

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 666 Session of
2009

INTRODUCED BY W. KELLER, M. O'BRIEN, BARBIN, CARROLL, CLYMER,
CRUZ, DALLY, GEORGE, GRUCELA, HARKINS, HARRIS, JOSEPHS,
KIRKLAND, KORTZ, KOTIK, KULA, MAHONEY, MARSHALL, MUSTIO,
READSHAW, SABATINA, SIPTROTH, K. SMITH, SOLOBAY, J. TAYLOR,
CREIGHTON, YUDICHAK, YOUNGBLOOD, GILLESPIE AND MURT,
MARCH 17, 2009

SENATOR MCILHINNEY, STATE GOVERNMENT, IN SENATE, AS AMENDED, MAY
25, 2010

AN ACT

1 Authorizing and directing the Department of General Services,
2 with the approval of the Governor, to grant and convey to the
3 Philadelphia Authority for Industrial Development INTERESTS
4 IN certain lands situate in the 39th Ward of the City of
5 Philadelphia; and authorizing and directing the Department of
6 General Services, with the approval of the Governor, to grant
7 and convey to the Philadelphia Regional Port Authority
8 certain submerged lands situate in the 39th Ward of the City
9 of Philadelphia. ←

10 The General Assembly of the Commonwealth of Pennsylvania
11 hereby enacts as follows:

12 ~~Section 1. Conveyance in 39th Ward, City of Philadelphia.~~ ←

13 ~~(a) Authorization. The Department of General Services, with~~
14 ~~the approval of the Governor, is hereby authorized and directed~~
15 ~~on behalf of the Commonwealth of Pennsylvania to grant and~~
16 ~~convey to the Philadelphia Authority for Industrial Development,~~
17 ~~for \$1, certain lands situate in the 39th Ward of the City of~~
18 ~~Philadelphia described in subsection (b).~~

~~(b) Description. The lands to be conveyed pursuant to subsection (a) consist of 52.78 acres more particularly described as follows:~~

~~ALL THAT CERTAIN land located in the City of Philadelphia, Commonwealth of Pennsylvania, that is river bed that was made fast land by having fill placed upon it, a general description based upon paper survey as follows to wit:~~

~~Beginning at a point measured the sixteen (16) following courses and distances from the intersection of the easterly side of Broad Street (at 300 feet wide) with the southwesterly side of Pattison Avenue (at 120 feet wide):~~

~~1. Southwesterly along the easterly side of Broad Street, 2,527.57 feet to a point;~~

~~2. Southeasterly at right angles to said Broad Street, 37 feet to a drill hole set, a corner for the said lands now or formerly of Consolidated Rail Corporation; (courses 3 through 8 along the southerly side of lands now or formerly of Consolidated Rail Corporation);~~

~~3. South 75 degrees 30 minutes 00 seconds East, 3.00 feet to a drill hole set;~~

~~4. South 76 degrees 31 minutes 21 seconds East 229.54 feet to an iron pin set;~~

~~5. South 68 degrees 33 minutes 21 seconds East, 284.65 feet to an iron pin set;~~

~~6. South 63 degrees 50 minutes 26 seconds East, 341 feet to an iron pin set;~~

~~7. Southeasterly by a curve to the left having a radius of 2,287.44 feet, and an arc length of 730.03 feet to an iron pin set, said point being distant by a chord of~~

~~South 72 degrees 59 minutes 00 seconds East, 726.93 feet
from last described point;
8. South 82 degrees 07 minutes 34 seconds East 1,741.91
feet;
9. South 76 degrees 03 minutes 40 seconds East, 6093.91
feet;
10. South 60 degrees 56 minutes 20 seconds West, 1,240.00
feet
11. South 73 degrees 56 minutes 20 seconds West, 470.00
feet;
12. North 66 degrees 33 minutes 40 seconds West, 340.00
feet;
13. North 84 degrees 33 minutes 40 seconds West, 1,470.00
feet;
14. North 75 degrees 03 minutes 40 seconds West, 920.00
feet;
15. North 82 degrees 18 minutes 40 seconds West, 910.00
feet;
16. North 66 degrees 48 minutes 40 seconds West, 414.28 feet
to the place of beginning.
Thence from the said point of Beginning, the nine (9)
following described courses and distances;
1. South 00 degrees 00 minutes 00 seconds West 618.53 feet;
2. North 67 degrees 26 minutes 48 seconds West, 1,040.00
feet;
3. North 62 degrees 56 minutes 04 seconds West, 2,375.00
feet;
4. North 78 degrees 41 minutes 48 seconds West, 500.00 feet;
5. North 82 degrees 35 minutes 18 seconds West, 475.00 feet;
6. North 13 degrees 11 minutes 20 seconds East, 550.00 feet;~~

1 ~~7. North 87 degrees 40 minutes 20 seconds East, 386.51 feet;~~

2 ~~8. South 65 degrees 18 minutes 40 seconds East, 2,154.00~~

3 ~~feet;~~

4 ~~9. South 66 degrees 48 minutes 40 seconds East, 1705.72 feet~~

5 ~~to the point of beginning.~~

6 ~~(c) Easements. The conveyance shall be made under and~~

7 ~~subject to all lawful and enforceable easements, servitudes and~~

8 ~~rights of others, including but not confined to streets,~~

9 ~~roadways and rights of any telephone, telegraph, water,~~

10 ~~electric, gas or pipeline companies, as well as under and~~

11 ~~subject to any lawful and enforceable estates or tenancies~~

12 ~~vested in third persons appearing of record, for any portion of~~

13 ~~the land or improvements erected thereon.~~

14 ~~(d) Deed. The deed of conveyance shall contain a clause~~

15 ~~requiring that promptly after receipt of the deed of conveyance~~

16 ~~the Philadelphia Authority for Industrial Development shall~~

17 ~~convey for the consideration of one dollar portions of, or~~

18 ~~rights in, the lands conveyed herein to any entity claiming an~~

19 ~~interest therein, including but not confined to fee ownership,~~

20 ~~easements, rights of way or other estates or tenancies,~~

21 ~~resulting from a prior grant or conveyance by the Philadelphia~~

22 ~~Authority for Industrial Development to such entity based upon~~

23 ~~any conveyance from the United States to the Philadelphia~~

24 ~~Authority for Industrial Development.~~

25 ~~(e) Deed execution. The deed of conveyance authorized by~~

26 ~~this section shall be approved as provided by law and shall be~~

27 ~~executed by the Secretary of General Services in the name of the~~

28 ~~Commonwealth of Pennsylvania.~~

29 ~~(f) Costs and fees. Costs and fees incidental to this~~

30 ~~conveyance shall be borne by the grantee.~~

~~Section 2. Submerged land in the City of Philadelphia.~~

~~(a) Authorization. The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to grant and convey to the Philadelphia Regional Port Authority for \$1- certain lands situate in the 39th Ward of the City of Philadelphia described in subsection (b).~~

