; thence continuing,

S 11°09'30" W, a distance of 32.263' to a point; thence continuing,

N 78°50'30" W, a distance of 20.049' to a point; thence continuing,

S 11°09'30" W, a distance of 30.265' to a point; thence continuing,

N 78°50'30" W, a distance of 11.391' to a point; thence continuing,

S 11°09'30" W, a distance of 85.949' to a point; thence continuing,

‡

N 78°50'30" W, a distance of 40.597' to a point; thence continuing,

S 11°08'30" W, a distance of 104.052' to a point; thence continuing,

Attachment 4-St Chris Urban Child Description  
N 78°51'30" W, a distance of 194.080' to a point and place of beginning, containing  
within these  
metes and bounds 28,395 square feet, (US) or 0.6518 acres, of land, more or less.

‡

Attachment 5

**AREA 1 (Building 83)**

From a point formed at the southeast corner of 13<sup>th</sup> Street & Kitty Hawk Avenue extending 23' east to a point, thence extending 238' east to a point, thence extending 447' north to a point, thence extending 238' west to a point, thence extending 447' south to place of beginning.

Containing an area of 2.44 acres.

**AREA 2 (Building 623)**

From a point formed at the southwest corner of Broad Street & Langley Avenue extending west 314' to a point, thence extending 135' west to a point, thence extending 60' north to a point, thence extending 27' east to a point, thence extending 105' north to a point, thence extending 107' east to a point, thence extending 166' south to place of beginning.

Containing an area of .45 acre.

**AREA 3 (Quarters N)**

From a point formed at the southwest corner of (New) 11<sup>th</sup> Street & Admiral Peary Way extending 358' west to a point, thence extending 100' west to a point, thence extending on a 160 degree angle 68' northwest to a point, thence extending 91' north to a point, thence extending on a 149 degree angle 109' northeast to a point, thence extending 40' north to a point, thence extending 9' east to a point, thence extending 28' north to a point, thence extending 110' east to a point, thence extending 110' south to a point, thence extending 19' west to a point, thence extending 105' south to a point, thence extending on a 161 degree angle 35' southeast to a point, thence extending 22' south to place of beginning.

Containing an area of .85 acre.

**AREA 4 (Lodge/Crosby-Biddle)**

From a point formed at the southeast corner of League Island Boulevard & Admiral Peary Way extending east 622' to a point, thence extending 1,048' east to a point, thence extending 1,231' north to a point, thence extending 1,044' west to a point, thence extending on a 165 degree angle 302' southwest to a point, thence extending 584' south to a point, thence extending 308' east to a point, thence extending 475' south to a point, thence extending on a 166 degree angle 100' southwest to place of beginning.

Attachment 5

Containing an area of 33.5 acres.

AREA 5 (Building 16)

From a point formed 244' south of the intersection of Kitty Hawk Avenue & 16<sup>th</sup> Street extending 28' west to a point, thence extending 130' west to a point, thence extending 630' south to a point, thence extending 133' east to a point, thence extending 630' north to place of beginning.

Containing an area of 1.89 acres

AREA 6 (Quarters A)

From a point formed at the southwest corner of Broad Street & Langley Avenue extending west 113' to a point, thence extending 313' west to a point, thence extending north 96' to a point, thence extending on a 169 degree angle northeast 77' to a point, thence extending east 49' to a point, thence extending north 50' to a point, thence extending east 207' to a point, thence extending south 90' to a point, thence extending on a 169 degree angle 134' southeast to place of beginning.

Containing an area of 1.37 acres.

ATTACHMENT 6

3501 Market Street

All that certain parcel or tract of land situate in the City of Philadelphia, County of Philadelphia, Commonwealth of Pennsylvania, a portion of the lands shown on a plan entitled "Boundary Survey", prepared by PS&S., dated 10/27/08, and being bounded and described as follows:

Beginning at a point on the southerly side of Filbert Street (50' wide), said point being measured S 78°59'00" E, 173.833' from the intersection of said Filbert Street with the westerly side of 34th Street (60' wide), thence for said KOZ Area the following four (4) courses and distances:

- 1) S 11°01'00" W parallel with said 34th Street, 185.000' to a point on the northerly side of Market Street (variable width), thence thereby;
- 2) N 78°59'00" W, 148.000' more or less, to a point on the building face known as 3501 Market Street, thence thereby;
- 3) N 11°01'00" E, 185.000' more or less, to a point on the southerly side of said Filbert Street, thence thereby;
- 4) S 78°59'00" E, 148.000' more or less, to the point and place of beginning

Containing within these metes and bounds 27,380 square feet, or 0.62856 acres of ground.

