
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1352 Session of
2022

INTRODUCED BY A. WILLIAMS, OCTOBER 11, 2022

REFERRED TO STATE GOVERNMENT, OCTOBER 11, 2022

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey to the City of
3 Philadelphia certain land, buildings and improvements situate
4 in the 40th Ward of the City of Philadelphia, Philadelphia
5 County; and making a related repeal.

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

8 Section 1. Conveyance in the 40th Ward of the City of
9 Philadelphia, Philadelphia County.

10 (a) Authorization.--The Department of General Services, with
11 the approval of the Governor, is authorized on behalf of the
12 Commonwealth of Pennsylvania to grant and convey, to the City of
13 Philadelphia, the following tract of land together with any
14 buildings, structures or improvements thereon, situate in the
15 40th Ward of the City of Philadelphia, Philadelphia County, for
16 \$38,000,000, under terms and conditions to be established in an
17 agreement of sale.

18 (b) Property description.--The property to be conveyed under
19 subsection (a) consists of a tract of land totaling
20 approximately 18.837 acres, including all buildings, structures

1 and improvements located thereon, more particularly described as
2 follows:

3 ALL THAT CERTAIN tract or parcel of ground situated in the
4 40th Ward of the City of Philadelphia bounded and described in
5 accordance with a plan thereof made by Maurice H. Goldich,
6 Surveyor and Regulator of the Tenth Survey District, dated
7 September 21, 1966, as follows:

8 BEGINNING at a point on the northwesterly side of Enterprise
9 Avenue (70' wide) at the distance of 398' as measured N 60
10 degrees 46 minutes 26 seconds East along said northwesterly side
11 of Enterprise Avenue from the point of intersection of the said
12 side of Enterprise Avenue produced southwestwardly and the
13 northeasterly side of Executive Avenue (60' wide) produced
14 southeastwardly, said point of beginning being on the
15 northeasterly line of a proposed right-of-way for an industrial
16 railroad side track (agreement between City of Philadelphia and
17 the Philadelphia Baltimore and Washington Railroad Company
18 pending); thence extending along said northeasterly right-of-way
19 line North 29 degrees 13 minutes 34 seconds West a distance of
20 836.394' to a point of curve; thence extending along a curve to
21 the right having a radius of 335' subtending a central angle of
22 65 degrees 02 minutes 44 seconds an arc distance of 380.312' to
23 a point of tangency, said point of tangency being on the
24 southeasterly side of the clear zone of runway 4-22 Philadelphia
25 International Airport; thence extending along said southeasterly
26 side of the clear zone North 35 degrees 49 minutes 10 seconds
27 East a distance of 355.147' to a point; thence extending North
28 72 degrees 21 minutes 25.45 seconds East a distance of 188.176'
29 to a point on a property line of the City of Philadelphia
30 (Southwest Sewage Treatment Works); thence extending along said

1 property line and crossing the head of a right-of-way for sewer
2 and drainage purposes South 29 degrees 13 minutes 34 seconds
3 East a distance of 1252.172' to a point on the aforementioned
4 northwesterly side of Enterprise Avenue; thence extending along
5 the said side of Enterprise Avenue the following four (4)
6 courses and distances:

7 (1) South 60 degrees 46 minutes 26 seconds West 6.325',
8 thence

9 (2) along a curve to the left having a radius of 100'
10 subtending a central angle of 117 degrees 03 minutes 30.74
11 seconds and recrossing the head of the aforementioned right-of-
12 way for sewer and drainage purposes and arc distance of 204.306'
13 to a point of reverse curve, thence

14 (3) extending along a curve to the right having a radius of
15 100' subtending a central angle of 47 degrees 32 minutes 45.08
16 seconds an arc distance of 82.983' to a point of tangency,
17 thence

18 (4) South 60 degrees 46 minutes 26 seconds West 452.436' to
19 the first mentioned point and place of beginning.

20 CONTAINING 18.837 acres, more or less.

21 SUBJECT to a 60 foot wide right-of-way for sewer and drainage
22 purposes located in the Easternmost corner of the Premises
23 adjacent to the Northeastern extremity of Enterprise Avenue.

24 BEING Tax Parcel No. 77-3-1025-00.

25 BEING the same premises the General State Authority conveyed
26 to the Commonwealth of Pennsylvania, by deed dated July 11,
27 1997, and recorded August 29, 1997, in the Recorder of Deeds
28 Office of Philadelphia County in Deed Book D 0398, Page 565.