~~(b) Description. The lands to be conveyed under subsection (a) consist of 196.10 acres more particularly described as follows:~~

~~ALL THAT CERTAIN land located in the City of Philadelphia, Commonwealth of Pennsylvania, that is river bed that was made fast land by having fill placed upon it, a general description based upon paper survey as follows to wit:~~

~~Beginning at a point near the Bulkhead Line of the Delaware River, as established by the Secretary of War, September 10, 1940, a common corner for lands now or formerly of Consolidated Rail Corporation, and Parcel 9, the said point being measured the nine (9) following courses and distances from the intersection of the easterly side of Broad Street (at 300 feet wide) with the southwesterly side of Pattison Avenue (at 120 feet wide):~~

~~1. Southwesterly along the easterly side of Broad Street, 2,527.57 feet to a point;~~

~~2. Southeasterly at right angles to said Broad Street, 37 feet to a drill hole set, a corner for the said lands now or formerly of Consolidated Rail Corporation; (courses 3 through 8 along the southerly side of lands now or formerly of Consolidated Rail Corporation);~~

~~3. South 75 degrees 30 minutes 00 seconds East, 3.00 feet to
a drill hole set;
4. South 76 degrees 31 minutes 21 seconds East 229.54 feet
to an iron pin set;
5. South 68 degrees 33 minutes 21 seconds East, 284.65 feet
to an iron pin set;
6. South 63 degrees 50 minutes 26 seconds East, 341 feet to
an iron pin set;
7. Southeasterly by a curve to the left having a radius of
2,287.44 feet, and an arc length of 730.03 feet to an
iron pin set, said point being distant by a chord of
South 72 degrees 59 minutes 00 seconds East, 726.93 feet
from last described point;
8. South 82 degrees 07 minutes 34 seconds East 1,741.91 feet
to a point; and
9. South 76 degrees 03 minutes 40 seconds East, 6093.91 feet
to the said point of Beginning;
Thence from the said point of Beginning, the nineteen
(19) following described courses and distances;
1. South 76 degrees 03 minutes 40 seconds East, 50.00 feet;
2. South 40 degrees 23 minutes 05 seconds West, 1,627.95
feet;
3. South 58 degrees 07 minutes 17 seconds West, 1,737.34
feet;
4. South 78 degrees 26 minutes 04 seconds West, 1,099.52
feet;
5. South 78 degrees 27 minutes 42 seconds West, 2,645.60
feet;
6. North 86 degrees 01 minutes 55 seconds West, 340.00 feet;
7. North 00 degrees 56 minutes 51 seconds West, 960.00 feet;~~

1 ~~8. North 82 degrees 02 minutes 26 seconds East, 1,650.00~~
2 ~~feet;~~
3 ~~9. North 12 degrees 11 minutes 20 seconds East, 150.00 feet;~~
4 ~~10. North 58 degrees 52 minutes 22 seconds East, 1,005.00~~
5 ~~feet;~~
6 ~~11. North 72 degrees 03 minutes 16 seconds West, 1,580.00~~
7 ~~feet;~~
8 ~~12. North 00 degrees 00 minutes 00 seconds East 618.53 feet;~~
9 ~~13. South 66 degrees 48 minutes 40 seconds East, 414.28~~
10 ~~feet;~~
11 ~~14. South 82 degrees 18 minutes 40 seconds East, 910.00~~
12 ~~feet;~~
13 ~~15. South 75 degrees 03 minutes 40 seconds East, 920.00~~
14 ~~feet;~~
15 ~~16. South 84 degrees 33 minutes 40 seconds East, 1,470.00~~
16 ~~feet;~~
17 ~~17. South 66 degrees 33 minutes 40 seconds East, 340.00~~
18 ~~feet;~~
19 ~~18. North 73 degrees 56 minutes 20 seconds East, 470.00~~
20 ~~feet;~~
21 ~~19. North 60 degrees 56 minutes 20 seconds East, 1,240.00~~
22 ~~feet; to the point of beginning.~~

23 ~~(c) Easements. The conveyance shall be made under and~~
24 ~~subject to all lawful and enforceable easements, servitudes and~~
25 ~~rights of others, including but not confined to streets,~~
26 ~~roadways and rights of any telephone, telegraph, water,~~
27 ~~electric, gas or pipeline companies, as well as under and~~
28 ~~subject to any lawful and enforceable estates or tenancies~~
29 ~~vested in third persons appearing of record, for any portion of~~
30 ~~the land or improvements erected thereon.~~

1 ~~(d) Deed.~~

2 ~~(1) The deed of conveyance shall contain a clause that~~
3 ~~the lands conveyed herein shall be used only for maritime~~
4 ~~purposes by the grantee, or its successor in interest with an~~
5 ~~exception allowing the Philadelphia Regional Port Authority~~
6 ~~to lease, license or grant easements to the Philadelphia~~
7 ~~Authority for Industrial Development to allow the~~
8 ~~Philadelphia Authority for Industrial Development or its~~
9 ~~agents to fulfill obligations that it may have made in~~
10 ~~reliance on any conveyance from the United States to the~~
11 ~~Philadelphia Authority for Industrial Development. Should the~~
12 ~~grantee, or its successor in interest, allow the lands~~
13 ~~conveyed to be used for any other purpose or attempt to~~
14 ~~convey or transfer the lands, the title shall immediately~~
15 ~~revert to and revest in the grantor. The term "maritime~~
16 ~~purposes" shall mean activities directly related to the~~
17 ~~handling of cargo for import or export or the transport of~~
18 ~~passengers through the Port of Philadelphia but the term~~
19 ~~shall not mean activities related to gambling or gaming.~~

20 ~~(2) The deed of conveyance shall contain a clause that~~
21 ~~if the Philadelphia Regional Port Authority or its successor~~
22 ~~in interest cease to exist, the lands conveyed herein shall~~
23 ~~immediately revert to and revest in the grantor, unless a~~
24 ~~successor authority has been formed to continue the~~
25 ~~Commonwealth's governance of regional port activities along~~
26 ~~the Delaware River.~~

27 ~~(e) Land use restriction. All deeds or leases authorized or~~
28 ~~referred to under this section shall be made under and subject~~
29 ~~to the condition, which shall be contained in the deed or lease~~
30 ~~documents, that no portion of the parcels shall be used as a~~

~~licensed facility as defined in 4 Pa.C.S. § 1103 (relating to definitions) or any other similar type of facility authorized under the laws of this Commonwealth. This condition shall be a covenant running with the land and shall be binding upon the deed or lease or sublessees and their respective successors and assigns. Should any portion of any parcel authorized for conveyance under this section be used in violation of this subsection, the title shall immediately revert to and revest in the grantor.~~

~~(f) Deed execution. The deed of conveyance authorized by this section shall be approved as provided by law and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.~~

~~(g) Costs and fees. Costs and fees incidental to this conveyance shall be borne by the grantee.~~

SECTION 1. CONVEYANCE TO PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT, TRACT 1, CITY OF PHILADELPHIA. ←

(A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED AND DIRECTED ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA TO QUITCLAIM TO THE PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT FOR \$1 ANY INTEREST IT MAY HAVE IN CERTAIN LANDS SITUATE IN THE 39TH WARD OF THE CITY OF PHILADELPHIA DESCRIBED IN SUBSECTION (B).