Signed by: \_\_\_\_\_  
 Dennis S. DiBlasio, P.L.S.  
 P.A. License No. 031396-E

ATTACHMENT 7

KOZ Area Description  
3401 Filbert Street

All that certain parcel or tract of land situate in the City of Philadelphia, County of Philadelphia, Commonwealth of Pennsylvania, a portion of the lands shown on a plan entitled "Boundary Survey", prepared by PS&S., dated 10/27/08, and being bounded and described as follows:

Beginning at a point being the intersection of the easterly side of 36th Street (60' wide) with the northerly side of Filbert Street (50' wide), thence for said KOZ Area the following four (4) courses and distances:

- 1) S 78°59'00" E along said Filbert Street, 196.313' more or less, to a point, thence continuing;
- 2) N 11°01'00" E partially along the building face known as 3401 Filbert Street, 166.166' more or less to a point on the southerly side of Warren Street (50' wide), thence thereby;
- 3) N 53°59'54" W, 216.580' more or less, to the intersection of said Warren Street with said 36th Street, thence along said 36th Street;
- 4) S 11°01'00" W, 257.646' to the point and place of beginning

..... Containing within these metes and bounds 41,600 square feet, or 0.95500 acres of ground.....

Signed by: \_\_\_\_\_  
Dennis S. DiBlasio, P.L.S.  
P.A. License No. 031396-E

**ATTACHMENT 8**

**Lower Triangle (Master to Jefferson, 20<sup>th</sup> to Ridge)**

1414 N. 20 <sup>th</sup> Street	47-2-124310
1416 N. 20 <sup>th</sup> Street	47-2-124410
1418 N. 20 <sup>th</sup> Street	47-2-124510
1420 N. 20 <sup>th</sup> Street	47-2-124610
1422 N. 20 <sup>th</sup> Street	47-2-124710
1424 N. 20 <sup>th</sup> Street	47-2-124810
1426-32 N. 20 <sup>th</sup> Street	47-2-124910
2013 Ridge Avenue	47-2-080500
2015 Ridge Avenue	47-2-080600
2017 Ridge Avenue	47-2-080710
2019 Ridge Avenue	47-2-080800
2021 Ridge Avenue	47-2-080900
2023 Ridge Avenue	47-2-081000
2025 Ridge Avenue	47-2-081100
2027 Ridge Avenue	47-2-081010
2029 Ridge Avenue	47-2-081300
2031 Ridge Avenue	47-2-081400
2033 Ridge Avenue	47-2-081510
2035 Ridge Avenue	47-2-081610
2037 Ridge Avenue	47-2-081700
2039 Ridge Avenue	47-2-081800



2041 Ridge Avenue 47-2-081910  
2043 Ridge Avenue 47-2-082010  
2045 Ridge Avenue 47-2-082110  
2047-49 Ridge Avenue 47-2-082210

2014 Jefferson Street 47-2-020200  
2016 Jefferson Street 47-2-020310  
2018 Jefferson Street 47-2-020410

## **Upper "Triangle" Jefferson to Redner/Master; 20<sup>th</sup> to Ridge)**

1500 N. 20<sup>th</sup> Street 47-2-125010  
1502-24 N. 20<sup>th</sup> Street 47-2-125110  
1526 N. 20<sup>th</sup> Street 47-2-126310  
1528-38 N. 20<sup>th</sup> Street 47-2-126410  
1540 N. 20<sup>th</sup> Street 47-2-127010  
1542 N. 20<sup>th</sup> Street 47-2-127110

2051 Ridge Avenue 47-2-082300  
2053 Ridge Avenue 47-2-082400  
2055 Ridge Avenue 47-2-082500  
2057-61 Ridge Avenue 47-2-082600  
2063 Ridge Avenue 47-1-221050

