

# City of Philadelphia



(Bill No. 140491)

## AN ORDINANCE

Authorizing the Director of Commerce and the Commissioner of Public Property to lease to the Philadelphia Redevelopment Authority, for sublease to the Delaware River Waterfront Corporation, for further sublease, property along the Delaware River including Piers 27 North through 35 North and certain adjacent property to the south; and to lease associated riverbed rights from the Commonwealth of Pennsylvania and sublease those rights to the Philadelphia Redevelopment Authority for sublease to the Delaware River Waterfront Corporation for further sublease; and to make certain corrective and technical amendments, and other amendments to existing agreements, leases and subleases; and authorizing the Philadelphia Redevelopment Authority to make corresponding agreements and amendments; all on certain terms and conditions.

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

SECTION 1. The Director of Commerce and the Commissioner of Public Property, on behalf of the City of Philadelphia (the "City"), are hereby authorized to:

- A. Lease to the Philadelphia Redevelopment Authority (the "Authority"), for sublease to the Delaware River Waterfront Corporation ("DRWC"), for further sublease, real estate along the Delaware River, including Piers 27 North through 35 North, and certain adjacent property to the south, which is shown on the plan attached hereto as Exhibit "A" and described by metes and bounds on Exhibit "B" hereto (collectively, the "Premises"); and
- B. Lease from the Commonwealth of Pennsylvania riverbed rights beneath the Premises, and sublease such rights to the Authority, for further sublease to DRWC, for further sublease; and
- C. Make corrective amendments to existing agreements, leases and subleases for the Premises to correct legal descriptions; all such corrective amendments to be effective as of the original effective date of the agreements, leases and subleases so amended; and
- D. Further amend such existing agreements, leases and subleases, and enter into additional agreements, leases and subleases, to add the remaining Premises and associated riverbed rights and do all things necessary to carry out the intent of this Ordinance.

# City of Philadelphia

BILL NO. 140491 continued

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SECTION 2. The lease of any portion of the Premises to DRWC shall be conditioned upon a commitment by DRWC to require a recipient of a sublease of such property to commit to an Economic Opportunity Plan in accordance with Section 17-1603 of The Philadelphia Code.

SECTION 3. The City Solicitor is hereby authorized to review and approve all instruments and documents necessary to carry out the intent of this Ordinance, including without limitation, agreements, leases, subleases, redevelopment agreements, and amendments to existing agreements, leases, subleases, and redevelopment agreements, and to include in such instruments and documents such terms and provisions as the City Solicitor deems necessary or appropriate to protect the interests of the City.

SECTION 4. The Authority is hereby authorized to amend existing Redevelopment Agreements, leases, subleases and other agreements and enter into additional redevelopment agreements, leases, subleases and other agreements to reflect the corrective amendments, other amendments and other terms and conditions authorized in this Ordinance, and to take all such actions as may be necessary to carry out the intent of this Ordinance.