(B) DESCRIPTION.--THE LANDS TO BE QUITCLAIMED PURSUANT TO SUBSECTION (A) CONSIST OF 52.78 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LAND LOCATED IN THE CITY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA, THAT IS RIVER-BED THAT WAS MADE FAST LAND BY HAVING FILL PLACED UPON IT, A GENERAL DESCRIPTION BASED UPON PAPER SURVEY AS FOLLOWS TO

WIT:

BEGINNING AT A POINT MEASURED THE SIXTEEN (16) FOLLOWING
COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY
SIDE OF BROAD STREET (AT 300 FEET WIDE) WITH THE
SOUTHWESTERLY SIDE OF PATTISON AVENUE (AT 120 FEET WIDE):

1. SOUTHWESTERLY ALONG THE EASTERLY SIDE OF BROAD STREET,
2,527.57 FEET TO A POINT;
2. SOUTHEASTERLY AT RIGHT ANGLES TO SAID BROAD STREET, 37
FEET TO A DRILL HOLE SET, A CORNER FOR THE SAID LANDS NOW
OR FORMERLY OF CONSOLIDATED RAIL CORPORATION; (COURSES 3
THROUGH 8 ALONG THE SOUTHERLY SIDE OF LANDS NOW OR
FORMERLY OF CONSOLIDATED RAIL CORPORATION);
3. SOUTH 75 DEGREES 30 MINUTES 00 SECONDS EAST, 3.00 FEET TO
A DRILL HOLE SET;
4. SOUTH 76 DEGREES 31 MINUTES 21 SECONDS EAST 229.54 FEET
TO AN IRON PIN SET;
5. SOUTH 68 DEGREES 33 MINUTES 21 SECONDS EAST, 284.65 FEET
TO AN IRON PIN SET;
6. SOUTH 63 DEGREES 50 MINUTES 26 SECONDS EAST, 341 FEET TO
AN IRON PIN SET;
7. SOUTHEASTERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF
2,287.44 FEET, AND AN ARC LENGTH OF 730.03 FEET TO AN
IRON PIN SET, SAID POINT BEING DISTANT BY A CHORD OF
SOUTH 72 DEGREES 59 MINUTES 00 SECONDS EAST, 726.93 FEET
FROM LAST DESCRIBED POINT;
8. SOUTH 82 DEGREES 07 MINUTES 34 SECONDS EAST 1,741.91
FEET;
9. SOUTH 76 DEGREES 03 MINUTES 40 SECONDS EAST, 6093.91
FEET;
10. SOUTH 60 DEGREES 56 MINUTES 20 SECONDS WEST, 1,240.00

1 FEET
2 11. SOUTH 73 DEGREES 56 MINUTES 20 SECONDS WEST, 470.00
3 FEET;
4 12. NORTH 66 DEGREES 33 MINUTES 40 SECONDS WEST, 340.00
5 FEET;
6 13. NORTH 84 DEGREES 33 MINUTES 40 SECONDS WEST, 1,470.00
7 FEET;
8 14. NORTH 75 DEGREES 03 MINUTES 40 SECONDS WEST, 920.00
9 FEET;
10 15. NORTH 82 DEGREES 18 MINUTES 40 SECONDS WEST, 910.00
11 FEET;
12 16. NORTH 66 DEGREES 48 MINUTES 40 SECONDS WEST, 414.28 FEET
13 TO THE PLACE OF BEGINNING.
14 THENCE FROM THE SAID POINT OF BEGINNING, THE NINE (9)
15 FOLLOWING DESCRIBED COURSES AND DISTANCES;
16 1. SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 618.53 FEET;
17 2. NORTH 67 DEGREES 26 MINUTES 48 SECONDS WEST, 1,040.00
18 FEET;
19 3. NORTH 62 DEGREES 56 MINUTES 04 SECONDS WEST, 2,375.00
20 FEET;
21 4. NORTH 78 DEGREES 41 MINUTES 48 SECONDS WEST, 500.00 FEET;
22 5. NORTH 82 DEGREES 35 MINUTES 18 SECONDS WEST, 475.00 FEET;
23 6. NORTH 13 DEGREES 11 MINUTES 20 SECONDS EAST, 550.00 FEET;
24 7. NORTH 87 DEGREES 40 MINUTES 20 SECONDS EAST, 386.51 FEET;
25 8. SOUTH 65 DEGREES 18 MINUTES 40 SECONDS EAST, 2,154.00
26 FEET;
27 9. SOUTH 66 DEGREES 48 MINUTES 40 SECONDS EAST, 1705.72 FEET
28 TO THE POINT OF BEGINNING.

29 (C) EASEMENTS.--THE QUITCLAIM CONVEYANCE SHALL BE MADE UNDER
30 AND SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES

1 AND RIGHTS OF OTHERS, ALL AS MAY APPEAR OF RECORD, INCLUDING BUT
2 NOT CONFINED TO STREETS, ROADWAYS AND RIGHTS OF ANY TELEPHONE,
3 TELEGRAPH, WATER, ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL
4 AS UNDER AND SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR
5 TENANCIES VESTED IN THIRD PERSONS, ALL AS MAY APPEAR OF RECORD,
6 FOR ANY PORTION OF THE LAND OR IMPROVEMENTS ERECTED THEREON.

7 (D) DEED.--THE QUITCLAIM DEED SHALL CONTAIN A CLAUSE
8 REQUIRING THAT AFTER RECEIPT OF THE QUITCLAIM DEED THE
9 PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT SHALL,
10 PROMPTLY AFTER THE REQUEST OF ANY PRIOR GRANTEE FROM THE
11 PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT, QUITCLAIM
12 PORTIONS OF, OR RIGHTS IN, THE LANDS CONVEYED HEREIN TO ANY
13 ENTITY CLAIMING SUCH PORTIONS THEREOF OR RIGHTS THEREIN,
14 INCLUDING BUT NOT CONFINED TO FEE OWNERSHIP, EASEMENTS, RIGHTS
15 OF WAY, OR OTHER ESTATES OR TENANCIES, RESULTING FROM A PRIOR
16 GRANT OR CONVEYANCE BY THE PHILADELPHIA AUTHORITY FOR INDUSTRIAL
17 DEVELOPMENT TO SUCH ENTITY BASED UPON ANY CONVEYANCE FROM THE
18 UNITED STATES OF AMERICA TO THE PHILADELPHIA AUTHORITY FOR
19 INDUSTRIAL DEVELOPMENT.