# City of Philadelphia

BILL NO. 130458-A continued

Certified Copy

2065 Ridge Avenue	47-2-082800
2067 Ridge Avenue	47-2-082910
2069 Ridge Avenue	47-2-083010
2071 Ridge Avenue	47-2-083110
2073 Ridge Avenue	47-2-083210
2075 Ridge Avenue	47-2-083310
2077 Ridge Avenue	47-2-083410

1509 N. 21 <sup>st</sup> Street	47-2-152100
1511 N. 21 <sup>st</sup> Street	47-2-152200
1513 N. 21 <sup>st</sup> Street	47-2-152300
1515 N. 21 <sup>st</sup> Street	47-2-152400
1517 N. 21 <sup>st</sup> Street	47-2-152501
1523 N. 21 <sup>st</sup> Street	47-2-152600
1525 N. 21 <sup>st</sup> Street	47-2-152700
1527 N. 21 <sup>st</sup> Street	47-2-152800
1529 N. 21 <sup>st</sup> Street	47-2-152900
1531 N. 21 <sup>st</sup> Street	47-2-153000
1533 N. 21 <sup>st</sup> Street	47-2-153100

1509 N. Lambert Street	47-2-142400
1511 N. Lambert Street	47-2-142500
1513 N. Lambert Street	47-2-142600
1515 N. Lambert Street	47-2-142700

# City of Philadelphia

BILL NO. 130458-A continued

Certified Copy

1517 N. Lambert Street	47-2-142810
1519 N. Lambert Street	47-2-142900
1521 N. Lambert Street	47-2-143000
1523 N. Lambert Street	47-2-143100
1525 N. Lambert Street	47-2-143200
1527 N. Lambert Street	47-2-143300
1529 N. Lambert Street	47-2-143410
1531 N. Lambert Street	47-2-143500
1533 N. Lambert Street	47-2-143600
1535 N. Lambert Street	47-2-143700
1537 N. Lambert Street	47-2-143800
1538 N. Lambert Street	47-2-148210
1539 N. Lambert Street	47-2-143900
1540 N. Lambert Street	47-2-148300
1541 N. Lambert Street	47-2-144000
1542 N. Lambert Street	47-2-148410
1543 N. Lambert Street	47-2-144100
1544 N. Lambert Street	47-2-148500
1545 N. Lambert Street	47-2-144200
1546 N. Lambert Street	47-2-148610
1547 N. Lambert Street	47-2-144300
1548 N. Lambert Street	47-2-148700
1507 N. Woodstock Street	47-2-132000
1508 N. Woodstock Street	47-2-137200

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BILL NO. 130458-A continued

Certified Copy

1509 N. Woodstock Street	47-2-132100
1510 N. Woodstock Street	47-2-137300
1511 N. Woodstock Street	47-2-132200
1512 N. Woodstock Street	47-2-137410
1513 N. Woodstock Street	47-2-132300
1514 N. Woodstock Street	47-2-137500
1515 N. Woodstock Street	47-2-132400
1516 N. Woodstock Street	47-2-137600
1517 N. Woodstock Street	47-2-132500
1518 N. Woodstock Street	47-2-137700
1519 N. Woodstock Street	47-2-132600
1520 N. Woodstock Street	47-2-137800
1521 N. Woodstock Street	47-2-132700
1522 N. Woodstock Street	47-2-137900
1523 N. Woodstock Street	47-2-132800
1524 N. Woodstock Street	47-2-138000
1525 N. Woodstock Street	47-2-132900
1526 N. Woodstock Street	47-2-138100
1527 N. Woodstock Street	47-2-133000
1528 N. Woodstock Street	47-2-138200
1529 N. Woodstock Street	47-2-133100
1530 N. Woodstock Street	47-2-138300
1531 N. Woodstock Street	47-2-133200
1532 N. Woodstock Street	47-2-138400
1533 N. Woodstock Street	47-2-133300

# City of Philadelphia

BILL NO. 130458-A continued

Certified Copy

1534 N. Woodstock Street	47-2-138500
1535 N. Woodstock Street	47-2-133400
1536 N. Woodstock Street	47-2-138610
1537 N. Woodstock Street	47-2-133500
1538 N. Woodstock Street	47-2-138700
1539 N. Woodstock Street	47-2-133600
1540 N. Woodstock Street	47-2-138800
1541 N. Woodstock Street	47-2-133700
1542 N. Woodstock Street	47-2-138900
1543 N. Woodstock Street	47-2-133800
1544 N. Woodstock Street	47-2-139000
1546 N. Woodstock Street	47-2-139100