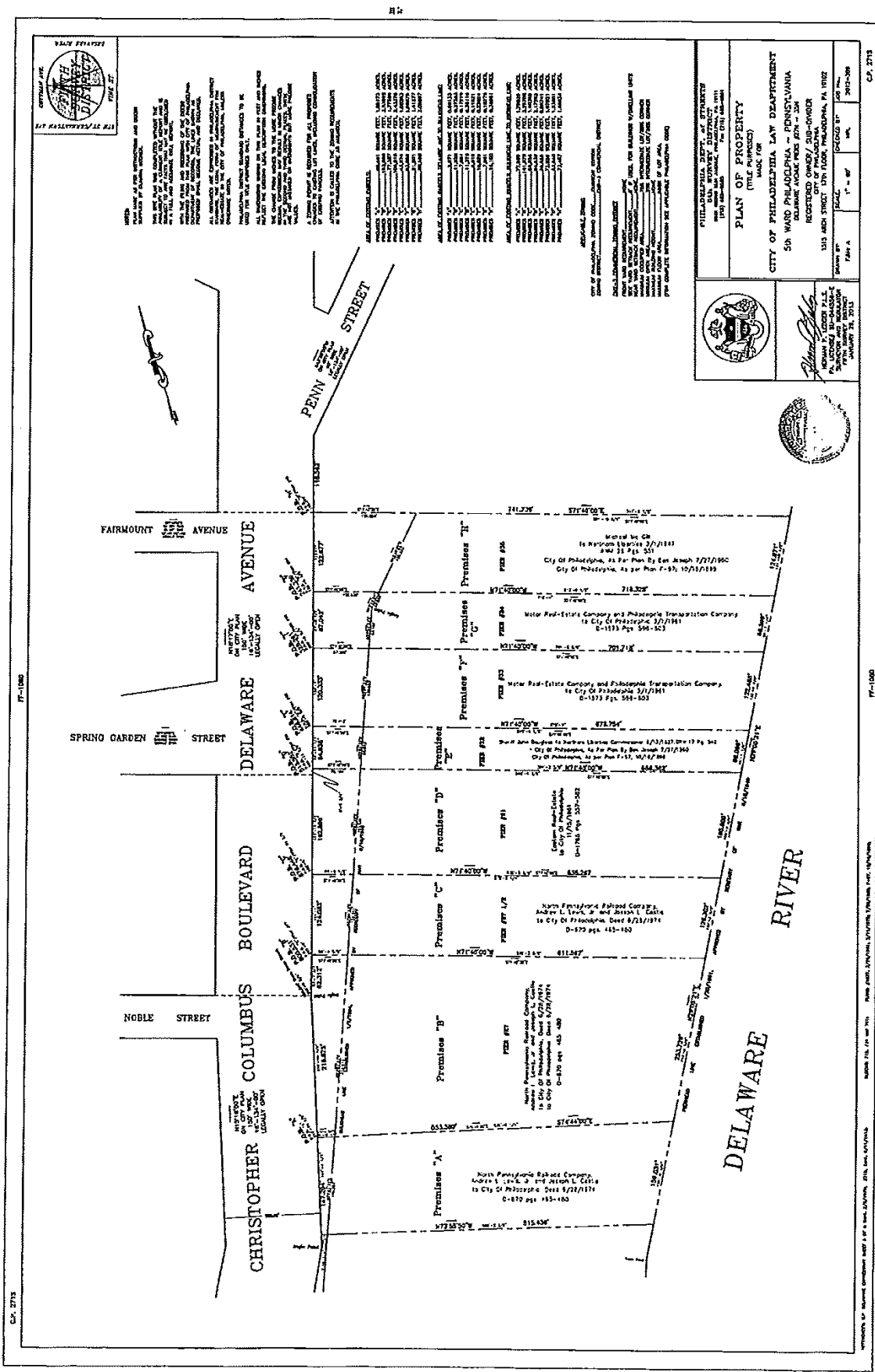
**EXHIBIT "A"**

Plan of Property  
(Title Purposes)  
made for City of Philadelphia Law Department  
5<sup>th</sup> Ward  
Delaware Avenue Piers 27N – 35 N  
Dated January 9, 2013  
Made by Herman P. Ledger, P.L.S.  
Surveyor and Regulator  
Fifth Survey District  
(FF-1080 / 2012-309)

# City of Philadelphia

BILL NO. 140491 continued

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PHILADELPHIA, DEPT. OF ESTIMATES  
 5th FLOOR, 1515 ARCH STREET, PHILADELPHIA, PA 19102  
 RECEIVED OWNER/SUB-OWNER  
 CITY OF PHILADELPHIA  
 1515 ARCH STREET, 5TH FLOOR, PHILADELPHIA, PA 19102  
 SHOWS BY: SCALE: 1" = 60' CHECKED BY: DATE: 1/27/13  
 FILE NO: 2012-08

