
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 53

Session of
1989

INTRODUCED BY BATTISTO, YANDRISEVITS, GRUPPO AND McCALL,
JANUARY 18, 1989

SENATOR RHOADES, STATE GOVERNMENT, IN SENATE, AS AMENDED,
JUNE 19, 1989

AN ACT

1 Authorizing and directing the Department of General Services,
2 with the approval of the Governor and the Chancellor of the
3 State System of Higher Education, to convey to Pocono Medical
4 Center a certain tract of land situate in the Borough of East
5 Stroudsburg, Monroe County, in exchange for a certain
6 monetary consideration and a certain tract of land; AND ←
7 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE
8 APPROVAL OF THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, TO
9 SUPPLEMENT AND AMEND A LEASE BETWEEN THE COMMONWEALTH AND THE
10 CITY OF PHILADELPHIA, AUTHORIZED PURSUANT TO THE ACT OF
11 DECEMBER 9, 1980 (P.L.1133, NO.201), SUBJECT TO CERTAIN
12 CONDITIONS, IN THE FIFTH WARD OF THE CITY OF PHILADELPHIA.

13 The General Assembly of the Commonwealth of Pennsylvania
14 hereby enacts as follows:

15 Section 1. The Department of General Services, with the
16 approval of the Governor and the Chancellor of the State System
17 of Higher Education, is hereby authorized and directed on behalf
18 of the Commonwealth of Pennsylvania to grant and convey to
19 Pocono Medical Center the following tract of land bounded and
20 described as follows:

21 All that certain lot, piece or parcel of land situated in the

1 Borough of East Stroudsburg, County of Monroe, Commonwealth of
2 Pennsylvania, bounded and described as follows:

3 Beginning at a concrete monument on the northerly line of
4 East Brown Street, the southeasterly corner of lands of Pocono
5 Hospital; thence by lands of Pocono Hospital north 12 degrees 53
6 minutes 47 seconds west 486.50 feet to a point, the
7 northeasterly corner of said lands of Pocono Hospital; thence by
8 lands of East Stroudsburg University, of which this parcel of
9 land was formerly a part, south 23 degrees 39 minutes 16 seconds
10 east 495.59 feet to a point on the northerly line of East Brown
11 Street; thence along said northerly line of East Brown Street
12 south 77 degrees 20 minutes 09 seconds west 92.51 feet to the
13 place of beginning.

14 Containing 22,502 square feet more or less.

15 Section 2. The conveyance authorized by section 1 shall be
16 in exchange for \$7,500 in monetary consideration and the
17 conveyance by Pocono Medical Center to the Commonwealth of
18 Pennsylvania of a tract of land, bounded and described as
19 follows:

20 All that certain messuage known as 220 Normal Street and lot,
21 tract, piece or parcel of land, including a wooden frame
22 residence, situate in the Second Ward of the Borough of East
23 Stroudsburg, County of Monroe, and Commonwealth of Pennsylvania,
24 bounded and described as follows,

25 Beginning at a post on the north side of Normal Street, being
26 the eastern corner on Normal Street of and formerly of W. S.
27 Felver; thence along the line of said land of formerly W.S.
28 Felver in a northerly direction at a right angle to the line of
29 Normal Street, two hundred feet to a post in the line of land
30 late of Elizabeth LeBar; thence along the said line of land late

1 of said Elizabeth LeBar in an easterly direction forty feet and
2 six inches, more or less, to other lands formerly of Albert W.
3 Knapp; thence along said other lands formerly of said Albert W.
4 Knapp in a southerly direction and at right angles to the line
5 of Normal Street two hundred feet and six inches, more or less,
6 to the said northerly line of said Normal Street; thence along
7 said line of said Normal Street in a westerly direction forty
8 feet to the place of beginning.

9 Section 3. The conveyance authorized by section 1 shall be
10 made under and subject to all easements, servitudes and rights
11 of others, including, but not confined to, streets, roadways and
12 rights of telephone, telegraph, water, electric, sewer, gas or
13 pipeline companies, as well as under and subject to any
14 interest, estates or tenancies vested in third persons, whether
15 or not appearing of record, for any portion of the land or
16 improvements erected thereon.

