

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

AS AMENDED ON THIRD CONSIDERATION, IN SENATE, JUNE 21, 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).~~

19 ~~(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~~

1 ~~from last described point;~~
2 ~~8. South 82 degrees 07 minutes 34 seconds East 1,741.91~~
3 ~~feet;~~
4 ~~9. South 76 degrees 03 minutes 40 seconds East, 6093.91~~
5 ~~feet;~~
6 ~~10. South 60 degrees 56 minutes 20 seconds West, 1,240.00~~
7 ~~feet~~
8 ~~11. South 73 degrees 56 minutes 20 seconds West, 470.00~~
9 ~~feet;~~
10 ~~12. North 66 degrees 33 minutes 40 seconds West, 340.00~~
11 ~~feet;~~
12 ~~13. North 84 degrees 33 minutes 40 seconds West, 1,470.00~~
13 ~~feet;~~
14 ~~14. North 75 degrees 03 minutes 40 seconds West, 920.00~~
15 ~~feet;~~
16 ~~15. North 82 degrees 18 minutes 40 seconds West, 910.00~~
17 ~~feet;~~
18 ~~16. North 66 degrees 48 minutes 40 seconds West, 414.28 feet~~
19 ~~to the place of beginning.~~
20 ~~Thence from the said point of Beginning, the nine (9)~~
21 ~~following described courses and distances;~~
22 ~~1. South 00 degrees 00 minutes 00 seconds West 618.53 feet;~~
23 ~~2. North 67 degrees 26 minutes 48 seconds West, 1,040.00~~
24 ~~feet;~~
25 ~~3. North 62 degrees 56 minutes 04 seconds West, 2,375.00~~
26 ~~feet;~~
27 ~~4. North 78 degrees 41 minutes 48 seconds West, 500.00 feet;~~
28 ~~5. North 82 degrees 35 minutes 18 seconds West, 475.00 feet;~~
29 ~~6. North 13 degrees 11 minutes 20 seconds East, 550.00 feet;~~
30 ~~7. North 87 degrees 40 minutes 20 seconds East, 386.51 feet;~~

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

~~9. South 66 degrees 48 minutes 40 seconds East, 1705.72 feet to the point of beginning.~~

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

~~(d) Deed. The deed of conveyance shall contain a clause requiring that promptly after receipt of the deed of conveyance the Philadelphia Authority for Industrial Development shall convey for the consideration of one dollar portions of, or rights in, the lands conveyed herein to any entity claiming an interest therein, including but not confined to fee ownership, easements, rights of way or other estates or tenancies, resulting from a prior grant or conveyance by the Philadelphia Authority for Industrial Development to such entity based upon any conveyance from the United States to the Philadelphia Authority for Industrial Development.~~

~~(e) 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.~~

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

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

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

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

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

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

23 ~~1. Southwesterly along the easterly side of Broad Street,~~
24 ~~2,527.57 feet to a point;~~

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

30 ~~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;~~

~~8. North 82 degrees 02 minutes 26 seconds East, 1,650.00~~

~~feet;~~

~~9. North 12 degrees 11 minutes 20 seconds East, 150.00 feet;~~

~~10. North 58 degrees 52 minutes 22 seconds East, 1,005.00~~

~~feet;~~

~~11. North 72 degrees 03 minutes 16 seconds West, 1,580.00~~

~~feet;~~

~~12. North 00 degrees 00 minutes 00 seconds East 618.53 feet;~~

~~13. South 66 degrees 48 minutes 40 seconds East, 414.28~~

~~feet;~~

~~14. South 82 degrees 18 minutes 40 seconds East, 910.00~~

~~feet;~~

~~15. South 75 degrees 03 minutes 40 seconds East, 920.00~~

~~feet;~~

~~16. South 84 degrees 33 minutes 40 seconds East, 1,470.00~~

~~feet;~~

~~17. South 66 degrees 33 minutes 40 seconds East, 340.00~~

~~feet;~~

~~18. North 73 degrees 56 minutes 20 seconds East, 470.00~~

~~feet;~~

~~19. North 60 degrees 56 minutes 20 seconds East, 1,240.00~~

~~feet; to the point of beginning.~~

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

~~(d) Deed.~~

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

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

~~(e) Land use restriction. All deeds or leases authorized or referred to under this section shall be made under and subject to the condition, which shall be contained in the deed or lease documents, that no portion of the parcels shall be used as a licensed facility as defined in 4 Pa.C.S. § 1103 (relating to~~