**PLAN OF PROPERTY**  
 (THIS PLAN IS SUBJECT TO THE CITY RECORDS)  
 CITY OF PHILADELPHIA LAW DEPARTMENT  
 5th FLOOR, 1515 ARCH STREET, PHILADELPHIA, PA 19102  
 RECEIVED OWNER/SUB-OWNER  
 CITY OF PHILADELPHIA  
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 1515 ARCH STREET, 5TH FLOOR, PHILADELPHIA, PA 19102  
 SHOWS BY: SCALE: 1" = 60' CHECKED BY: DATE: 1/27/13  
 FILE NO: 2012-08

**EXHIBIT "B"**

**Legal Descriptions**

**DESCRIPTION OF PREMISES "A"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements erected thereon. **SITUATE** in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013:

**BEGINNING** at the point on the easterly side of Christopher Columbus Boulevard (On City Plan, 150' wide, Legally Open). Said point being located the following two courses and distances southwardly from the intersection of the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

1.) S.18°17'00"W along the said Delaware Avenue, and then continuing along the said easterly side of Christopher Columbus Boulevard the distance of 862.843' to a point of intersection of the said easterly side of Delaware Avenue with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

2.) S.15°16'00"W along the said Christopher Columbus Boulevard, the distance of 216.875 to an angle point;

**THENCE** extending S.74°44'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 553.380' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

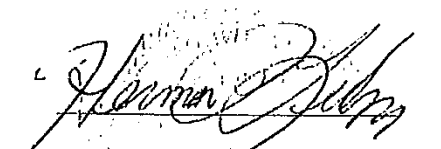
**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 159.031' to a point;

**THENCE** extending N.73°55'50"W. and partly crossing the said Bulkhead Line the distance of 515.436' to a point on the said easterly side of Christopher Columbus Boulevard (On City Plan, 150' wide, Legally Open);

**THENCE** extending N.15°16'00"E. along the said easterly side of Christopher Columbus Boulevard the distance of 147.204' to a point, being the first mentioned point and place of beginning;

**Being Known As:** Premises "A" on the above mentioned plan.

**AREA OF PARCEL:** 80,661 Square Feet 1.85173 Acres.

  
**HERMAN P. LEDGER, P.L.S.**  
**PA. LICENSE #SU-044556-E**  
**SURVEYOR AND REGULATOR**  
**FIFTH SURVEY DISTRICT**

**2013-309 Premises "A"**

**DESCRIPTION OF PREMISES "B"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements erected thereon. **SITUATE** in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013:

**BEGINNING** at the point on the easterly side of Christopher Columbus Boulevard (On City Plan, 150' wide, Legally Open) at a distance of 800.531' southwardly from the intersection of the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

**THENCE** extending S.71°40'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 611.597' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 253.729' to a point;


**THENCE** extending N.74°44'00"W. and partly crossing the said Bulkhead Line the distance of 553.380' to a point on the said easterly side of Christopher Columbus Boulevard;

**THENCE** extending N.15°16'00"E. along the said easterly side of Christopher Columbus Boulevard the distance of 216.875' to an angle point;

**THENCE** extending N.18°17'00"E. along the said easterly side of Christopher Columbus Boulevard the distance of 62.312' to a point, being the first mentioned point and place of beginning;

**Being Known As:** Pier #27 on the above mentioned plan.

**AREA OF PARCEL:** 153,806 Square Feet 3.53092 Acres.



**HERMAN P. LEDGER, P.L.S.**  
**PA. LICENSE #SU-044556-E**  
**SURVEYOR AND REGULATOR**  
**FIFTH SURVEY DISTRICT**

**2013-309 Premises "B"**

**DESCRIPTION OF PREMISES "C"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements erected thereon. **SITUATE** in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013:

**BEGINNING** at the point on the easterly side of Christopher Columbus Boulevard (On City Plan, 150' wide, Legally Open) at a distance of 676.448' southwardly from the intersection of the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

**THENCE** extending S.71°40'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 635.267' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

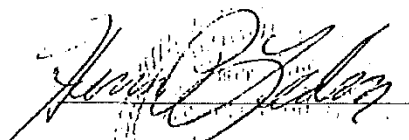
**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 126.302' to a point;

**THENCE** extending N.71°40'00"W. and partly crossing the said Bulkhead Line the distance of 611.597' to a point on the said easterly side of Christopher Columbus Boulevard;