20 (E) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THIS
21 CONVEYANCE SHALL BE BORNE BY THE GRANTEE.

22 (F) DEED EXECUTION.--THE DEED OF CONVEYANCE AUTHORIZED BY
23 THIS SECTION SHALL BE APPROVED AS PROVIDED BY LAW AND SHALL BE
24 EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN THE NAME OF THE
25 COMMONWEALTH OF PENNSYLVANIA.

26 SECTION 2. CONVEYANCE TO PHILADELPHIA AUTHORITY FOR INDUSTRIAL
27 DEVELOPMENT, TRACT 2, CITY OF PHILADELPHIA.

28 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
29 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED AND DIRECTED
30 ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA TO QUITCLAIM TO

1 THE PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT FOR \$1 ANY
2 INTEREST IT MAY HAVE IN CERTAIN LANDS SITUATE IN THE 39TH WARD
3 OF THE CITY OF PHILADELPHIA DESCRIBED IN SUBSECTION (B) .

4 (B) DESCRIPTION.--THE LANDS TO BE QUITCLAIMED PURSUANT TO
5 SUBSECTION (A) CONSIST OF 186.32 ACRES MORE PARTICULARLY
6 DESCRIBED AS FOLLOWS:

7 ALL THAT CERTAIN LAND LOCATED IN THE CITY OF
8 PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA, THAT IS RIVER-BED
9 THAT WAS MADE FAST LAND BY HAVING FILL PLACED UPON IT, A
10 GENERAL DESCRIPTION BASED UPON PAPER SURVEY AS FOLLOWS TO
11 WIT:

12 BEGINNING AT A POINT NEAR THE BULKHEAD LINE OF THE
13 DELAWARE RIVER, AS ESTABLISHED BY THE SECRETARY OF WAR,
14 SEPTEMBER 10, 1940, A COMMON CORNER FOR LANDS NOW OR FORMERLY
15 OF CONSOLIDATED RAIL CORPORATION, AND PARCEL 9, THE SAID
16 POINT BEING MEASURED THE ELEVEN (11) FOLLOWING COURSES AND
17 DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF BROAD
18 STREET (AT 300 FEET WIDE) WITH THE SOUTHWESTERLY SIDE OF
19 PATTISON AVENUE (AT 120 FEET WIDE):

- 20 1. SOUTHWESTERLY ALONG THE EASTERLY SIDE OF BROAD STREET,
21 2,527.57 FEET TO A POINT;
- 22 2. SOUTHEASTERLY AT RIGHT ANGLES TO SAID BROAD STREET, 37
23 FEET TO A DRILL HOLE SET, A CORNER FOR THE SAID LANDS NOW
24 OR FORMERLY OF CONSOLIDATED RAIL CORPORATION; (COURSES 3
25 THROUGH 8 ALONG THE SOUTHERLY SIDE OF LANDS NOW OR
26 FORMERLY OF CONSOLIDATED RAIL CORPORATION);
- 27 3. SOUTH 75 DEGREES 30 MINUTES 00 SECONDS EAST, 3.00 FEET TO
28 A DRILL HOLE SET;
- 29 4. SOUTH 76 DEGREES 31 MINUTES 21 SECONDS EAST 229.54 FEET
30 TO AN IRON PIN SET;

1 5. SOUTH 68 DEGREES 33 MINUTES 21 SECONDS EAST, 284.65 FEET
2 TO AN IRON PIN SET;
3 6. SOUTH 63 DEGREES 50 MINUTES 26 SECONDS EAST, 341 FEET TO
4 AN IRON PIN SET;
5 7. SOUTHEASTERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF
6 2,287.44 FEET, AND AN ARC LENGTH OF 730.03 FEET TO AN
7 IRON PIN SET, SAID POINT BEING DISTANT BY A CHORD OF
8 SOUTH 72 DEGREES 59 MINUTES 00 SECONDS EAST, 726.93 FEET
9 FROM LAST DESCRIBED POINT;
10 8. SOUTH 82 DEGREES 07 MINUTES 34 SECONDS EAST 1,741.91 FEET
11 TO A POINT; AND
12 9. SOUTH 76 DEGREES 03 MINUTES 40 SECONDS EAST, 6093.91
13 FEET;
14 10. SOUTH 76 DEGREES 03 MINUTES 40 SECONDS EAST, 50.00 FEET
15 TO A POINT NEAR THE BULKHEAD OF THE DELAWARE RIVER;
16 11. SOUTH 40 DEGREES 23 MINUTES 05 SECONDS WEST, 776.55 FEET
17 TO THE PLACE OF BEGINNING;
18 THENCE FROM THE SAID POINT OF BEGINNING, THE TWENTY ONE
19 (21) FOLLOWING DESCRIBED COURSES AND DISTANCES;
20 1. SOUTH 40 DEGREES 23 MINUTES 05 SECONDS WEST, 851.40 FEET;
21 2. SOUTH 58 DEGREES 07 MINUTES 17 SECONDS WEST, 1,737.34
22 FEET;
23 3. SOUTH 78 DEGREES 26 MINUTES 04 SECONDS WEST, 1,099.52
24 FEET;
25 4. SOUTH 78 DEGREES 27 MINUTES 42 SECONDS WEST, 2,645.60
26 FEET;
27 5. NORTH 86 DEGREES 01 MINUTES 55 SECONDS WEST, 340.00 FEET;
28 6. NORTH 00 DEGREES 56 MINUTES 51 SECONDS WEST, 960.00 FEET;
29 7. NORTH 82 DEGREES 02 MINUTES 26 SECONDS EAST, 1,650.00
30 FEET;

1 8. NORTH 12 DEGREES 11 MINUTES 20 SECONDS EAST, 150.00 FEET;
2 9. NORTH 58 DEGREES 52 MINUTES 22 SECONDS EAST, 1,005.00
3 FEET;
4 10. NORTH 72 DEGREES 03 MINUTES 16 SECONDS WEST, 1,580.00
5 FEET;
6 11. NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 618.53
7 FEET;
8 12. SOUTH 66 DEGREES 48 MINUTES 40 SECONDS EAST, 414.28
9 FEET;
10 13. SOUTH 82 DEGREES 18 MINUTES 40 SECONDS EAST, 633.87
11 FEET;
12 14. SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 336.58
13 FEET;
14 15. NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1,818.68
15 FEET
16 16. SOUTH 84 DEGREES 33 MINUTES 40 SECONDS EAST, 810.91
17 FEET;
18 17. SOUTH 66 DEGREES 33 MINUTES 40 SECONDS EAST, 340.00
19 FEET;
20 18. NORTH 73 DEGREES 56 MINUTES 20 SECONDS EAST, 470.00
21 FEET;
22 19. NORTH 60 DEGREES 56 MINUTES 20 SECONDS EAST, 246.11
23 FEET;
24 20. NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 210.00
25 FEET;
26 21. SOUTH 59 DEGREES 23 MINUTES 28 SECONDS EAST 237.20 FEET
27 TO THE PLACE OF BEGINNING.