1 ~~definitions) or any other similar type of facility authorized~~
2 ~~under the laws of this Commonwealth. This condition shall be a~~
3 ~~covenant running with the land and shall be binding upon the~~
4 ~~deed or lease or sublessees and their respective successors and~~
5 ~~assigns. Should any portion of any parcel authorized for~~
6 ~~conveyance under this section be used in violation of this~~
7 ~~subsection, the title shall immediately revert to and revest in~~
8 ~~the grantor.~~

9 ~~(f) Deed execution. The deed of conveyance authorized by~~
10 ~~this 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 ~~(g) Costs and fees. Costs and fees incidental to this~~
14 ~~conveyance shall be borne by the grantee.~~

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

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

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

26 ALL THAT CERTAIN LAND LOCATED IN THE CITY OF
27 PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA, THAT IS RIVER-BED
28 THAT WAS MADE FAST LAND BY HAVING FILL PLACED UPON IT, A
29 GENERAL DESCRIPTION BASED UPON PAPER SURVEY AS FOLLOWS TO
30 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

1 11. SOUTH 73 DEGREES 56 MINUTES 20 SECONDS WEST, 470.00
2 FEET;
3 12. NORTH 66 DEGREES 33 MINUTES 40 SECONDS WEST, 340.00
4 FEET;
5 13. NORTH 84 DEGREES 33 MINUTES 40 SECONDS WEST, 1,470.00
6 FEET;
7 14. NORTH 75 DEGREES 03 MINUTES 40 SECONDS WEST, 920.00
8 FEET;
9 15. NORTH 82 DEGREES 18 MINUTES 40 SECONDS WEST, 910.00
10 FEET;
11 16. NORTH 66 DEGREES 48 MINUTES 40 SECONDS WEST, 414.28 FEET
12 TO THE PLACE OF BEGINNING.
13 THENCE FROM THE SAID POINT OF BEGINNING, THE NINE (9)
14 FOLLOWING DESCRIBED COURSES AND DISTANCES;
15 1. SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 618.53 FEET;
16 2. NORTH 67 DEGREES 26 MINUTES 48 SECONDS WEST, 1,040.00
17 FEET;
18 3. NORTH 62 DEGREES 56 MINUTES 04 SECONDS WEST, 2,375.00
19 FEET;
20 4. NORTH 78 DEGREES 41 MINUTES 48 SECONDS WEST, 500.00 FEET;
21 5. NORTH 82 DEGREES 35 MINUTES 18 SECONDS WEST, 475.00 FEET;
22 6. NORTH 13 DEGREES 11 MINUTES 20 SECONDS EAST, 550.00 FEET;
23 7. NORTH 87 DEGREES 40 MINUTES 20 SECONDS EAST, 386.51 FEET;
24 8. SOUTH 65 DEGREES 18 MINUTES 40 SECONDS EAST, 2,154.00
25 FEET;
26 9. SOUTH 66 DEGREES 48 MINUTES 40 SECONDS EAST, 1705.72 FEET
27 TO THE POINT 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.--THE QUITCLAIM DEED SHALL CONTAIN A CLAUSE
7 REQUIRING THAT AFTER RECEIPT OF THE QUITCLAIM DEED THE
8 PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT SHALL,
9 PROMPTLY AFTER THE REQUEST OF ANY PRIOR GRANTEE FROM THE
10 PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT, QUITCLAIM
11 PORTIONS OF, OR RIGHTS IN, THE LANDS CONVEYED HEREIN TO ANY
12 ENTITY CLAIMING SUCH PORTIONS THEREOF OR RIGHTS THEREIN,
13 INCLUDING BUT NOT CONFINED TO FEE OWNERSHIP, EASEMENTS, RIGHTS
14 OF WAY, OR OTHER ESTATES OR TENANCIES, RESULTING FROM A PRIOR
15 GRANT OR CONVEYANCE BY THE PHILADELPHIA AUTHORITY FOR INDUSTRIAL
16 DEVELOPMENT TO SUCH ENTITY BASED UPON ANY CONVEYANCE FROM THE
17 UNITED STATES OF AMERICA TO THE PHILADELPHIA AUTHORITY FOR
18 INDUSTRIAL DEVELOPMENT.