**THENCE** extending N.18°17'00"E. along the said easterly side of Christopher Columbus Boulevard the distance of 124.083' to a point, being the first mentioned point and place of beginning;

**Being Known As:** Pier #27 1/2 on the above mentioned plan.

**AREA OF PARCEL:** 77,357 Square Feet 1.77589 Acres.



**HERMAN P. LEDGER, P.L.S.  
PA. LICENSE #SU-044556-E  
SURVEYOR AND REGULATOR  
FIFTH SURVEY DISTRICT**

**2013-309 Premises "C"**



**DESCRIPTION OF PREMISES "D"**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon. SITUATE in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013:

**BEGINNING** at the point on the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) at a distance of 513.552'southwardly from the intersection of the said easterly side of Delaware Avenue with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

**THENCE** extending S.71°40'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 666.362' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

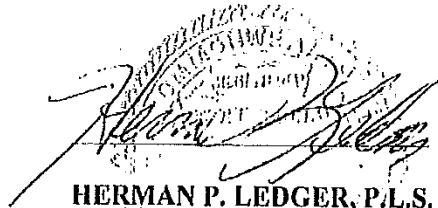
**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 165.809' to a point;

**THENCE** extending N.71°40'00"W. and partly crossing the said Bulkhead Line the distance of 635.267' to a point on the easterly side of Christopher Columbus Boulevard (On City Plan, 150' wide, Legally Open);

**THENCE** extending N.18°17'00"E. partly along the said easterly side of Christopher Columbus Boulevard and, also partly along the said easterly side of Delaware Avenue the distance of 162.896' to a point, being the first mentioned point and place of beginning;

**Being Known As:** Pier #31 on the above mentioned plan.

**AREA OF PARCEL:** 106,015 Square Feet 2.43378Acres.



**HERMAN P. LEDGER, P.L.S.  
PA. LICENSE #SU-044556-E  
SURVEYOR AND REGULATOR  
FIFTH SURVEY DISTRICT**

**2013-309 Premises "D"**

**DESCRIPTION OF PREMISES "E"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements erected thereon. **SITUATE** in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013:

**BEGINNING** at the point on the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) at a distance of 448.614' southwardly from the intersection of the said easterly side of Delaware Avenue with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

**THENCE** extending S.71°40'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 678.754' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

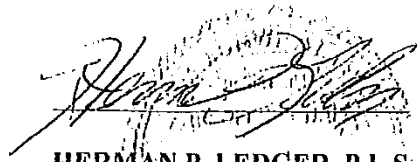
**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 66.099' to a point;

**THENCE** extending N.71°40'00"W. and partly crossing the said Bulkhead Line the distance of 666.362' to a point on the said easterly side of Delaware Avenue;

**THENCE** extending N.18°17'00"E. along the said easterly side of Delaware Avenue the distance of 64.938' to a point, being the first mentioned point and place of beginning;

**Being Known As:** Pier #32 on the above mentioned plan.

**AREA OF PARCEL:** 43,674 Square Feet 1.00263 Acres.



**HERMAN P. LEDGER, P.L.S.  
PA. LICENSE #SU-044556-E,  
SURVEYOR AND REGULATOR  
FIFTH SURVEY DISTRICT**

**2013-309 Premises "E"**

**DESCRIPTION OF PREMISES "F"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements erected thereon. **SITUATE** in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013:

**BEGINNING** at the point on the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) at a distance of 328.281' southwardly from the intersection of the said easterly side of Delaware Avenue with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

**THENCE** extending S.71°40'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 701.718' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

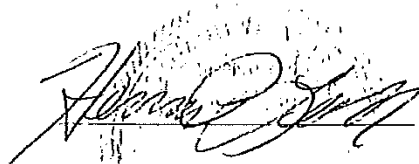
**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 122.485' to a point;

**THENCE** extending N.71°40'00"W. and partly crossing the said Bulkhead Line the distance of 678.754' to a point on the said easterly side of Delaware Avenue;