28 (C) EASEMENTS.--THE QUITCLAIM CONVEYANCE SHALL BE MADE UNDER
29 AND SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES
30 AND RIGHTS OF OTHERS, ALL AS MAY APPEAR OF RECORD, INCLUDING BUT

1 NOT CONFINED TO STREETS, ROADWAYS AND RIGHTS OF ANY TELEPHONE,
2 TELEGRAPH, WATER, ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL
3 AS UNDER AND SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR
4 TENANCIES VESTED IN THIRD PERSONS, ALL AS MAY APPEAR OF RECORD,
5 FOR ANY PORTION OF THE LAND OR IMPROVEMENTS ERECTED THEREON.

6 (D) DEED.--

7 (1) THE QUITCLAIM DEED OF CONVEYANCE AUTHORIZED BY THIS
8 SECTION SHALL CONTAIN A RIGHT OF REVERTER THAT CAN BE
9 EXERCISED IN THE EVENT THE PHILADELPHIA AUTHORITY FOR
10 INDUSTRIAL DEVELOPMENT, SUBJECT TO PARAGRAPHS (2) AND (3),
11 DOES NOT CONVEY TO THE PHILADELPHIA REGIONAL PORT AUTHORITY
12 BY QUITCLAIM DEED ITS RIGHTS, TITLE AND INTEREST IN AT LEAST
13 180 ACRES OF LAND AT THE PHILADELPHIA NAVAL SHIPYARD
14 SIMULTANEOUS WITH OR IMMEDIATELY AFTER THIS CONVEYANCE OF
15 LAND, AND UPON SUCH CONVEYANCE TO THE PHILADELPHIA REGIONAL
16 PORT AUTHORITY SUCH REQUIREMENT SHALL BE DEEMED SATISFIED AND
17 SHALL BE OF NO FURTHER FORCE AND EFFECT, AND THE PHILADELPHIA
18 REGIONAL PORT AUTHORITY AND THE PHILADELPHIA AUTHORITY FOR
19 INDUSTRIAL DEVELOPMENT SHALL EXECUTE AND RECORD SUCH
20 DOCUMENTS AS ARE NECESSARY AND APPROPRIATE TO CONFIRM THE
21 SATISFACTION OF SUCH REQUIREMENT.

22 (2) THE QUITCLAIM DEED OF CONVEYANCE AUTHORIZED BY THIS
23 SECTION SHALL CONTAIN A CLAUSE THAT ANY CONVEYANCE FROM THE
24 PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT TO THE
25 PHILADELPHIA REGIONAL PORT AUTHORITY FOR ANY PORTION OF THE
26 LANDS TO BE CONVEYED HEREIN SHALL BE USED FOR PORT FACILITY
27 PURPOSES UNDER THE ACT OF JULY 10, 1989 (P.L.291, NO.50),
28 KNOWN AS THE PHILADELPHIA REGIONAL PORT AUTHORITY ACT, BY THE
29 GRANTEE, OR ITS SUCCESSOR IN INTEREST.

30 (3) THE QUITCLAIM DEED OF CONVEYANCE AUTHORIZED BY THIS

SECTION SHALL CONTAIN A CLAUSE REQUIRING THAT THE CONVEYANCE OF AT LEAST 180 ACRES OF LAND AT THE PHILADELPHIA NAVAL SHIPYARD REFERRED TO IN PARAGRAPH (1) SHALL CONTAIN A RIGHT OF REVERTER TO THE BENEFIT OF THE PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT ON A PORTION OF SUCH 180 ACRES OF LAND, SUCH PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, THAT CAN BE EXERCISED BY THE PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT IN THE EVENT THAT AS OF JANUARY 1, 2016, LESS THAN NINETY PERCENT OF SUCH PORTION IS BEING USED FOR PORT FACILITY PURPOSES, UNDER THE PHILADELPHIA REGIONAL PORT AUTHORITY ACT, AND UPON THE EXERCISE OF SUCH REVERTER THE RESTRICTION SET FORTH IN PARAGRAPH (2) RELATING TO PORT FACILITY PURPOSES SHALL BE, AS TO SUCH PORTION, EXTINGUISHED AND OF NO FURTHER FORCE AND EFFECT, AND THE PHILADELPHIA REGIONAL PORT AUTHORITY AND THE PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT SHALL EXECUTE AND RECORD SUCH DOCUMENTS AS ARE NECESSARY AND APPROPRIATE TO CONFIRM THE EXERCISE OF SUCH REVERTER AND EXTINGUISHMENT, AS TO SUCH PORTION, OF THE RESTRICTION SET FORTH IN PARAGRAPH (2):

BEGINNING AT A POINT NEAR THE BULKHEAD LINE OF THE DELAWARE RIVER, AS ESTABLISHED BY THE SECRETARY OF WAR, SEPTEMBER 10, 1940, A COMMON CORNER FOR LANDS NOW OR FORMERLY OF CONSOLIDATED RAIL CORPORATION, AND PARCEL 9, THE SAID POINT BEING MEASURED THE FOURTEEN (14) FOLLOWING COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERLY SIDE OF BROAD STREET (AT 300 FEET WIDE) WITH THE SOUTHWESTERLY SIDE OF PATTISON AVENUE (AT 120 FEET WIDE):

1. SOUTHWESTERLY ALONG THE EASTERLY SIDE OF BROAD STREET, 2,527.57 FEET TO A POINT;
2. SOUTHEASTERLY AT RIGHT ANGLES TO SAID BROAD STREET, 37

1 FEET TO A DRILL HOLE SET, A CORNER FOR THE SAID LANDS NOW
2 OR FORMERLY OF CONSOLIDATED RAIL CORPORATION; (COURSES 3
3 THROUGH 8 ALONG THE SOUTHERLY SIDE OF LANDS NOW OR
4 FORMERLY OF CONSOLIDATED RAIL CORPORATION);

5 3. SOUTH 75 DEGREES 30 MINUTES 00 SECONDS EAST, 3.00 FEET TO
6 A DRILL HOLE SET;

7 4. SOUTH 76 DEGREES 31 MINUTES 21 SECONDS EAST 229.54 FEET
8 TO AN IRON PIN SET;

9 5. SOUTH 68 DEGREES 33 MINUTES 21 SECONDS EAST, 284.65 FEET
10 TO AN IRON PIN SET;

11 6. SOUTH 63 DEGREES 50 MINUTES 26 SECONDS EAST, 341 FEET TO
12 AN IRON PIN SET;