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

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

25 SECTION 2. CONVEYANCE TO PHILADELPHIA AUTHORITY FOR INDUSTRIAL
26 DEVELOPMENT, TRACT 2, 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 QUITCLAIM TO
30 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 186.32 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 ELEVEN (11) 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

1 TO AN IRON PIN SET;

2 6. SOUTH 63 DEGREES 50 MINUTES 26 SECONDS EAST, 341 FEET TO

3 AN IRON PIN SET;

4 7. SOUTHEASTERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF

5 2,287.44 FEET, AND AN ARC LENGTH OF 730.03 FEET TO AN

6 IRON PIN SET, SAID POINT BEING DISTANT BY A CHORD OF

7 SOUTH 72 DEGREES 59 MINUTES 00 SECONDS EAST, 726.93 FEET

8 FROM LAST DESCRIBED POINT;

9 8. SOUTH 82 DEGREES 07 MINUTES 34 SECONDS EAST 1,741.91 FEET

10 TO A POINT; AND

11 9. SOUTH 76 DEGREES 03 MINUTES 40 SECONDS EAST, 6093.91

12 FEET;

13 10. SOUTH 76 DEGREES 03 MINUTES 40 SECONDS EAST, 50.00 FEET

14 TO A POINT NEAR THE BULKHEAD OF THE DELAWARE RIVER;

15 11. SOUTH 40 DEGREES 23 MINUTES 05 SECONDS WEST, 776.55 FEET

16 TO THE PLACE OF BEGINNING;

17 THENCE FROM THE SAID POINT OF BEGINNING, THE TWENTY ONE

18 (21) FOLLOWING DESCRIBED COURSES AND DISTANCES;

19 1. SOUTH 40 DEGREES 23 MINUTES 05 SECONDS WEST, 851.40 FEET;

20 2. SOUTH 58 DEGREES 07 MINUTES 17 SECONDS WEST, 1,737.34

21 FEET;

22 3. SOUTH 78 DEGREES 26 MINUTES 04 SECONDS WEST, 1,099.52

23 FEET;

24 4. SOUTH 78 DEGREES 27 MINUTES 42 SECONDS WEST, 2,645.60

25 FEET;

26 5. NORTH 86 DEGREES 01 MINUTES 55 SECONDS WEST, 340.00 FEET;

27 6. NORTH 00 DEGREES 56 MINUTES 51 SECONDS WEST, 960.00 FEET;

28 7. NORTH 82 DEGREES 02 MINUTES 26 SECONDS EAST, 1,650.00

29 FEET;

30 8. NORTH 12 DEGREES 11 MINUTES 20 SECONDS EAST, 150.00 FEET;

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

27 (C) EASEMENTS.--THE QUITCLAIM CONVEYANCE SHALL BE MADE UNDER
28 AND SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES
29 AND RIGHTS OF OTHERS, ALL AS MAY APPEAR OF RECORD, INCLUDING BUT
30 NOT CONFINED TO STREETS, ROADWAYS AND RIGHTS OF ANY TELEPHONE,

1 TELEGRAPH, WATER, ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL
2 AS UNDER AND SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR
3 TENANCIES VESTED IN THIRD PERSONS, ALL AS MAY APPEAR OF RECORD,
4 FOR ANY PORTION OF THE LAND OR IMPROVEMENTS ERECTED THEREON.

5 (D) DEED.--

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

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

29 (3) THE QUITCLAIM DEED OF CONVEYANCE AUTHORIZED BY THIS
30 SECTION SHALL CONTAIN A CLAUSE REQUIRING THAT THE CONVEYANCE