17 Section 4. The deed of conveyance shall be approved as
18 required by law and shall be executed by the Secretary of
19 General Services in the name of the Commonwealth of
20 Pennsylvania.

21 Section 5. The parties to the transaction shall bear their
22 respective costs.

23 SECTION 6. (A) THE COMMONWEALTH OF PENNSYLVANIA OWNS THE <—
24 LANDS WITHIN THE BED OF THE DELAWARE RIVER, A PORTION OF WHICH
25 LANDS ARE LOCATED IN THE 5TH WARD OF THE CITY OF PHILADELPHIA,
26 COMMONLY KNOWN AS PIERS #3 AND #5. THE CITY OF PHILADELPHIA
27 DESIRES TO ELIMINATE THE BLIGHT AND DETERIORATION WHICH NOW
28 EXIST IN THIS AREA AND UNDERTAKE THE REDEVELOPMENT OF VARIOUS
29 SITES WITHIN THIS AREA FOR THE SUBSTANTIAL BENEFIT OF THE PEOPLE
30 OF THE CITY OF PHILADELPHIA AND THE SURROUNDING REGIONS. THE

1 COMMONWEALTH HAS AGREED TO ASSIST THE CITY OF PHILADELPHIA IN
2 THE RENEWAL OF THIS AREA BY LEASING A PORTION OF THE BED OF THE
3 DELAWARE RIVER TO THE CITY OF PHILADELPHIA AS HEREINAFTER
4 PROVIDED.

5 (B) THE DEPARTMENT OF GENERAL SERVICES, WITH THE CONCURRENCE
6 OF THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, ACTING ON BEHALF
7 OF THE COMMONWEALTH OF PENNSYLVANIA, FOR A CONSIDERATION OF \$1,
8 IS HEREBY AUTHORIZED TO GRANT TO THE CITY OF PHILADELPHIA THE
9 RIGHT TO EXTEND THE LEASE PERIOD, AUTHORIZED PURSUANT TO THE ACT
10 OF DECEMBER 9, 1980 (P.L.1133, NO.201), ENTITLED "AN ACT
11 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE
12 APPROVAL OF THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, TO LEASE
13 TO THE CITY OF PHILADELPHIA CERTAIN LANDS SUBJECT TO CERTAIN
14 CONDITIONS WITHIN THE BED OF THE DELAWARE RIVER IN THE FIFTH
15 WARD OF THE CITY OF PHILADELPHIA, PENNSYLVANIA," FOR CERTAIN
16 PORTIONS OF THE LEASED PREMISES AS OUTLINED BELOW FOR AN
17 ADDITIONAL 99 YEARS (THE "RENEWAL TERM") UPON NOTICE GIVEN NO
18 LESS THAN TEN YEARS PRIOR TO THE EXPIRATION OF THE INITIAL TERM.
19 THESE LANDS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

20 PARCEL NO. 1.

21 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE FIFTH
22 WARD OF THE CITY OF PHILADELPHIA AND DESCRIBED IN ACCORDANCE
23 WITH A SURVEY AND PLAN OF PROPERTIES MADE NOVEMBER 18, 1981, AND
24 REVISED JANUARY 6, 1982, BY LAWRENCE J. CLEARY, SURVEYOR AND
25 REGULATOR OF THE THIRD SURVEY DISTRICT.

26 BEGINNING AT A POINT ON THE EASTERLY SIDE OF DELAWARE AVENUE,
27 L.R.67025, VARIABLE WIDTH, AND THE BULKHEAD LINE OF THE DELAWARE
28 RIVER AS FIXED BY THE SECRETARY OF WAR, JANUARY 20, 1891, AND
29 REESTABLISHED SEPTEMBER 10, 1940, SAID POINT BEING LOCATED NORTH
30 14 DEGREES 03 MINUTES 50 SECONDS EAST, THE DISTANCE OF 147 FEET

