

No. 1998-137

AN ACT

SB 1011

Authorizing the Department of General Services, with the approval of the Governor, to sell and convey to Paul A. Balach certain land situate in Scott Township, Allegheny County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Governor, to sell and convey to Everett Foodliner, Inc., a certain tract of land situate in the Borough of Everett, Bedford County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Governor and the Pennsylvania Historical and Museum Commission, to convey a tract of land in Cresson Township, Cambria County, to the Cresson Area Historical Association; authorizing the Department of General Services, with the approval of the Governor and the Department of Transportation, to grant and convey to the Columbia Alliance for Economic Growth certain lands situate in Bloomsburg, Columbia County; authorizing the Department of General Services, with the approval of the Governor and the Department of Transportation, to grant and convey to Wyeth-Ayerst Laboratories certain lands situate in Radnor Township, Delaware County; authorizing the Department of General Services, with the approval of the Governor, to sell and convey to Brenda Rae Miller and Kevin Ray Miller certain land situate in Saltlick Township, Fayette County, and to sell and convey to Robert Pritts, Catherine Pritts and Alverta Pritts certain land situate in Saltlick Township, Fayette County; authorizing and directing the Department of Transportation, with the approval of the Governor, to convey to Old Lycoming Township Fire Company a tract of land situate in the City of Williamsport, Lycoming County, Pennsylvania; authorizing the Department of General Services, with the approval of the Governor, to sell and convey to Upper Skippack Mennonite Church certain improved land situate in the Township of Skippack, County of Montgomery, Commonwealth of Pennsylvania; authorizing the Department of General Services, with the approval of the Governor, to grant and convey to North Warren Municipal Authority certain lands situate in Conewango Township, Warren County; authorizing and directing the Department of General Services, with the approval of the Governor, to sell and convey to Warren Area Student Union, Inc., a certain tract of land situate in the Borough of Warren, Warren County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Governor and the Pennsylvania Historical and Museum Commission, to acquire a tract of land situate in Complanter Township, Venango County; authorizing and directing the Department of General Services, with the approval of the Governor, to sell and convey to the United States certain land situate in the Township of Canaan, Wayne County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Department of Environmental Protection, to lease certain lands within the bed of the Delaware River in the 5th Ward of the City of Philadelphia, subject to certain conditions; and authorizing the Department of General Services, with the approval of the Governor, to sell and convey to the City of Philadelphia certain land situate in the 40th Ward of the City of Philadelphia, Pennsylvania.

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

Section 1. Allegheny County.

(a) 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 Paul A. Balach the tract of land described in subsection (b) for fair consideration based on a fair market value as determined by an independent appraisal.

(b) The property to be conveyed pursuant to subsection (a) is the following tract of land situate in Scott Township, Allegheny County, bounded and described as follows:

Beginning at a point in the center of a public road and on the Easterly line of a forty (40) foot street; and thence from said point of beginning along the center line of public road, North 80 degrees 22 minutes 19 seconds East for a distance of 50.00 feet to a point; thence South 9 degrees 37 minutes 41 seconds East for a distance of 140.00 feet to a point on the Northerly line of a forty (40) foot street; thence along the Northerly line of said forty (40) foot street, South 80 degrees 22 minutes 19 seconds West for a distance of 50.00 feet to a point; thence along the Easterly line of said forty (40) foot street, North 9 degrees 37 minutes 41 seconds West for a distance of 140.00 feet to a point at the place of beginning.

Containing an area of one hundred sixty-one thousandths (0.161) acres, more or less.

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

(d) The deed of conveyance 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. In the event this property is not conveyed to Paul A. Balach within 12 months of the effective date of this act, at the discretion of the Secretary of General Services, the property shall be offered for sale through auction, sealed bid or request for proposal under terms of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929, and the conditions in section 2405-A of The Administrative Code of 1929 authorizing the sale of the herein-noted property to Paul A. Balach shall automatically cease and become null and void.

(e) All other costs and fees, including, but not limited to, appraisal fees, title insurance and surveys incidental to this conveyance shall be borne by the Grantee.

Section 2. Bedford County.