1 OF AT LEAST 180 ACRES OF LAND AT THE PHILADELPHIA NAVAL
2 SHIPYARD REFERRED TO IN PARAGRAPH (1) SHALL CONTAIN A RIGHT
3 OF REVERTER TO THE BENEFIT OF THE PHILADELPHIA AUTHORITY FOR
4 INDUSTRIAL DEVELOPMENT ON A PORTION OF SUCH 180 ACRES OF
5 LAND, SUCH PORTION BEING MORE PARTICULARLY DESCRIBED AS
6 FOLLOWS, THAT CAN BE EXERCISED BY THE PHILADELPHIA AUTHORITY
7 FOR INDUSTRIAL DEVELOPMENT IN THE EVENT THAT AS OF JANUARY 1,
8 2016, LESS THAN NINETY PERCENT OF SUCH PORTION IS BEING USED
9 FOR PORT FACILITY PURPOSES, UNDER THE PHILADELPHIA REGIONAL
10 PORT AUTHORITY ACT, AND UPON THE EXERCISE OF SUCH REVERTER
11 THE RESTRICTION SET FORTH IN PARAGRAPH (2) RELATING TO PORT
12 FACILITY PURPOSES SHALL BE, AS TO SUCH PORTION, EXTINGUISHED
13 AND OF NO FURTHER FORCE AND EFFECT, AND THE PHILADELPHIA
14 REGIONAL PORT AUTHORITY AND THE PHILADELPHIA AUTHORITY FOR
15 INDUSTRIAL DEVELOPMENT SHALL EXECUTE AND RECORD SUCH
16 DOCUMENTS AS ARE NECESSARY AND APPROPRIATE TO CONFIRM THE
17 EXERCISE OF SUCH REVERTER AND EXTINGUISHMENT, AS TO SUCH
18 PORTION, OF THE RESTRICTION SET FORTH IN PARAGRAPH (2):

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

- 27 1. SOUTHWESTERLY ALONG THE EASTERLY SIDE OF BROAD STREET,
28 2,527.57 FEET TO A POINT;
- 29 2. SOUTHEASTERLY AT RIGHT ANGLES TO SAID BROAD STREET, 37
30 FEET TO A DRILL HOLE SET, A CORNER FOR THE SAID LANDS NOW

1 OR FORMERLY OF CONSOLIDATED RAIL CORPORATION; (COURSES 3
2 THROUGH 8 ALONG THE SOUTHERLY SIDE OF LANDS NOW OR
3 FORMERLY OF CONSOLIDATED RAIL CORPORATION);
4 3. SOUTH 75 DEGREES 30 MINUTES 00 SECONDS EAST, 3.00 FEET TO
5 A DRILL HOLE SET;
6 4. SOUTH 76 DEGREES 31 MINUTES 21 SECONDS EAST 229.54 FEET
7 TO AN IRON PIN SET;
8 5. SOUTH 68 DEGREES 33 MINUTES 21 SECONDS EAST, 284.65 FEET
9 TO AN IRON PIN SET;
10 6. SOUTH 63 DEGREES 50 MINUTES 26 SECONDS EAST, 341 FEET TO
11 AN IRON PIN SET;
12 7. SOUTHEASTERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF
13 2,287.44 FEET, AND AN ARC LENGTH OF 730.03 FEET TO AN
14 IRON PIN SET, SAID POINT BEING DISTANT BY A CHORD OF
15 SOUTH 72 DEGREES 59 MINUTES 00 SECONDS EAST, 726.93 FEET
16 FROM LAST DESCRIBED POINT;
17 8. SOUTH 82 DEGREES 07 MINUTES 34 SECONDS EAST 1,741.91 FEET
18 TO A POINT; AND
19 9. SOUTH 76 DEGREES 03 MINUTES 40 SECONDS EAST, 5,205.90
20 FEET;
21 10. SOUTH 76 DEGREES 03 MINUTES 40 SECONDS EAST, 938.01 FEET
22 TO A POINT NEAR THE BULKHEAD OF THE DELAWARE RIVER;
23 11. SOUTH 40 DEGREES 23 MINUTES 05 SECONDS WEST, 1,627.95
24 FEET;
25 12. SOUTH 58 DEGREES 07 MINUTES 17 SECONDS WEST, 1,737.34
26 FEET;
27 13. SOUTH 78 DEGREES 26 MINUTES 04 SECONDS WEST, 1,099.52
28 FEET;
29 14. SOUTH 78 DEGREES 27 MINUTES 42 SECONDS WEST, 1,247.43
30 FEET TO THE PLACE OF BEGINNING;

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

7 CONTAINING 36.18 ACRES OF LAND, MORE OR LESS

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

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

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

26 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
27 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED AND DIRECTED
28 ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND
29 CONVEY TO THE PHILADELPHIA REGIONAL PORT AUTHORITY, FOR \$1
30 CERTAIN LANDS SITUATE IN THE 39TH WARD OF THE CITY OF