1 FROM THE POINT OF INTERSECTION OF THE SAID BULKHEAD LINE AND THE
2 FORMER NORTH LINE OF MARKET STREET, 100 FEET WIDE, PRODUCED;
3 THENCE EXTENDING NORTH 14 DEGREES 03 MINUTES 50 SECONDS EAST,
4 ALONG THE SAID EASTERLY SIDE OF DELAWARE AVENUE AND SAID
5 BULKHEAD LINE, THE DISTANCE OF 791 FEET 2 1/8 INCHES TO A POINT;
6 THENCE EXTENDING SOUTH 75 DEGREES 56 MINUTES 10 SECONDS EAST,
7 THE DISTANCE OF 61 FEET 10 1/4 INCHES TO A POINT; THENCE
8 EXTENDING SOUTH 79 DEGREES 48 MINUTES 05 SECONDS EAST, THE
9 DISTANCE OF 471 FEET 8 1/8 INCHES TO A POINT ON THE PIERHEAD
10 LINE OF THE DELAWARE RIVER AS FIXED BY THE SECRETARY OF WAR,
11 JANUARY 20, 1891, AND REESTABLISHED SEPTEMBER 10, 1940; THENCE
12 EXTENDING SOUTH 14 DEGREES 51 MINUTES 14 SECONDS WEST, ALONG THE
13 SAID PIERHEAD LINE, THE DISTANCE OF 263 FEET 6 1/8 INCHES TO A
14 POINT; THENCE EXTENDING SOUTH 11 DEGREES 13 MINUTES 56 SECONDS
15 WEST, ALONG THE SAID PIERHEAD LINE AND PARTLY CROSSING THE
16 EASTERLY END OF AN EASEMENT FOR DRAINAGE PURPOSES, VARIABLE
17 WIDTH, THE DISTANCE OF 579 FEET 10 1/4 INCHES TO A POINT; THENCE
18 EXTENDING NORTH 80 DEGREES 06 MINUTES 20 SECONDS WEST, WITHIN
19 THE BED OF THE SAID EASEMENT, THE DISTANCE OF 371 FEET 11 3/8
20 INCHES TO A POINT; THENCE EXTENDING NORTH 9 DEGREES 53 MINUTES
21 40 SECONDS EAST WITHIN THE BED OF SAID EASEMENT FOR DRAINAGE
22 PURPOSES, THE DISTANCE OF 60 FEET 1 5/8 INCHES TO A POINT ON THE
23 EASTERLY SIDE OF A CERTAIN EASEMENT FOR SERVICE ROAD, PRIVATE
24 UTILITIES, WATER AND DRAINAGE PURPOSES, VARIABLE WIDTH; THENCE
25 EXTENDING NORTH 80 DEGREES 06 MINUTES 20 SECONDS WEST, PARTLY
26 ALONG THE NORTHERLY END OF THE SAID EASEMENT FOR SERVICE ROAD,
27 PRIVATE UTILITIES, WATER AND DRAINAGE PURPOSES, AND PARTLY ALONG
28 AN OFFSET LINE OF SAID DELAWARE AVENUE, THE DISTANCE OF 182 FEET
29 7 3/8 INCHES TO THE SAID EASTERLY SIDE OF DELAWARE AVENUE AND
30 BULKHEAD LINE, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

1 CONTAINING IN AREA 445,144 SQUARE FEET. BEING KNOWN AS PIER #3
2 AND PIER #5.

3 PARCEL NO. 1A.

4 ALL THAT CERTAIN RIPARIAN PARCEL SITUATE IN THE FIFTH WARD OF
5 THE CITY OF PHILADELPHIA AND DESCRIBED IN ACCORDANCE WITH A
6 SURVEY AND PLAN OF PROPERTIES MADE APRIL 17, 1989, AND REVISED
7 APRIL 25, 1989, BY LAWRENCE J. CLEARY, SURVEYOR AND REGULATOR OF
8 THE THIRD SURVEY DISTRICT:

9 BEGINNING AT A POINT LOCATED THE FOLLOWING TWO COURSES AND
10 DISTANCES FROM THE POINT OF INTERSECTION OF THE EASTERLY SIDE OF
11 DELAWARE AVENUE (SR #2001, VARIABLE WIDTH) AND BULKHEAD LINE OF
12 THE DELAWARE RIVER, AS FIXED BY THE SECRETARY OF WAR, JANUARY
13 20, 1891, AND REESTABLISHED SEPTEMBER 10, 1940, WITH THE FORMER
14 NORTHERLY SIDE OF MARKET STREET (100 FEET WIDE) PRODUCED:

15 1. NORTH 14 DEGREES 03 MINUTES 50 SECONDS EAST, ALONG THE
16 SAID EASTERLY SIDE OF DELAWARE AVENUE AND SAID BULKHEAD LINE,
17 THE DISTANCE OF 938 FEET 2 1/8 INCHES; THENCE

18 2. SOUTH 75 DEGREES 56 MINUTES 10 SECONDS EAST, THE DISTANCE
19 OF 31 FEET 2 3/4 INCHES TO THE SAID BEGINNING POINT; THEN
20 EXTENDING NORTH 14 DEGREES 03 MINUTES 50 SECONDS EAST, THE
21 DISTANCE OF 110 FEET 8 INCHES TO A POINT; THENCE EXTENDING SOUTH
22 79 DEGREES 46 MINUTES 10 SECONDS EAST, THE DISTANCE OF 502 FEET
23 8 3/8 INCHES TO A POINT ON THE PIERHEAD OF THE DELAWARE RIVER,
24 AS FIXED BY THE SECRETARY OF WAR, JANUARY 20, 1891, AND
25 REESTABLISHED SEPTEMBER 10, 1940; THENCE EXTENDING SOUTH 14
26 DEGREES 51 MINUTES 14 SECONDS WEST, ALONG THE SAID PIERHEAD
27 LINE, THE DISTANCE OF 215 FEET 1 3/8 INCHES TO A POINT; THENCE
28 EXTENDING NORTH 79 DEGREES 48 MINUTES 06 SECONDS WEST, THE
29 DISTANCE OF 484 FEET 2 1/4 INCHES TO A POINT; THENCE EXTENDING
30 NORTH 32 DEGREES 52 MINUTES 08 SECONDS WEST, THE DISTANCE OF 21

1 FEET 3 INCHES TO A POINT; THENCE EXTENDING NORTH 14 DEGREES 03
2 MINUTES 50 SECONDS EAST, THE DISTANCE OF 88 FEET 11 3/8 INCHES
3 TO THE SAID BEGINNING POINT.

4 CONTAINING IN AREA 107,419 SQUARE FEET (2.46599 ACRES).

5 (C) THE LEASE AND ANY OTHER DOCUMENTS HEREBY CONTEMPLATED
6 SHALL BE APPROVED BY THE ATTORNEY GENERAL AND SHALL BE EXECUTED
7 BY THE DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
8 DEPARTMENT OF ENVIRONMENTAL RESOURCES, IN THE NAME OF THE
9 COMMONWEALTH OF PENNSYLVANIA. THE LEASE SHALL GRANT THE LESSEE,
10 CITY OF PHILADELPHIA, THE RIGHT TO SUBLEASE OR PERMIT THE
11 SUBLEASE OF THE ABOVE-DESCRIBED PREMISES FOR THE PURPOSES OF
12 DEVELOPMENT FOR RESIDENTIAL, OFFICE, COMMERCIAL, CONDOMINIUM,
13 HOTEL, MARINA, OR OTHER USES, AND THE LEASE SHALL SPECIFICALLY
14 INCLUDE THE FOLLOWING CONDITIONS:

15 UNDER AND SUBJECT, NEVERTHELESS, TO THE CONDITION THAT IF
16 THE SAID LESSEE, CITY OF PHILADELPHIA, SHOULD SUBLEASE OR
17 PERMIT THE SUBLEASE OF OR OTHERWISE TRANSFER THE ABOVE-
18 DESCRIBED PREMISES DURING SAID INITIAL TERM OTHER THAN TO
19 A DEPARTMENT OR AGENCY OR POLITICAL SUBDIVISION OF THE
20 CITY OR TO THE COMMONWEALTH OF PENNSYLVANIA OR A
21 DEPARTMENT OR AGENCY OR POLITICAL SUBDIVISION OF THE
22 COMMONWEALTH, THE NET RENTALS RECEIVED BY THE SAID
23 LESSEE, CITY OF PHILADELPHIA, UPON SUCH SUBLEASE OR
24 TRANSFER SHALL BE RECEIVED, HELD, AND APPLIED AS FOLLOWS:
25 FIRST, TO REIMBURSE SAID LESSEE, CITY OF PHILADELPHIA,
26 FOR THE COSTS AND EXPENSES OF SAID SUBLEASE OR TRANSFER,
27 INCLUDING, WITHOUT LIMITATION, APPRAISAL FEES, TITLE
28 INSURANCE CHARGES, MARKETING COSTS, ATTORNEY FEES, AND
29 OTHER COSTS AND EXPENSES, SIMILAR AND DISSIMILAR;
30 SECOND, TO REIMBURSE SAID LESSEE, CITY OF PHILADELPHIA,