29 (c) Existing encumbrances.--The conveyance shall be made
30 under and subject to all lawful and enforceable easements,

1 servitudes and rights of others, including, but not confined to,
2 streets, roadways and rights of any telephone, telegraph, water,
3 electric, gas or pipeline companies, as well as under and
4 subject to any lawful and enforceable estates or tenancies
5 vested in third persons appearing of record, for any portion of
6 the land or improvements erected thereon.

7 (d) Conditions.--Any conveyance authorized under this
8 section shall be made under and subject to the condition, which
9 shall be contained in the deed of conveyance, that no portion of
10 the property conveyed shall be used as a licensed facility, as
11 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any
12 other similar type of facility authorized under State law. The
13 condition shall be a covenant running with the land and shall be
14 binding upon the grantee and its successors and assigns. Should
15 the grantee, its successors or assigns, permit any portion of
16 the property authorized to be conveyed under this section to be
17 used in violation of this subsection, the title shall
18 immediately revert to and revest in the grantor.

19 (e) Deed of conveyance.--The conveyance shall be by special
20 warranty deed to be executed by the Secretary of General
21 Services in the name of the Commonwealth of Pennsylvania.

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

24 (g) Alternate disposition.--If the conveyance is not
25 effectuated within two years after the effective date of this
26 subsection, the property may be disposed of in accordance with
27 section 2405-A of the act of April 9, 1929 (P.L.177, No.175),
28 known as The Administrative Code of 1929.

29 (h) Proceeds.--The proceeds from the sale shall be deposited
30 into the General Fund.

1 Section 2. Repeal.

2 Section 13 of the act of December 21, 1998 (P.L.1036,
3 No.137), entitled "An act authorizing the Department of General
4 Services, with the approval of the Governor, to sell and convey
5 to Paul A. Balach certain land situate in Scott Township,
6 Allegheny County, Pennsylvania; authorizing and directing the
7 Department of General Services, with the approval of the
8 Governor, to sell and convey to Everett Foodliner, Inc., a
9 certain tract of land situate in the Borough of Everett, Bedford
10 County, Pennsylvania; authorizing and directing the Department
11 of General Services, with the approval of the Governor and the
12 Pennsylvania Historical and Museum Commission, to convey a tract
13 of land in Cresson Township, Cambria County, to the Cresson Area
14 Historical Association; authorizing the Department of General
15 Services, with the approval of the Governor and the Department
16 of Transportation, to grant and convey to the Columbia Alliance
17 for Economic Growth certain lands situate in Bloomsburg,
18 Columbia County; authorizing the Department of General Services,
19 with the approval of the Governor and the Department of
20 Transportation, to grant and convey to Wyeth-Ayerst Laboratories
21 certain lands situate in Radnor Township, Delaware County;
22 authorizing the Department of General Services, with the
23 approval of the Governor, to sell and convey to Brenda Rae
24 Miller and Kevin Ray Miller certain land situate in Saltlick
25 Township, Fayette County, and to sell and convey to Robert
26 Pritts, Catherine Pritts and Alverta Pritts certain land situate
27 in Saltlick Township, Fayette County; authorizing and directing
28 the Department of Transportation, with the approval of the
29 Governor, to convey to Old Lycoming Township Fire Company a
30 tract of land situate in the City of Williamsport, Lycoming

1 County, Pennsylvania; authorizing the Department of General
2 Services, with the approval of the Governor, to sell and convey
3 to Upper Skippack Mennonite Church certain improved land situate
4 in the Township of Skippack, County of Montgomery, Commonwealth
5 of Pennsylvania; authorizing the Department of General Services,
6 with the approval of the Governor, to grant and convey to North
7 Warren Municipal Authority certain lands situate in Conewango
8 Township, Warren County; authorizing and directing the
9 Department of General Services, with the approval of the
10 Governor, to sell and convey to Warren Area Student Union, Inc.,
11 a certain tract of land situate in the Borough of Warren, Warren
12 County, Pennsylvania; authorizing and directing the Department
13 of General Services, with the approval of the Governor and the
14 Pennsylvania Historical and Museum Commission, to acquire a
15 tract of land situate in Cornplanter Township, Venango County;
16 authorizing and directing the Department of General Services,
17 with the approval of the Governor, to sell and convey to the
18 United States certain land situate in the Township of Canaan,
19 Wayne County, Pennsylvania; authorizing and directing the
20 Department of General Services, with the approval of the
21 Department of Environmental Protection, to lease certain lands
22 within the bed of the Delaware River in the 5th Ward of the City
23 of Philadelphia, subject to certain conditions; and authorizing
24 the Department of General Services, with the approval of the
25 Governor, to sell and convey to the City of Philadelphia certain
26 land situate in the 40th Ward of the City of Philadelphia,
27 Pennsylvania," is repealed.

28 Section 3. Effective date.

29 This act shall take effect immediately.