13 7. SOUTHEASTERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF
14 2,287.44 FEET, AND AN ARC LENGTH OF 730.03 FEET TO AN
15 IRON PIN SET, SAID POINT BEING DISTANT BY A CHORD OF
16 SOUTH 72 DEGREES 59 MINUTES 00 SECONDS EAST, 726.93 FEET
17 FROM LAST DESCRIBED POINT;

18 8. SOUTH 82 DEGREES 07 MINUTES 34 SECONDS EAST 1,741.91 FEET
19 TO A POINT; AND

20 9. SOUTH 76 DEGREES 03 MINUTES 40 SECONDS EAST, 5,205.90
21 FEET;

22 10. SOUTH 76 DEGREES 03 MINUTES 40 SECONDS EAST, 938.01 FEET
23 TO A POINT NEAR THE BULKHEAD OF THE DELAWARE RIVER;

24 11. SOUTH 40 DEGREES 23 MINUTES 05 SECONDS WEST, 1,627.95
25 FEET;

26 12. SOUTH 58 DEGREES 07 MINUTES 17 SECONDS WEST, 1,737.34
27 FEET;

28 13. SOUTH 78 DEGREES 26 MINUTES 04 SECONDS WEST, 1,099.52
29 FEET;

30 14. SOUTH 78 DEGREES 27 MINUTES 42 SECONDS WEST, 1,247.43

1 FEET TO THE PLACE OF BEGINNING;
2 THENCE FROM THE SAID POINT OF BEGINNING, THE FOUR (4)
3 FOLLOWING DESCRIBED COURSES AND DISTANCES;
4 1. SOUTH 78 DEGREES 27 MINUTES 42 SECONDS WEST, 741.02 FEET;
5 2. NORTH, 2,241.48 FEET;
6 3. NORTH 89 DEGREES 29 MINUTES 47 SECONDS EAST, 726.07 FEET;
7 4. SOUTH, 2,099.64 FEET TO THE PLACE OF BEGINNING.

8 CONTAINING 36.18 ACRES OF LAND, MORE OR LESS

9 (E) LAND USE RESTRICTION.--ALL DEEDS OR LEASES AUTHORIZED OR
10 REFERRED TO UNDER THIS SECTION SHALL BE MADE UNDER AND SUBJECT
11 TO THE CONDITION, WHICH SHALL BE CONTAINED IN THE DEED OR LEASE
12 DOCUMENTS, THAT NO PORTION OF THE PARCELS SHALL BE USED AS A
13 LICENSED FACILITY AS DEFINED IN 4 PA.C.S. § 1103 (RELATING TO
14 DEFINITIONS) OR ANY OTHER SIMILAR TYPE OF FACILITY AUTHORIZED
15 UNDER THE LAWS OF THIS COMMONWEALTH. THIS CONDITION SHALL BE A
16 COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE
17 DEED OR LEASE OR SUBLESSEES AND THEIR RESPECTIVE SUCCESSORS AND
18 ASSIGNS.

19 (F) DEED EXECUTION.--THE DEED OF CONVEYANCE AUTHORIZED BY
20 THIS SECTION SHALL BE APPROVED AS PROVIDED BY LAW AND SHALL BE
21 EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN THE NAME OF THE
22 COMMONWEALTH OF PENNSYLVANIA.

23 (G) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THIS
24 CONVEYANCE SHALL BE BORNE BY THE GRANTEE.
25 SECTION 3. CONVEYANCE TO PHILADELPHIA REGIONAL PORT AUTHORITY,
26 TRACT 1, CITY OF PHILADELPHIA.

27 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
28 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED AND DIRECTED
29 ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND
30 CONVEY TO THE PHILADELPHIA REGIONAL PORT AUTHORITY, FOR \$1

CERTAIN LANDS SITUATE IN THE 39TH WARD OF THE CITY OF
PHILADELPHIA DESCRIBED IN SUBSECTION (B) .

(B) DESCRIPTION.--THE LANDS TO BE CONVEYED PURSUANT TO
SUBSECTION (A) CONSIST OF 14.90 ACRES MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LAND LOCATED IN THE CITY OF
PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA, THAT IS RIVER-
BED, A GENERAL DESCRIPTION BASED UPON PAPER SURVEY AS FOLLOWS
TO WIT:

BEGINNING AT A POINT THE FOLLOWING THREE (3) COURSES AND
DISTANCES FROM THE SOUTHERLY PROJECTION OF THE EASTERLY SIDE
OF CHRISTOPHER COLUMBUS BOULEVARD (FORMERLY DELAWARE AVENUE) ,
LOCATED S 14 DEGREES 30 MINUTES 00 SECONDS W AT THE DISTANCE
OF 3,601.940 FEET FROM THE INTERSECTION OF THE SOUTHERLY SIDE
OF PACKER AVENUE (148 FEET WIDE) AND THE SAID EASTERLY SIDE
OF CHRISTOPHER COLUMBUS BOULEVARD (250 FEET WIDE);

1. SOUTH 75 DEGREES 30 MINUTES 00 SECONDS EAST ALONG A LINE
DISTANCE OF 580.759 FEET TO A POINT ON THE BULKHEAD LINE
OF THE DELAWARE RIVER APPROVED BY THE SECRETARY OF WAR,
SEPTEMBER 10, 1940;

2. SOUTH 75 DEGREES 30 MINUTES 00 SECONDS EAST THE DISTANCE
OF 438.331 FEET TO A POINT ON THE PIERHEAD LINE OF THE
DELAWARE RIVER APPROVED BY THE SECRETARY OF WAR,
SEPTEMBER 10, 1940;

3. SOUTH 28 DEGREES 56 MINUTES 59.9 SECONDS WEST ALONG SAID
PIERHEAD LINE THE DISTANCE OF 568.550 FEET TO THE POINT
OF BEGINNING;

THENCE FROM THE SAID POINT OF BEGINNING, THE NINE (9)
FOLLOWING DESCRIBED COURSES AND DISTANCES;

1. SOUTH 28 DEGREES 57 MINUTES 00.3 SECONDS WEST, 284.23

1 FEET;
2 2. SOUTH 76 DEGREES 32 MINUTES 43.1 SECONDS EAST, 0.900
3 FEET;
4 3. NORTH 13 DEGREES 27 MINUTES 33.5 SECONDS EAST, 28.000
5 FEET;
6 4. SOUTH 76 DEGREES 32 MINUTES 43.1 SECONDS EAST, 8.661
7 FEET;
8 5. SOUTH 28 DEGREES 57 MINUTES 00.3 SECONDS WEST, 259.860
9 FEET;
10 6. NORTH 76 DEGREES 03 MINUTES 40.00 SECONDS WEST, 691.822
11 FEET TO A POINT ON THE BULKHEAD LINE;
12 7. NORTH 76 DEGREES 03 MINUTES 40.00 SECONDS WEST, 402.307
13 FEET;
14 8. SOUTH 13 DEGREES 39 MINUTES 14.20 SECONDS WEST, 555.583
15 FEET;
16 9. SOUTH 75 DEGREES 58 MINUTES 58.90 SECONDS EAST, 1,245.421
17 FEET TO THE PLACE OF BEGINNING;

18 (C) EASEMENTS.--THE CONVEYANCE SHALL BE MADE UNDER AND
19 SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND
20 RIGHTS OF OTHERS, INCLUDING BUT NOT CONFINED TO STREETS,
21 ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,
22 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND
23 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES
24 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF
25 THE LAND OR IMPROVEMENTS ERECTED THEREON.