1 OR ANY DEPARTMENT OR AGENCY OR POLITICAL SUBDIVISION
2 THEREOF, FOR THE COST OF ANY IMPROVEMENTS NOW OR
3 HEREAFTER ERECTED ON THE ABOVE-DESCRIBED PREMISES,
4 INCLUDING, WITHOUT LIMITATION, THE COST OF ANY PIERS,
5 WHARVES, BULKHEADING, WATER AND SEWER LINES AND
6 CONNECTIONS, AND OTHER IMPROVEMENTS, SIMILAR OR
7 DISSIMILAR, AND THE FAIR MARKET VALUE OF ANY RIGHTS TO
8 DEVELOP SPACE OVER THE ABOVE-DESCRIBED PREMISES; AND
9 THIRD, THE BALANCE OF SAID NET RENTALS SHALL BE PAID
10 FIFTY PERCENT (50%) TO THE SAID LESSOR, COMMONWEALTH OF
11 PENNSYLVANIA, OR ITS DESIGNEE OR ASSIGNEE, AND FIFTY
12 PERCENT (50%) TO THE SAID LESSEE, CITY OF PHILADELPHIA,
13 OR ITS DESIGNEE OR ASSIGNEE, IN CONSIDERATION OF THEIR
14 RESPECTIVE INTERESTS IN THE ABOVE-DESCRIBED PREMISES
15 PURSUANT TO SAID LEASE.

16 AND FURTHER PROVIDED, THAT IF THE SAID LESSEE, CITY OF
17 PHILADELPHIA, SHOULD SUBLEASE OR PERMIT THE SUBLEASE OF
18 OR OTHERWISE TRANSFER THE ABOVE-DESCRIBED PREMISES DURING
19 THE SAID RENEWAL TERM OTHER THAN TO A DEPARTMENT OR
20 AGENCY OR POLITICAL SUBDIVISION OF THE CITY OR TO THE
21 COMMONWEALTH OF PENNSYLVANIA OR A DEPARTMENT OR AGENCY OR
22 POLITICAL SUBDIVISION OF THE COMMONWEALTH, THE CITY OF
23 PHILADELPHIA SHALL REQUIRE PAYMENT OF QUARTER-ANNUAL OR
24 OTHER MORE FREQUENT PERIODIC PAYMENTS OF RENT
25 REPRESENTING THE FAIR MARKET VALUE RENT FOR THAT PORTION
26 OF THE SAID LANDS SUBLEASED OR OTHERWISE TRANSFERRED AS
27 OF THE DATE OF THE COMMENCEMENT OF THE RENEWAL TERM, AND
28 SUCH FAIR MARKET VALUE RENT SHALL BE RECEIVED, HELD AND
29 APPLIED IN ACCORDANCE WITH SUBPARAGRAPHS FIRST, SECOND
30 AND THIRD ABOVE.