**THENCE** extending N.18°17'00"E. along the said easterly side of Delaware Avenue the distance of 120.333' to a point, being the first mentioned point and place of beginning;

**Being Known As:** Pier #33 on the above mentioned plan.

**AREA OF PARCEL:** 83,058 Square Feet 1.90675 Acres.



**HERMAN P. LEDGER, P.L.S.  
PA. LICENSE #SU-044556-E  
SURVEYOR AND REGULATOR  
FIFTH SURVEY DISTRICT**

**2013-309 Premises "F"**

**DESCRIPTION OF PREMISES "G"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements erected thereon. **SITUATE** in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013:

**BEGINNING** at the point on the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) at a distance of 241.239' southwardly from the intersection of the said easterly side of Delaware Avenue with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

**THENCE** extending S.71°40'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 718.328' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

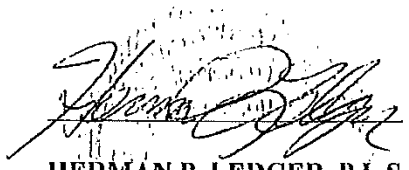
**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 88.599' to a point;

**THENCE** extending N.71°40'00"W. and partly crossing the said Bulkhead Line the distance of 701.718' to a point on the said easterly side of Delaware Avenue;

**THENCE** extending N.18°17'00"E. along the said easterly side of Delaware Avenue the distance of 87.042' to a point, being the first mentioned point and place of beginning;

**Being Known As: Pier #34** on the above mentioned plan.

**AREA OF PARCEL:** 61,801 Square Feet 1.41877 Acres.



**HERMAN P. LEDGER, P.L.S.  
PA. LICENSE #SU-044556-E  
SURVEYOR AND REGULATOR  
FIFTH SURVEY DISTRICT**

**2013-309 Premises "G"**

**DESCRIPTION OF PREMISES "H"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements erected thereon. **SITUATE** in the 5th Ward of the City of Philadelphia and described according to a Site Plan (FF-1080 / 2012-309) made by Herman P. Ledger, P.L.S., Surveyor and Regulator of the Fifth Survey District, dated January 29, 2013;

**BEGINNING** at the point on the easterly side of Delaware Avenue (On City Plan, 150' wide, Legally Open) at a distance of 118.562' southwardly from the intersection of the said easterly side of Delaware Avenue with the southeasterly side of Penn Street (On City Plan, 60' wide, Legally Open);

**THENCE** extending S.71°40'00"E. and partly crossing the Bulkhead Line Established 1/5/1894, Approved by the Secretary Of War 9/10/1940 the distance of 741.739' to a point on the Pierhead Line Established 1/20/1891, and Approved by the Secretary Of War 9/10/1940;

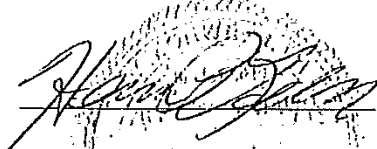
**THENCE** extending S.29°05'21"W along the said Pierhead Line the distance of 124.871' to a point;

**THENCE** extending N.71°40'00"W. and partly crossing the said Bulkhead Line the distance of 718.328' to a point on the said easterly side of Delaware Avenue;

**THENCE** extending N.18°17'00"E. along the said easterly side of Delaware Avenue the distance of 122.677' to a point, being the first mentioned point and place of beginning;

**Being Known As:** Pier #35 on the above mentioned plan.

**AREA OF PARCEL:** 89,588 Square Feet 2.05597 Acres.

  
**HERMAN P. LEDGER, P.L.S.**  
**PA. LICENSE #SU-044556-E**  
**SURVEYOR AND REGULATOR**  
**FIFTH SURVEY DISTRICT**

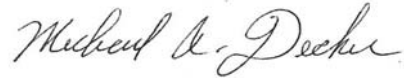
**2013-309 Premises "H"**

# City of Philadelphia

BILL NO. 140491 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 12, 2014. The Bill was Signed by the Mayor on June 19, 2014.



Michael A. Decker  
Chief Clerk of the City Council