26 (D) DEED.--THE DEED OF CONVEYANCE SHALL CONTAIN A CLAUSE
27 THAT ANY PORTION OF THE LANDS TO BE CONVEYED HEREIN SHALL BE
28 USED FOR PORT FACILITY PURPOSES UNDER THE ACT OF JULY 10, 1989
29 (P.L.291, NO.50), KNOWN AS THE PHILADELPHIA REGIONAL PORT
30 AUTHORITY ACT, BY THE GRANTEE, OR ITS SUCCESSOR IN INTEREST.

1 (E) LAND USE RESTRICTION.--ALL DEEDS OR LEASES AUTHORIZED OR
2 REFERRED TO UNDER THIS SECTION SHALL BE MADE UNDER AND SUBJECT
3 TO THE CONDITION, WHICH SHALL BE CONTAINED IN THE DEED OR LEASE
4 DOCUMENTS, THAT NO PORTION OF THE PARCELS SHALL BE USED AS A
5 LICENSED FACILITY AS DEFINED IN 4 PA.C.S. § 1103 (RELATING TO
6 DEFINITIONS) OR ANY OTHER SIMILAR TYPE OF FACILITY AUTHORIZED
7 UNDER THE LAWS OF THIS COMMONWEALTH. THIS CONDITION SHALL BE A
8 COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE
9 DEED OR LEASE OR SUBLESSEES AND THEIR RESPECTIVE SUCCESSORS AND
10 ASSIGNS.

11 (F) DEED EXECUTION.--THE DEED OF CONVEYANCE AUTHORIZED BY
12 THIS SECTION SHALL BE APPROVED AS PROVIDED BY LAW AND SHALL BE
13 EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN THE NAME OF THE
14 COMMONWEALTH OF PENNSYLVANIA.

15 (G) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THIS
16 CONVEYANCE SHALL BE BORNE BY THE GRANTEE.
17 SECTION 4. CONVEYANCE TO PHILADELPHIA REGIONAL PORT AUTHORITY,
18 TRACT 2, CITY OF PHILADELPHIA.

19 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
20 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED AND DIRECTED
21 ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND
22 CONVEY TO THE PHILADELPHIA REGIONAL PORT AUTHORITY, FOR \$1
23 CERTAIN LANDS SITUATE IN THE 39TH WARD OF THE CITY OF
24 PHILADELPHIA DESCRIBED IN SUBSECTION (B).

25 (B) DESCRIPTION.--THE LANDS TO BE CONVEYED PURSUANT TO
26 SUBSECTION (A) CONSIST OF 16.82 ACRES MORE PARTICULARLY
27 DESCRIBED AS FOLLOWS:

28 ALL THAT CERTAIN LAND LOCATED IN THE CITY OF
29 PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA, THAT IS RIVER-
30 BED, A GENERAL DESCRIPTION BASED UPON PAPER SURVEY AS FOLLOWS

1 TO WIT:

2 BEGINNING AT A POINT ON THE SOUTHERLY PROJECTION OF THE
3 EASTERLY SIDE OF CHRISTOPHER COLUMBUS BOULEVARD (FORMERLY
4 DELAWARE AVENUE), LOCATED S 14 DEGREES 30 MINUTES 00 SECONDS
5 W AT THE DISTANCE OF 3,601.940 FEET FROM THE INTERSECTION OF
6 THE SOUTHERLY SIDE OF PACKER AVENUE (148 FEET WIDE) AND THE
7 SAID EASTERLY SIDE OF CHRISTOPHER COLUMBUS BOULEVARD (250
8 FEET WIDE);

9 THENCE FROM THE SAID POINT OF BEGINNING, THE EIGHT (8)
10 FOLLOWING DESCRIBED COURSES AND DISTANCES;

11 1. SOUTH 75 DEGREES 30 MINUTES 00 SECONDS EAST ALONG A LINE
12 DISTANCE OF 580.759 FEET TO A POINT ON THE BULKHEAD LINE
13 OF THE DELAWARE RIVER APPROVED BY THE SECRETARY OF WAR,
14 SEPTEMBER 10, 1940;

15 2. SOUTH 75 DEGREES 30 MINUTES 00 SECONDS EAST THE DISTANCE
16 OF 438.331 FEET TO A POINT ON THE PIERHEAD LINE OF THE
17 DELAWARE RIVER APPROVED BY THE SECRETARY OF WAR,
18 SEPTEMBER 10, 1940;

19 3. SOUTH 28 DEGREES 56 MINUTES 59.9 SECONDS WEST ALONG SAID
20 PIERHEAD LINE THE DISTANCE OF 568.550 FEET TO A POINT;

21 4. NORTH 75 DEGREES 58 MINUTES 58.9 SECONDS WEST ALONG THE
22 DISTANCE OF 565.227 FEET TO A POINT ON THE SAID BULKHEAD
23 LINE OF THE DELAWARE RIVER;

24 5. NORTH 75 DEGREES 58 MINUTES 58.9 SECONDS WEST THE
25 DISTANCE OF 680.194 FEET TO A POINT ON AN ARC;

26 6. THENCE EXTENDING NORTHWARDLY ALONG SAID ARC CURVING TO
27 THE RIGHT, HAVING A RADIUS OF 4,990.020 FEET THE ARC
28 DISTANCE OF 137.707 FEET (CHORD BEARING OF NORTH 13
29 DEGREES 39 MINUTES 14.2 SECONDS EAST AND CHORD DISTANCE
30 OF 137.703 FEET) TO A POINT;

1 7. NORTH 14 DEGREES 16 MINUTES 18.1 SECONDS EAST, 423.379
2 FEET ;

3 8. SOUTH 75 DEGREES 30 MINUTES 00 SECONDS EAST, PARTIALLY
4 CROSSING THE SOUTHERLY DEAD END OF A CERTAIN 50 FEET WIDE
5 EASEMENT THE DISTANCE OF 371.880 FEET TO THE FIRST
6 MENTIONED POINT AND PLACE OF BEGINNING.

7 (C) EASEMENTS.--THE CONVEYANCE SHALL BE MADE UNDER AND
8 SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND
9 RIGHTS OF OTHERS, INCLUDING BUT NOT CONFINED TO STREETS,
10 ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,
11 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND
12 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES
13 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF
14 THE LAND OR IMPROVEMENTS ERECTED THEREON.

