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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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**HOUSE BILL**

**No. 676**      Session of  
2007

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INTRODUCED BY W. KELLER, MARCH 19, 2007

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REFERRED TO COMMITTEE ON STATE GOVERNMENT, MARCH 19, 2007

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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 Regional Port Authority certain lands situate in  
4 the 39th Ward of the City of Philadelphia.

5 The General Assembly of the Commonwealth of Pennsylvania  
6 hereby enacts as follows:

7 Section 1. Land in the 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 grant and  
11 convey to the Philadelphia Regional Port Authority, for \$1,  
12 certain lands situate in the 39th Ward of the City of  
13 Philadelphia described in subsection (b).

14 (b) Description.--The lands to be conveyed pursuant to  
15 subsection (a) consist of 305 acres more particularly described  
16 as follows:

17 ALL THAT CERTAIN land located in the City of Philadelphia,  
18 Commonwealth of Pennsylvania, that is river-bed that was made

1 fast land by having fill placed upon it, a general description  
2 based upon paper survey as follows to wit:

3 Beginning at a point near the Bulkhead Line of the Delaware  
4 River, as established by the Secretary of War, September 10,  
5 1940, a common corner for lands now or formerly of Consolidated  
6 Rail Corporation, and Parcel 9, the said point being measured  
7 the nine (9) following courses and distances from the  
8 intersection of the easterly side of Broad Street (at 300 feet  
9 wide) with the southwesterly side of Pattison Avenue (at 120  
10 feet wide):

- 11 1. Southwesterly along the easterly side of Broad Street,  
12 2,527.57 feet to a point;
- 13 2. Southeasterly at right angles to said Broad Street, 37  
14 feet to a drill hole set, a corner for the said lands  
15 now or formerly of Consolidated Rail Corporation;  
16 (courses 3 through 8 along the southerly side of lands  
17 now or formerly of Consolidated Rail Corporation);
- 18 3. South 75 degrees 30 minutes 00 seconds East, 3.00 feet  
19 to a drill hole set;
- 20 4. South 76 degrees 31 minutes 21 seconds East 229.54 feet  
21 to an iron pin set;
- 22 5. South 68 degrees 33 minutes 21 seconds East, 284.65 feet  
23 to an iron pin set;
- 24 6. South 63 degrees 50 minutes 26 seconds East, 341 feet to  
25 an iron pin set;
- 26 7. Southeasterly by a curve to the left having a radius of  
27 2,287.44 feet, and an arc length of 730.03 feet to an  
28 iron pin set, said point being distant by a chord of  
29 South 72 degrees 59 minutes 00 seconds East 726.93 feet  
30 from the last described point;

1 8. South 82 degrees 07 minutes 34 seconds East 1,741.91  
2 feet to a point; and

3 9. South 76 degrees 03 minutes 40 seconds East, 6093.91  
4 feet to the said point of Beginning;

5 Thence from said point of Beginning, the twenty five (25)  
6 following described courses and distances:

7 1. South 76 degrees 3 minutes 40 seconds East, 50 feet to  
8 the point and place of Beginning;

9 2. South 40 degrees 23 minutes 05 seconds West, 1,627.95  
10 feet along the Bulkhead line of the Delaware River;

11 3. South 58 degrees 07 minutes 17 seconds West, 1,737.34  
12 feet along the Bulkhead line of the Delaware River;

13 4. South 78 degrees 26 minutes 04 seconds West, 1,099.52  
14 feet along the Bulkhead line of the Delaware River;

15 5. South 78 degrees 27 minutes 42 seconds West, 2,645  
16 feet along the Bulkhead line of the Delaware River;

17 6. North 86 degrees 01 minutes 55 seconds West, 300 feet  
18 along the Bulkhead line of the Delaware River;

19 7. North 10 degrees 18 minutes 40 seconds West, 960 feet  
20 to the Bulkhead Line of the Delaware River;

21 8. North 72 degrees 11 minutes 20 seconds East, 1,650 feet;

22 9. North 12 degrees 11 minutes 20 seconds East, 150 feet,

23 10. North 48 degrees 41 minutes 20 seconds East, 1,005 feet;

24 11. North 81 degrees 33 minutes 40 seconds West, 1,580 feet;

25 12. North 76 degrees 33 minutes 40 seconds West, 1,040 feet;

26 13. North 72 degrees 33 minutes 40 seconds West, 2,375 feet;

27 14. North 89 degrees 18 minutes 40 seconds West, 500 feet;

28 15. North 83 degrees 48 minutes 40 seconds West, 475 feet;

29 16. North 13 degrees 11 minutes 20 seconds East, 550 feet;

30 17. North 87 degrees 41 minutes 20 seconds East, 420 feet

- 1 18. South 65 degrees 18 minutes 40 seconds East, 2,170 feet;
- 2 19. South 66 degrees 48 minutes 40 seconds East, 2,120 feet;
- 3 20. South 82 degrees 18 minutes 40 seconds East, 910 feet;
- 4 21. South 75 degrees 03 minutes 40 seconds East, 920 feet;
- 5 22. South 84 degrees 33 minutes 40 seconds East, 1,470 feet;
- 6 23. South 66 degrees 33 minutes 40 seconds East, 340 feet;
- 7 24. North 73 degrees 56 minutes 20 seconds East, 470 feet;
- 8 25. North 60 degrees 56 minutes 20 seconds East, 1,240 feet;
- 9 Containing 305 acres of land.

10 (c) Easements.--The conveyance shall be made under and  
11 subject to all lawful and enforceable easements, servitudes and  
12 rights of others, including but not confined to streets,  
13 roadways and rights of any telephone, telegraph, water,  
14 electric, gas or pipeline companies, as well as under and  
15 subject to any lawful and enforceable estates or tenancies  
16 vested in third persons appearing of record, for any portion of  
17 the land or improvements erected thereon.

18 (d) Deed.--

19 (1) The deed of conveyance shall contain a clause that  
20 the lands conveyed herein shall be used only for maritime  
21 purposes by the grantee, or its successor in interest. Should  
22 the grantee, or its successor in interest, allow the lands  
23 conveyed to be used for any other purpose or attempt to  
24 convey or transfer the lands, the title shall immediately  
25 revert to and revest in the grantor. The term "maritime  
26 purposes" shall mean activities directly related to the  
27 handling of cargo for import or export or the transport of  
28 passengers through the Port of Philadelphia but the term  
29 shall not mean activities related to gambling or gaming.

30 (2) The deed of conveyance shall contain a clause that

1 if the Philadelphia Regional Port Authority or its successor  
2 in interest cease to exist, the lands conveyed herein shall  
3 immediately revert to and re-vest in the grantor, unless a  
4 successor authority has been formed to continue the  
5 Commonwealth's governance of regional port activities along  
6 the Delaware River.

7 (e) Deed execution.--The deed of conveyance authorized by  
8 this section shall be approved as provided by law and shall be  
9 executed by the Secretary of General Services in the name of the  
10 Commonwealth of Pennsylvania.

11 (f) Costs and fees.--Costs and fees incidental to this  
12 conveyance shall be borne by the grantee.

13 Section 2. Effective date.

14 This act shall take effect immediately.