1 PHILADELPHIA DESCRIBED IN SUBSECTION (B) .

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

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

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

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

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

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

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

29 1. SOUTH 28 DEGREES 57 MINUTES 00.3 SECONDS WEST, 284.23
30 FEET;

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

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

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

30 (E) LAND USE RESTRICTION.--ALL DEEDS OR LEASES AUTHORIZED OR

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

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

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

16 SECTION 4. CONVEYANCE TO PHILADELPHIA REGIONAL PORT AUTHORITY,
17 TRACT 2, CITY OF PHILADELPHIA.

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

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

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

BEGINNING AT A POINT ON 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);

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

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 A POINT;

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

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

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

7. NORTH 14 DEGREES 16 MINUTES 18.1 SECONDS EAST, 423.379

1 FEET ;
2 8. SOUTH 75 DEGREES 30 MINUTES 00 SECONDS EAST, PARTIALLY
3 CROSSING THE SOUTHERLY DEAD END OF A CERTAIN 50 FEET WIDE
4 EASEMENT THE DISTANCE OF 371.880 FEET TO THE FIRST
5 MENTIONED POINT AND PLACE 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 THAT ANY PORTION OF THE LANDS TO BE CONVEYED HEREIN SHALL BE
16 USED FOR PORT FACILITY PURPOSES UNDER THE ACT OF JULY 10, 1989
17 (P.L.291, NO.50), KNOWN AS THE PHILADELPHIA REGIONAL PORT
18 AUTHORITY ACT, BY THE GRANTEE, OR ITS SUCCESSOR IN INTEREST.

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

29 (F) DEED EXECUTION.--THE DEED OF CONVEYANCE AUTHORIZED BY
30 THIS SECTION SHALL BE APPROVED AS PROVIDED BY LAW AND SHALL BE

1 EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN THE NAME OF THE
2 COMMONWEALTH OF PENNSYLVANIA.

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

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

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

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

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

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

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

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

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

14 SECTION 6. NOTWITHSTANDING ANY OTHER PROVISION OF THIS ACT, ←
15 THE CONVEYANCES SET FORTH IN THIS ACT AND ANY SUBSEQUENT
16 CONVEYANCE BY THE DEPARTMENT OF GENERAL SERVICES OF PROPERTY
17 RIGHTS IN PROPERTY SITUATE IN THE 39TH WARD OF THE CITY OF
18 PHILADELPHIA SHALL EXCLUDE ANY AND ALL INTERESTS PREVIOUSLY
19 GRANTED TO, QUITCLAIMED TO, CONVEYED TO OR OWNED BY NORFOLK
20 SOUTHERN RAILWAY COMPANY OR CONSOLIDATED RAIL CORPORATION,
21 INCLUDING, BUT NOT LIMITED TO, ANY INTEREST IN THE FOLLOWING
22 LAND:

23 THE LANDS CONSISTING OF 23.994 ACRES OF LAND MORE OR LESS MORE
24 PARTICULARLY DESCRIBED AS FOLLOWS:

25 ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE IN THE
26 39TH WARD OF THE CITY OF PHILADELPHIA, COMMONWEALTH OF
27 PENNSYLVANIA, AS SHOWN ON A PLAN PREPARED BY VANDEMARK & LYNCH,
28 INC. SURVEYORS, PLANNERS, AND ENGINEERS, OF WILMINGTON,
29 DELAWARE, ON DRAWING NO 34479-B, DATED MARCH 13, 2000, LAST
30 REVISED NOVEMBER 12, 2001, ENTITLED "PHILADELPHIA NAVY BASE