15 (D) DEED.--THE DEED OF CONVEYANCE SHALL CONTAIN A CLAUSE
16 THAT ANY PORTION OF THE LANDS TO BE CONVEYED HEREIN SHALL BE
17 USED FOR PORT FACILITY PURPOSES UNDER THE ACT OF JULY 10, 1989
18 (P.L.291, NO.50), KNOWN AS THE PHILADELPHIA REGIONAL PORT
19 AUTHORITY ACT, BY THE GRANTEE, OR ITS SUCCESSOR IN INTEREST.

20 (E) LAND USE RESTRICTION.--ALL DEEDS OR LEASES AUTHORIZED OR
21 REFERRED TO UNDER THIS SECTION SHALL BE MADE UNDER AND SUBJECT
22 TO THE CONDITION, WHICH SHALL BE CONTAINED IN THE DEED OR LEASE
23 DOCUMENTS, THAT NO PORTION OF THE PARCELS SHALL BE USED AS A
24 LICENSED FACILITY AS DEFINED IN 4 PA.C.S. § 1103 (RELATING TO
25 DEFINITIONS) OR ANY OTHER SIMILAR TYPE OF FACILITY AUTHORIZED
26 UNDER THE LAWS OF THIS COMMONWEALTH. THIS CONDITION SHALL BE A
27 COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE
28 DEED OR LEASE OR SUBLESSEES AND THEIR RESPECTIVE SUCCESSORS AND
29 ASSIGNS.

30 (F) DEED EXECUTION.--THE DEED OF CONVEYANCE AUTHORIZED BY

1 THIS SECTION SHALL BE APPROVED AS PROVIDED BY LAW AND SHALL BE
2 EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN THE NAME OF THE
3 COMMONWEALTH OF PENNSYLVANIA.

4 (G) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THIS
5 CONVEYANCE SHALL BE BORNE BY THE GRANTEE.

6 SECTION 5. CONVEYANCE TO PHILADELPHIA AUTHORITY FOR INDUSTRIAL
7 DEVELOPMENT, TRACT 3, CITY OF PHILADELPHIA.

8 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
9 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED AND DIRECTED
10 ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA TO QUITCLAIM TO
11 THE PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT FOR \$1 ANY
12 INTEREST IT MAY HAVE IN CERTAIN LANDS SITUATE IN THE 39TH WARD
13 OF THE CITY OF PHILADELPHIA DESCRIBED IN SUBSECTION (B). THE
14 QUITCLAIM CONVEYANCE OF THIS INTEREST EXCLUDES THE INTERESTS
15 DESCRIBED IN SECTIONS 1 AND 2 AND THE AREA OF LAND CONVEYED BY
16 THE ACT OF FEBRUARY 4, 2004 (P.L.45, NO.4), ENTITLED "AN ACT
17 AUTHORIZING AND DIRECTING THE DEPARTMENT OF GENERAL SERVICES,
18 WITH THE APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO THE
19 PHILADELPHIA REGIONAL PORT AUTHORITY CERTAIN LANDS SITUATE IN
20 THE 39TH WARD OF THE CITY OF PHILADELPHIA; AND AUTHORIZING THE
21 DEPARTMENT OF GENERAL SERVICES, WITH CONCURRENCE OF THE
22 DEPARTMENT OF ENVIRONMENTAL PROTECTION, TO LEASE TO ISLE OF
23 CAPRI ASSOCIATES LAND WITHIN THE BED OF THE DELAWARE RIVER IN
24 THE CITY OF PHILADELPHIA," AND IS AUTHORIZED TO RESOLVE ALL
25 QUESTIONS OF OWNERSHIP OF FAST LAND AND RIPARIAN RIGHTS AT THE
26 PHILADELPHIA NAVAL SHIPYARD.

27 (B) DESCRIPTION.--THE LANDS TO BE QUITCLAIMED PURSUANT TO
28 SUBSECTION (A) CONSISTS OF ANY ACREAGE CONVEYED VIA QUITCLAIM
29 DEEDS BETWEEN THE UNITED STATES OF AMERICA AS GRANTOR AND
30 PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT AS GRANTEE AS

1 IDENTIFIED BELOW WITH THE EXCEPTION OF THE PARCELS DESCRIBED IN
2 SECTIONS 1 AND 2 AND THE AREA OF LAND CONVEYED BY THE ACT OF
3 FEBRUARY 4, 2004 (P.L.45, NO.4) (COMMONLY KNOWN AS PARCEL 9A):
4 PARCEL

5 RECORDING DATE	DOCUMENT ID
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6 PARCEL 2	50058407
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7 3/31/2000	
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8 PARCEL 3	50058408
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9 3/31/2000	
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10 PARCEL 3A	50381752
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11 12/31/2001	
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12 PARCEL 3	50366752
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13 AMENDED 11/30/2001	
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14 PARCEL 4	50058409
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15 3/31/2000	
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16 PARCEL 5	50058410
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17 3/31/2000	
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18 PARCEL 5A/B	50366751
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19 11/30/2001	
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20 PARCEL 6	50058411
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21 3/31/2000	
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22 PARCEL 7	50058412
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23 3/31/2000	
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24 PARCEL 8	50058413
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25 3/31/2000	
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26 PARCEL 9/9A	50058414
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27 3/31/2000	
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28 PARCEL 10	50058415
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29 3/31/2000	
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30 (C) EASEMENTS.-- THE QUITCLAIM CONVEYANCE SHALL BE MADE

1 UNDER AND SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS,
2 SERVITUDES AND RIGHTS OF OTHERS, ALL AS MAY APPEAR OF RECORD,
3 INCLUDING BUT NOT CONFINED TO STREETS, ROADWAYS AND RIGHTS OF
4 ANY TELEPHONE, TELEGRAPH, WATER, ELECTRIC, GAS OR PIPELINE
5 COMPANIES, AS WELL AS UNDER AND SUBJECT TO ANY LAWFUL AND
6 ENFORCEABLE ESTATES OR TENANCIES VESTED IN THIRD PERSONS, ALL AS
7 MAY APPEAR OF RECORD, FOR ANY PORTION OF THE LAND OR
8 IMPROVEMENTS ERECTED THEREON.

9 (D) DEED EXECUTION.--THE QUITCLAIM DEED AUTHORIZED BY THIS
10 SECTION SHALL BE APPROVED AS PROVIDED BY LAW AND SHALL BE
11 EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN THE NAME OF THE
12 COMMONWEALTH OF PENNSYLVANIA.

13 (E) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THIS
14 CONVEYANCE SHALL BE BORNE BY THE GRANTEE.

15 Section ~~3~~ 6. Effective date.

16 This act shall take effect immediately.