(a) 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, sell and convey to Everett Foodliner, Inc., for consideration equal to the fair market value as determined by an independent

appraisal a tract of land as further described below. The property to be conveyed is a single tract of land situate in the Borough of Everett, Bedford County, Pennsylvania, bounded and described as follows:

Beginning at the northwest corner of a 16.5-foot alley on the south side of West Main Street, said point being south 61 degrees 39 minutes 37 seconds west, 281.5 feet from the western right-of-way of Juniata Street; thence south 61 degrees 39 minutes 37 seconds west, 102.50 feet to a point on the south side of Main Street; thence south 28 degrees 20 minutes 23 seconds west, 363.56 feet to a point on the northern property line of the Everett Flood Control property; thence along said property south 85 degrees 31 minutes 52 seconds west, 35.90 feet to a true Point of Beginning; thence the following six bearings by the land N/F Everett Flood Control (GSA Project No. 105-1): south 84 degrees 43 minutes 43 seconds west, 142.65 feet; south 84 degrees 43 minutes 47 seconds west, 91.24 feet; south 84 degrees 43 minutes 47 seconds west, 142.85 feet; south 83 degrees 3 minutes 10 seconds west, 76.77 feet; south 70 degrees 47 minutes 56 seconds west, 99.06 feet; north 37 degrees 42 minutes 25 seconds west 25.24 feet to a found iron pin; thence by the land N/F James E. Fitch, north 56 degrees 57 minutes 3 seconds east, 164.80 feet; thence along said lands north 28 degrees 42 minutes 27 seconds west, 36.89 feet to a point; thence by land N/F Robert and Joe M. Appleby south 88 degrees 47 minutes 39 seconds east, 61.62 feet; thence by land N/F Charles Appleby and Ray S. Koontz south 86 degrees 52 minutes 49 seconds east, 63.42 feet; thence by land N/F Robert and Joe M. Appleby north 88 degrees 36 minutes 22 seconds east, 40.38 feet; thence by land N/F Ray S. Koontz and Charles Appleby the following seven bearings: south 67 degrees 48 minutes 44 seconds east, 44.05 feet; north 28 degrees 20 minutes 23 seconds west, 12.00 feet; north 80 degrees 30 minutes 48 seconds east, 43.32 feet; south 75 degrees 18 minutes 53 seconds east, 82.07 feet; south 72 degrees 37 minutes 57 seconds east, 85.92 feet; south 64 degrees 54 minutes 20 seconds east, 39.08 feet to a True Point of Beginning.

Containing 0.823 acres, more or less.

Less and accepting the Borough of Everett's existing permanent ten-foot-wide right-of-way across the tract of land as set forth in the lease purchase agreement between Everett Foodliner, Inc., and the Commonwealth of Pennsylvania, dated July 17, 1998.

(b) The conveyance authorized by this section 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, cable, water, electric, sewer, gas or pipeline companies, as well as under the subject to any lawful and enforceable interest, estates or tenancies vested in third persons, appearing of record, for any portion of the land or improvements erected thereon.

(c) The deed of conveyance authorized by the 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. In the event that

this conveyance is not executed within 12 months of the effective date of this act, the property shall be disposed of in accordance with Article XXIV-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929.

(d) Costs and fees incidental to the conveyance authorized by this section shall be borne by the grantees.

Section 3. Cambria County.

(a) The Department of General Services, with the approval of the Governor and the Pennsylvania Historical and Museum Commission, is hereby authorized and directed on behalf of the Commonwealth to convey to the Cresson Area Historical Association for \$1 the tract of land described in subsection (b).

(b) All that certain piece or parcel of land situate, lying and being in Cresson Township, Cambria County, Pennsylvania, bounded and described as follows:

Beginning at a point where the center of State Highway Route 22 (known as the William Penn Highway) intersects with the western boundary line of the property of Mary Thaw Thompson dividing the said property of Mary Thaw Thompson from that of the property of Mount Aloysius Academy; thence North by said Western boundary and dividing line 2 degrees 11 minutes East a distance of 795.5 feet to a point in the center line of State Highway Route No. 45 leading from Cresson to Loretto; thence along the said center line of said State Highway Route No. 45 South 21 degrees 58 minutes East a distance of 643.3 feet to a point in the center line of said Highway Route No. 45; thence along the center line of said State Highway Route No. 45 by an 8-degree curve to the left a distance of 325 feet to a point in the center line of said State Highway Route No. 45; thence south 25 degrees 31 minutes West a distance of 86.5 feet to a point in the center line of State Highway Route No. 22; thence north 73 degrees and no minutes West 258.3 feet to a point in the center line of said State Highway Route 22; and thence by the center line of State Highway Route No. 22 North 65 degrees 24 minutes West 181.1 feet to the place of beginning.

Containing 4.12 acres, more or less.