1 FINAL PLAT FOR TRANSFER FROM THE UNITED STATES NAVY TO
2 PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT" AND MORE
3 PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:
4 BEGINNING AT A POINT THE NORTHERLY SIDE OF MUSTIN ROAD
5 (PHYSICAL), ALSO KNOWN AS PORTER AVENUE EXTENDED, AND ALSO KNOWN
6 AS EAST WEST RUNWAY THE SAID POINT BEING A CORNER FOR THE
7 INTERMODAL FACILITY THE SAME POINT BEING MEASURED THE
8 THIRTEEN(13) FOLLOWING DESCRIBED COURSES AND DISTANCES FROM THE
9 INTERSECTION OF THE EASTERLY SIDE OF BROAD STREET (AT 300 FEET
10 WIDE) WITH THE SOUTHWESTERLY SIDE OF PATTISON AVENUE (AT 120
11 FEET WIDE) :
12 1 NORTHWESTERLY ALONG THE EASTERLY SIDE OF BROAD STREET,
13 2527.57 FEET TO A POINT;
14 2 SOUTHEASTERLY AT RIGHT ANGLES TO SAID BROAD STREET, 37.00
15 FEET A POINT, A CORNER FOR THE SAID LANDS NOW OR FORMERLY
16 CONSOLIDATED RAIL CORPORATION; (COURSES 3 THROUGH 8 ALONG THE
17 SOUTHERLY SIDE OF LANDS NOW OR FORMERLY OF CONSOLIDATED RAIL
18 CORPORATION)
19 3 SOUTH 75 DEGREES 30 MINUTES 00 SECONDS EAST 3.00 FEET TO A
20 POINT;
21 4 SOUTH 76 DEGREES 31 MINUTES 21 SECONDS EAST 229.54 FEET TO AN
22 IRON PIN SET;
23 5 SOUTH 68 DEGREES 33 MINUTES 21 SECONDS EAST, 284.65 FEET TO
24 AN IRON PIN SET;
25 6 SOUTH 63 DEGREES 50 MINUTES 26 SECONDS EAST, 341.02 FEET TO
26 AN IRON PIN SET;
27 7 SOUTHEASTERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF
28 2,287.44 FEET, AN ARC LENGTH OF 730.03 FEET TO AN IRON PIN SET,
29 THE SAID POINT BEING DISTANT BY A CHORD OF SOUTH 72 DEGREES 59
30 MINUTES 00 SECONDS EAST, 726.93 FEET FROM THE LAST DESCRIBED

1 POINT;
2 8 SOUTH 82 DEGREES 07 MINUTES 34 SECONDS EAST, 1,741.91 FEET TO
3 A POINT;
4 9 SOUTH 76 DEGREES 03 MINUTES 40 SECONDS EAST, 6,143.91 FEET TO
5 A POINT ON THE BULKHEAD LINE OF THE DELAWARE RIVER AS
6 ESTABLISHED BY THE SECRETARY OF WAR, SEPTEMBER 10, 1940, PASSING
7 OVER AN IRON PIN SET 938.01 FEET FROM THE END OF THIS COURSE,
8 THE SAID POINT BEING A CORNER FOR PARCEL 9A;
9 10 WITH SAID BULKHEAD LINE OF THE DELAWARE RIVER, SOUTH 40
10 DEGREES 23 MINUTES 05 SECONDS WEST, 779.09 FEET TO A POINT, A
11 CORNER FOR PARCEL 9;
12 11 NORTH 63 DEGREES 20 MINUTES 13 SECONDS WEST 226.64 FEET TO A
13 POINT ON THE NORTHERLY SIDE OF THE EXISTING MUSTIN ROAD, ALSO
14 KNOWN AS PORTER AVENUE EXTENDED, AND ALSO KNOWN AS EAST WEST
15 RUNWAY; AND
16 12 ALONG THE SAME, SOUTH 89 DEGREES 29 MINUTES 47 SECONDS WEST,
17 2,411.53 FEET TO THE POINT OF BEGINNING;
18 THENCE, FROM THE SAID POINT OF BEGINNING, CONTINUING ALONG THE
19 SAID NORTHERLY SIDE OF MUSTIN ROAD, BEING THE DIVIDING LINE
20 BETWEEN SAID OPTION AREA AND PARCEL 9, SOUTH 89 DEGREES 29
21 MINUTES 47 SECONDS WEST, 1,358.65 FEET TO A POINT, A CORNER FOR
22 PARCEL 8;
23 THENCE, LEAVING THE SAID SIDE OF MUSTIN ROAD, ALONG THE EASTERLY
24 LINE FOR PARCEL 8 NORTH 00 DEGREES 30 MINUTES 13 SECONDS WEST,
25 934.06 FEET TO A POINT ON THE LINE FOR THE INTERMODAL FACILITY;
26 THENCE, ALONG LINES OF THE SAID INTERMODAL FACILITY THE TWO (2)
27 FOLLOWING DESCRIBED COURSES AND DISTANCES:
28 1 SOUTH 76 DEGREES 55 MINUTES 50 SECONDS EAST, 1,394.18 FEET TO
29 A POINT; AND
30 2 SOUTH 00 DEGREES 49 MINUTES 29 SECONDS EAST, 606.87 FEET TO A