2001 Jefferson Street	47-2-021600
2003 Jefferson Street	47-2-021710
2005 Jefferson Street	47-2-021810
2007 Jefferson Street	47-2-021900
2009 Jefferson Street	47-2-022001
2011 Jefferson Street	47-2-022101
2013 Jefferson Street	47-2-022210
2015 Jefferson Street	47-2-022310
2017 Jefferson Street	47-2-02 2410
2019 Jefferson Street	47-2-022500
2001 Redner Street	47-2-024200

# City of Philadelphia

BILL NO. 130458-A continued

Certified Copy

2002 Redner Street	47-2-022910
2003 Redner Street	47-2-024310
2004 Redner Street	47-2-023010
2005 Redner Street	47-2-024410
2007 Redner Street	47-2-024500
2009 Redner Street	47-2-024610
2011 Redner Street	47-2-024710
2013 Redner Street	47-2-024800
2015 Redner Street	47-2-024910
2017 Redner Street	47-2-025000
2019 Redner Street	47-2-025100
2021 Redner Street	47-2-025200
2023 Redner Street	47-2-025300
2025 Redner Street	47-2-025410
2027 Redner Street	47-2-025500
2029 Redner Street	47-2-025600
2031 Redner Street	47-2-025710
2033 Redner Street	47-2-025810
2035 Redner Street	47-2-025910
2037 Redner Street	47-2-026010
2039 Redner Street	47-2-026110
2041 Redner Street	47-2-026210
2043 Redner Street	47-2-026310
2044-48 Redner Street	47-2-023405
2045 Redner Street	47-2-026410

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2047 Redner Street	47-2-026510
2049 Redner Street	47-2-026600
2050 Redner Street	47-2-023700
2051 Redner Street	47-2-026710
2052 Redner Street	47-2-023800
2053 Redner Street	47-2-026800
2055 Redner Street	47-2-026910
2038 W. Oxford Street	47-2-030600
2040 W. Oxford Street	47-2-030700
2042 W. Oxford Street	47-2-030800
2044 W. Oxford Street	47-2-030900
2046-48 W. Oxford Street	47-2-031010
2050 W. Oxford Street	47-2-031210

ATTACHMENT 9

*Legal Description for 3020 Market Street*

Description of Parking Lot

ALL that certain lot or parcel of land situate in the City of Philadelphia, 27<sup>th</sup> Ward, County of Philadelphia, Commonwealth of Pennsylvania and being more particularly described as follows:

Beginning at a point of intersection formed by the Easterly right-of-way line of 31<sup>st</sup> Street (50' wide) and the Southerly right-of-way line of Market Street (100' wide) thence from said Beginning point the six (6) following courses and distances:

- 1) Along said southerly right-of-way line S 78° 59' 00" E a distance of 179 feet, more or less to the face of an existing 7 story building; thence
- 2) Leaving said southerly line and along said face of building S 11° 01' 00" W a distance of 194 feet, more or less to the northerly face of an existing one story power house building; thence
- 3) Leaving said face of the existing 7 story building and along said northerly face N 78° 59' 00" W a distance of 35 feet, more or less to the northwesterly corner of said power house building; thence
- 4) Leaving said northerly face and along the westerly face of said power house building S 11° 01' 00" W a distance of 26 feet, more or less to a point on the northerly right-of-way line of Ludlow Street (50' wide); thence
- 5) Leaving said westerly face and along said northerly line N 78° 59' 00" W a distance of 144 feet, more or less to a point on said easterly right-of-way line of 31<sup>st</sup> Street; thence
- 6) Leaving said northerly line and along said easterly line N 11° 01' 00" E a distance of 220.000 feet to the point and place of Beginning.