1 THE "FAIR MARKET VALUE RENT" SHALL BE THE RENT WHICH A
2 WILLING TENANT WOULD PAY TO A WILLING LANDLORD PURSUANT
3 TO AN ARM'S-LENGTH TRANSACTION FOR THE LEASE OF THAT
4 PORTION OF THE PREMISES AS IF IT WERE A PARCEL IMPROVED
5 WITH ROADS AND UTILITIES, BUT EXCLUSIVE OF THE OTHER
6 IMPROVEMENTS CONSTRUCTED THEREON AS DETERMINED BY ONE
7 APPRAISER SELECTED JOINTLY BY THE CITY AND THE
8 COMMONWEALTH, OR, IF THE CITY AND THE COMMONWEALTH DO NOT
9 AGREE ON THE SELECTION, BY THREE (3) APPRAISERS SELECTED
10 AS FOLLOWS: ONE APPRAISER SHALL BE SELECTED BY THE
11 COMMONWEALTH, ONE APPRAISER SHALL BE SELECTED BY THE
12 CITY, AND ONE APPRAISER SHALL BE SELECTED BY THE
13 APPRAISERS SELECTED BY THE CITY AND THE COMMONWEALTH;
14 PROVIDED, HOWEVER, THAT IF THE APPRAISERS SELECTED BY THE
15 CITY AND THE COMMONWEALTH ARE UNABLE TO AGREE UPON THE
16 THIRD APPRAISER, THEN THE THIRD APPRAISER SHALL BE
17 SELECTED BY THE PRESIDENT JUDGE OF THE PHILADELPHIA COURT
18 OF COMMON PLEAS, OR HIS OR HER SUCCESSOR. THE TERM
19 "APPRAISER" SHALL MEAN A PERSON WHO HAS BEEN ENGAGED IN
20 THE BUSINESS OF APPRAISING MULTIFAMILY RESIDENTIAL AND
21 COMMERCIAL REAL ESTATE WITHIN THE AREA OF THE CITY OF
22 PHILADELPHIA FOR A PERIOD OF AT LEAST FIVE (5) YEARS
23 PRIOR TO THE DATE OF HIS OR HER DESIGNATION, AND SHALL BE
24 THEN A MEMBER OF THE AMERICAN INSTITUTE OF REAL ESTATE
25 APPRAISERS, OR ANY SUCCESSOR THERETO THEN IN EXISTENCE,
26 OR ANY OTHER BODY OR ORGANIZATION SIMILAR IN NATURE TO
27 THE AMERICAN INSTITUTE OF REAL ESTATE APPRAISERS IF THE
28 AMERICAN INSTITUTE OF REAL ESTATE APPRAISERS IS NOT THEN
29 IN EXISTENCE. EACH APPRAISER SHALL DESIGNATE THE FAIR
30 MARKET VALUE RENT, AND THE RENT PAYABLE DURING THE

1 RENEWAL TERM SHALL BE THE SUM DETERMINED BY ADDING THE
2 TOTAL OF THE FAIR MARKET VALUE RENT DESIGNATED BY EACH
3 APPRAISER AND DIVIDING SUCH TOTAL BY THE NUMBER OF
4 APPRAISERS. THE COST OF THE SERVICES OF SAID APPRAISERS
5 SHALL BE DIVIDED EQUALLY BETWEEN THE CITY AND THE
6 COMMONWEALTH.

7 (D) THE DEPARTMENT OF GENERAL SERVICES, WITH THE CONCURRENCE
8 OF THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, ACTING ON BEHALF
9 OF THE COMMONWEALTH OF PENNSYLVANIA, IS ALSO SPECIFICALLY
10 AUTHORIZED TO ENTER INTO ONE OR MORE NONDISTURBANCE AGREEMENTS
11 WITH ANY SUBLESSEE OF THE ABOVE-DESCRIBED PREMISES PURSUANT TO
12 WHICH THE COMMONWEALTH WILL AGREE THAT, IF THE COMMONWEALTH
13 SUCCEEDS TO THE INTEREST OF THE CITY OF PHILADELPHIA UNDER SAID
14 SUBLEASE, IT WILL NOT TERMINATE SAID SUBLEASE UNLESS SAID
15 SUBLESSEE IS IN DEFAULT THEREUNDER.

16 (E) THE DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF
17 THE ATTORNEY GENERAL, IS HEREBY AUTHORIZED TO EXECUTE, ON BEHALF
18 OF THE COMMONWEALTH OF PENNSYLVANIA, ANY DECLARATION OR OTHER
19 DOCUMENT NECESSARY TO SUBMIT THE ABOVE-DESCRIBED PREMISES OR ANY
20 PORTION THEREOF AND ANY IMPROVEMENTS THEREON TO THE PROVISIONS
21 OF 68 PA.C.S. PART II SUBPT. B (RELATING TO CONDOMINIUMS) AS A
22 LEASEHOLD CONDOMINIUM.

23 Section ~~6~~ 7. This act shall take effect immediately.

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