1 POINT AND PLACE OF BEGINNING.

2 AND THE LANDS CONSISTING OF 136.698 ACRES OF LAND MORE OR LESS

3 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

4 ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE IN THE

5 39TH WARD OF THE CITY OF PHILADELPHIA, COMMONWEALTH OF

6 PENNSYLVANIA, AS SHOWN ON A PLAN PREPARED BY VANDEMARK & LYNCH,

7 INC. SURVEYORS, PLANNERS, AND ENGINEERS, OF WILMINGTON,

8 DELAWARE, ON DRAWING NO 34479-B, DATED MARCH 13, 2000, LAST

9 REVISED NOVEMBER 12, 2001, ENTITLED "PHILADELPHIA NAVY BASE

10 FINAL PLAT FOR TRANSFER FROM THE UNITED STATES NAVY TO

11 PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT" AND MORE

12 PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

13 BEGINNING AT A POINT THE EASTERLY SIDE OF BROAD STREET EXTENDED,

14 SAID POINT BEING ON A SOUTHEASTERLY LINE OF LANDS NOW FORMERLY

15 OF THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

16 AT A SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF

17 CONSOLIDATED RAIL CORPORATION, LOCATED THE TWO (2) FOLLOWING

18 DESCRIBED COURSES AND DISTANCES FROM THE INTERSECTION OF THE

19 EASTERLY SIDE OF BROAD STREET (AT 300 FEET WIDE) WITH THE

20 SOUTHWESTERLY SIDE OF PATTISON AVENUE (AT 120 FEET WIDE);

21 1 SOUTHWESTERLY ALONG THE EASTERLY SIDE OF BROAD STREET,

22 2527.57 FEET TO A POINT;

23 2 SOUTHEASTERLY AT RIGHT ANGLES TO SAID BROAD STREET, 37.00

24 FEET A POINT OF BEGINNING;

25 THENCE ALONG, IN PART, ON LANDS NOW OR FORMERLY CONSOLIDATED

26 RAIL CORPORATION, IN PART, ON LANDS NOW OR FORMERLY OF

27 PENNSYLVANIA RAILROAD COMPANY, IN PART, ON LANDS NOW OR FORMERLY

28 OF THE SCHUYLKILL RIVER EAST SIDE RAILROAD COMPANY AND, IN PART,

29 ON THE LANDS NOW OR FORMERLY OF SAID CONSOLIDATED RAIL

30 CORPORATION THE SEVEN (7) FOLLOWING DESCRIBED COURSES AND

1 DISTANCES:
2 1 SOUTH 75 DEGREES 30 MINUTES 00 SECONDS EAST 3.00 FEET TO A
3 POINT;
4 2 SOUTH 76 DEGREES 31 MINUTES 21 SECONDS EAST 229.54 FEET TO AN
5 IRON PIN SET;
6 3 SOUTH 68 DEGREES 33 MINUTES 21 SECONDS EAST, 284.65 FEET TO
7 AN IRON PIN SET;
8 4 SOUTH 63 DEGREES 50 MINUTES 26 SECONDS EAST, 341.02 FEET TO
9 AN IRON PIN SET;
10 5 SOUTHEASTERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF
11 2,287.44 FEET, AN ARC LENGTH OF 730.03 FEET TO AN IRON PIN SET,
12 THE SAID POINT BEING DISTANT BY A CHORD OF SOUTH 72 DEGREES 59
13 MINUTES 00 SECONDS EAST, 726.93 FEET FROM THE LAST DESCRIBED
14 POINT;
15 6 SOUTH 82 DEGREES 07 MINUTES 34 SECONDS EAST, 1,741.91 FEET TO
16 A POINT;
17 7 SOUTH 76 DEGREES 03 MINUTES 40 SECONDS EAST, 6,143.91 FEET TO
18 A POINT ON THE BULKHEAD LINE OF THE DELAWARE RIVER AS
19 ESTABLISHED BY THE SECRETARY OF WAR, SEPTEMBER 10, 1940, PASSING
20 OVER AN IRON PIN SET 938.01 FEET FROM THE END OF THIS COURSE,
21 THE SAID POINT BEING A CORNER FOR PARCEL 9A;
22 THENCE, WITH SAID BULKHEAD LINE OF THE DELAWARE RIVER, SOUTH 40
23 DEGREES 23 MINUTES 05 SECONDS WEST, 779.09 FEET TO A POINT, A
24 CORNER FOR PARCEL 9;
25 THENCE, ALONG SAID PARCEL 9 THE TWO (2) FOLLOWING DESCRIBED
26 COURSES AND DISTANCES;
27 1 NORTH 63 DEGREES 20 MINUTES 13 SECONDS WEST 226.64 FEET TO A
28 POINT ON THE NORTHERLY SIDE OF THE EXISTING PHYSICAL MUSTIN
29 ROAD, ALSO KNOWN AS PORTER AVENUE EXTENDED, AND ALSO KNOWN AS
30 EAST WEST RUNWAY; AND