RESERVING therefrom to the said Pennsylvania Railroad Company, et al, their successors and assigns, fee simple title to all that certain area volume of space within a portion of the premises hereinbefore described containing 22,000 square feet, ± lying between a lower limiting horizontal plane located at seventy feet above the confirmed curb level of the South side of Market Street and an upper limiting horizontal plane located one hundred and eighty feet above the confirmed curb level on the South side of Market Street for the use and occupation of the Grantors, their respective successors and assigns, and their licensees or other persons or corporations which may now or hereafter be vested with rights through or under them, said portion being bounded and described as follows:

BEGINNING at a point in the southerly right-of-way line of Market Street (100 feet wide) being measured along said southerly line of Market Street S 78° 59' 00" E a distance of 56.638 from intersection formed by the Easterly right-of-way line of 31<sup>st</sup> Street (50' wide) and the Southerly right-of-way line of Market Street (100' wide),



said Beginning point also being distant 22.5 feet eastwardly at right angles from the center line between tracks of railroad of The Pennsylvania Railroad Company known as the West Philadelphia Elevated

Branch; thence from said point of Beginning the four (4) following courses and distances:

- 1) Along said southerly right-of-way line S 78° 59' 00" E a distance of 11.082 feet; thence
- 2) Leaving said southerly line S 18° 39' 50" W a distance of 221.974 feet to a point in the northerly right-of-way line of Ludlow Street (50' wide) distant 22.5 feet eastwardly and concentric with said center line between tracks of railroad; thence
- 3) Leaving said northerly line and concentric with said center line along the arc of a circle curving to the right having a radius of 1667.500 feet along an arc distance of 167.635 feet on a chord which bears N 15° 07' 04" E a distance of 167.565 feet to a point of tangency; thence
- 4) Parallel with said center line N 17° 59' 53" E a distance of 53.259 to the point and place of Beginning.

CONTAINING 1,679 square feet, more or less.

ALSO RESERVING therefrom to the said Pennsylvania Railroad Company, et al, their successors and assigns, fee simple title to all that certain area or volume of space within a portion of the premises hereinbefore described containing 22,000 square feet, ± lying between a lower limiting horizontal plane located twelve inches below the lowest facility of Grantors' elevated railroad structure now extending through the space so excepted and reserved and an upper limiting horizontal plane located one hundred and eighty feet above the confirmed curb level on the South side of Market Street for the use and occupation of the Grantors, their respective successors and assigns, and their licensees or other persons or corporations which may now or hereafter be vested with rights through or under them, said portion being bounded and described as follows:

Beginning at a point of intersection formed by the Easterly right-of-way line of 31<sup>st</sup> Street (50' wide) and the Southerly right-of-way line of Market Street (100' wide) thence from said Beginning point the five (5) following courses and distances:

- 1) Along said southerly right-of-way line S 78° 59' 00" E a distance of 56.638 feet to a point distant 22.5 feet eastwardly at right angles from the center line between tracks of railroad of The Pennsylvania Railroad Company known as the West Philadelphia Elevated Branch; thence
- 2) Leaving said southerly line and parallel with said center line of tracks S 17° 59' 53" W a distance of 53.259 to a point of curvature; thence
- 3) Concentric with said center line along the arc of a circle curving to the left having a radius of 1667.500 feet along an arc distance of 167.635 feet on a chord which bears S 15° 07' 04" W a distance of 167.565 feet to a point in the northerly right-of-way line of Ludlow Street (50' wide); thence

- 4) Along said northerly line N 78° 59' 00" W a distance of 38.180 feet to a point on said easterly right-of-way line of 31<sup>st</sup> Street; thence
- 5) Leaving said northerly line and along said easterly line N 11° 01' 00" E a distance of 220.000 feet to the point and place of Beginning.

CONTAINING 9970 square feet, more or less.

ALSO RESERVING therefrom to the said Pennsylvania Railroad Company, et al, their successors and assigns, fee simple title to the two catenary poles located on each side of Grantors' existing elevated railroad near the South line of the premises hereby conveyed, one stub guy pole and two anchor guys (said stub guy pole and said two anchor guys being appurtenant to the aforesaid catenary poles) including the foundations thereof and the land occupied by the same.

BEING the same premises which 3020 Market Street Associates, a Pennsylvania general partnership, by Indenture bearing date 12/22/1997 and recorded 3/11/1998 In the Office of the Recorder of Deeds, in and for the County of Philadelphia in Deed Book JTD 612 page 78 etc., granted and conveyed unto Lincoln University, in fee.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 20, 2013. The Bill was Signed by the Mayor on June 25, 2013.



Michael A. Decker  
Chief Clerk of the City Council