(c) The deed of conveyance shall contain a clause that the property conveyed "shall never be used for any purpose other than for a park" by the Cresson Area Historical Association, and, if at any time the Cresson Area Historical Association or its successor in function sells or transfers the property or permits the property to be used for any purpose other than those specified in this section, the title to the property shall immediately revert to and revert in the Commonwealth.

(d) The conveyance shall be made under and subject to all easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, sewer, gas or pipeline companies, as well as under and subject to any interest, estates or

tenancies vested in third persons, whether or not appearing of record, for any portion of the land or improvements erected thereon.

(e) The deed of conveyance shall be approved as provided by law and shall be executed by the Secretary of General Services in the name of the Commonwealth.

(f) Costs and fees incidental to the conveyance shall be borne by the Grantee.

Section 4. Columbia County.

(a) The Department of General Services, with the approval of the Department of Transportation and the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to grant and convey to the Columbia Alliance for Economic Growth the Department of Transportation's Columbia County Maintenance Facility, land and buildings described in subsection (b) for fair market value as determined by an independent appraisal.

(b) The property to be conveyed pursuant to subsection (a) consists of the Department of Transportation's Columbia County Maintenance Facility situate in the town of Bloomsburg, Columbia County, bounded and more particularly described as follows:

Beginning at a point in the easterly line of Spruce Street; thence along said easterly line of Spruce Street, North 30 degrees 42 minutes West, 460.90 feet to a point; thence parallel to East Fifth Street, North 58 degrees, 12 minutes East, 399.64 feet to a point marked by a pipe set in a concrete base; thence parallel to Locust Street, South 30 degrees, 38 minutes East, 166.25 feet to a point marked by pipe set in a concrete base; thence by a along a 10-foot alley, South 59 degrees, 16 minutes, 30 seconds West, 160.22 feet to a point; thence parallel with Locust Street and through a 16-foot alley hereinbefore mentioned, and along land of N/F E.J. Kelly, Arthur Hummel, Adam Hummel, and through a 70-foot street, and along land of N/F R.R. Ikeler Estate, South 30 degrees, 43 minutes East, 439.40 feet to a point on the line of land of N/F the Delaware, Lackawanna and Western Railroad; thence along the line of said railroad hereinbefore mentioned, South 69 degrees, 22 minutes, 30 seconds West, 40 feet to a point; thence along the line of other land of the N/F American Car and Foundry Company, and through a 16-foot alley, North 87 degrees, 32 minutes, 30 seconds West, 238.75 feet to a point at the place of beginning.

Containing 3.570 acres, more or less.

(c) 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) The deed of conveyance shall be by special warranty deed and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

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

(f) The proceeds from the sale shall be deposited in the Capital Facilities Fund to pay for costs and fees incurred for the purchase or construction of a new Columbia County Maintenance Facility as well as the costs and fees incurred by the Department of General Services as authorized under section 2406-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929. Any proceeds remaining after payment of the above said costs shall be transferred to the General Fund.

(g) In the event that this conveyance is not executed within 12 months of the Department of Transportation vacating the premises, the property may be disposed of, with the approval of the Department of Transportation, in accordance with section 2405-A of The Administrative Code of 1929. The proceeds from the sale shall be deposited in accordance with subsection (f).
Section 5. Delaware County.

(a) The Department of General Services, with the approval of the Department of Transportation and the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to grant and convey to Wyeth-Ayerst Laboratories the Department of Transportation's District 6-0 Office Facility, land and buildings situate in Radnor Township, Delaware County, described in subsection (b) for fair market value as determined by an independent appraisal.

(b) The property to be conveyed pursuant to subsection (a) consists of the Department of Transportation's District 6-0 Office Facility, bounded and more particularly described as follows:

Beginning at a point on the title line of the bed of Radnor and Chester Road (50 feet wide), said point being measured by the two following courses and distances along the said title line, through the bed of Radnor and Chester Road from a spike forming the intersection of the said title line in the bed of the Radnor and Chester Road and the title line in the bed of Lancaster Avenue (U.S. Route 30) (50 feet wide): (1) north 26 degrees 23 minutes east 224.65 feet to an iron pin, and (2) north 67 degrees 56 minutes east 280.99 feet to the point of beginning; thence extending from said point of beginning north 24 degrees 15 minutes west, crossing the northwesterly side of Radnor and Chester Road 401.11 feet to a point; thence extending north 65 degrees 45 minutes east 564.02 feet to a point; thence extending south 24 degrees 15 minutes east, crossing a marble stone and also crossing another marble stone on the northwesterly side of Radnor and Chester Road (the last marble stone mentioned being at the distance of 25.00 feet measured on a bearing of north 24 degrees 15 minutes west through the bed of Radnor and Chester Road from a spike on the title line in the bed of Radnor and Chester Road) 415.02 feet to the aforesaid spike on the title line in the bed of Radnor and Chester

Road; thence extending along the said title line through the bed of Radnor and Chester Road the two following courses and distances: (1) south 65 degrees 06 minutes west 153.52 feet to a spike, and (2) south 67 degrees 56 minutes west 410.81 feet to the first mentioned point and place of beginning.