1 2 ALONG THE SAME, SOUTH 89 DEGREES 29 MINUTES 47 SECONDS WEST,
2 2,411.53 FEET TO AN IRON PIN SET, A COMMON CORNER FOR AN OPTION
3 AREA AND SAID PARCEL 9;
4 THENCE, LEAVING THE SAID SIDE OF MUSTIN ROAD, ALONG THE EASTERLY
5 LINE FOR SAID OPTION AREA, NORTH 00 DEGREES 49 MINUTES 29
6 SECONDS WEST, 606.87 FEET TO A POINT;
7 THENCE, IN PART ALONG THE NORTHEASTERLY LINE OF THE OPTION AREA
8 AND, IN PART, ALONG PARCEL 8, THE TWO (2) FOLLOWING DESCRIBED
9 COURSES AND DISTANCES:
10 1 NORTH 76 DEGREES 55 MINUTES 50 SECONDS WEST, 3,595.68 FEET TO
11 A POINT; AND
12 2 NORTH 87 DEGREES 46 MINUTES 06 SECONDS WEST, 559.60 FEET TO A
13 POINT ON THE DIVIDING LINE BETWEEN PARCEL 7, A CORNER FOR PARCEL
14 8; AND
15 THENCE ALONG THE DIVIDING LINE BETWEEN SAID PARCEL 7 AND THE
16 INTERMODAL FACILITY THE EIGHT (8) FOLLOWING DESCRIBED COURSES
17 AND DISTANCES;
18 1 NORTH 42 DEGREES 33 MINUTES 00 SECONDS WEST, 172.81 FEET TO A
19 POINT;
20 2 SOUTH 89 DEGREES 24 MINUTES 00 SECONDS WEST, 26.43 FEET TO A
21 POINT;
22 3 NORTH 00 DEGREES 36 MINUTES 00 SECONDS WEST, 29.41 FEET TO A
23 POINT;
24 4 NORTH 42 DEGREES 33 MINUTES 00 SECONDS WEST, 232.67 FEET TO
25 AN IRON PIN SET;
26 5 NORTH 48 DEGREES 51 MINUTES 00 SECONDS WEST, 534.07 FEET TO
27 AN IRON PIN SET;
28 6 NORTH 62 DEGREES 52 MINUTES 00 SECONDS WEST 324.50 FEET TO AN
29 IRON PIN SET A POINT OF CURVATURE;
30 7 NORTHWESTERLY, BY A CURVE TO THE LEFT HAVING A RADIUS OF

1 2,132.35 FEET, AN ARC LENGTH OF 345.20 FEET TO A POINT, THE SAID
2 POINT BEING DISTANT BY A CHORD OF NORTH 70 DEGREES 19 MINUTES 06
3 SECONDS WEST, 344.83 FEET FROM THE LAST DESCRIBED POINT; AND
4 8 NORTH 63 DEGREES 19 MINUTES 57 SECONDS WEST, 762.72 FEET TO A
5 POINT ON THE SAID EASTERLY SIDE OF BROAD STREET EXTENDED, SAID
6 POINT BEING ON A SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF
7 THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION;
8 THENCE ALONG SAID EASTERLY SIDE OF BROAD STREET EXTENDED, NORTH
9 14 DEGREES 30 MINUTES 00 SECONDS EAST, 26.37 FEET THE POINT AND
10 PLACE OF BEGINNING.

11 Section ~~3~~ 6 7. Effective date.

12 This act shall take effect immediately.