Containing 5.30 acres, more or less.

(c) 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) The deed of conveyance shall be by special warranty deed and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

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

(f) The proceeds from the sale shall be deposited in the Capital Facilities Fund to pay for costs and fees incurred for the purchase or construction of a new District 6-0 Office Facility as well as the costs and fees incurred by the Department of General Services as authorized under section 2406-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929. Any proceeds remaining after payment of these costs shall be transferred to the General Fund.

(g) In the event that this conveyance is not executed within 12 months of the Department of Transportation vacating the premises, the property may be disposed of, with the approval of the Department of Transportation, in accordance with section 2405-A of The Administrative Code of 1929. The proceeds from the sale shall be deposited in accordance with subsection (f). Section 6. Fayette County.

(a) (1) 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 Brenda Rae Miller and Kevin Ray Miller the tract of land described in paragraph (2) for the amount of \$370.56.

(2) The property to be conveyed pursuant to this section is the following tract of land situate in Saltlick Township, Fayette County, bounded and described as follows:

Beginning at a point in the right-of-way of Township Route 721, at the Eastern corner of land now or formerly of James C. Cramer and Sarah J. Cramer, his wife; thence in, through and leaving the right-of-way of Township Route 721 and along dividing line of land now or formerly of James C. Cramer and Sarah J. Cramer, his wife, and land of Kevin Ray Miller and Brenda Rae Miller, his wife, South 44 degrees 30 minutes West 434.51 feet to a point, the true place of beginning; thence continuing along land of Kevin Ray Miller and Brenda Rae Miller, his wife, the following four (4) courses and distances: South 17 degrees 30 minutes East 133.88 feet to

a point; thence South 29 degrees 30 minutes West 106.25 feet to a point; thence South 29 degrees 30 minutes West 289.75 feet to an existing stone; thence South 55 degrees 00 minutes West 322.10 feet to a point; thence along land now or formerly of Catherine Pritts, North 45 degrees 30 minutes West 162.00 feet to an iron pin; thence along line of land now or formerly of James C. Cramer and Sarah J. Cramer, his wife, North 44 degrees 30 minutes East 596.58 feet to an existing iron pin; thence continuing along the same, North 44 degrees 30 minutes East 165.49 feet to a point, the place of beginning.

Having erected thereon a one and one-half story frame dwelling.

Containing 2.9645 acres pursuant to a Plan of Survey for Kevin R. and Brenda R. Miller, prepared by Leonard Karfelt, a registered, professional land surveyor, dated September of 1997.

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

(4) The Deed of Conveyance 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.

(5) Costs and fees incidental to the conveyance under this section shall be borne by Brenda Rae Miller and Kevin Ray Miller.

(b) (1) 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 Robert Pritts, Catherine Pritts and Alverta Pritts the tract of land described in paragraph (2) for the amount of \$118.11.

(2) The property to be conveyed pursuant to this section is the following tract of land situate in Saltlick Township, Fayette County, bounded and described as follows:

Beginning at a point in the right-of-way of Township Route 721, at the Eastern corner of land now or formerly of James C. Cramer and Sarah J. Cramer, his wife; thence in, through and leaving the right-of-way of Township Route 721 and along dividing line of land now or formerly of James C. Cramer and Sarah J. Cramer, his wife, and land of Kevin Ray Miller and Brenda Rae Miller, his wife, South 44 degrees 30 minutes West 1196.58 feet to an iron pin, the true place of beginning; thence South 45 degrees 30 minutes East 162.00 feet to a point; thence along land now or formerly of Catherine Pritts, one of the Grantees herein, South 55 degrees 00 minutes West 205.90 feet to a point; thence continuing along the same, South 77 degrees 00 minutes West 231.68 feet to a point; thence along line of land now or formerly of James C. Cramer and Sarah J. Cramer, his wife, North 44 degrees 30 minutes East 397.85 feet to an iron pin, the place of beginning.

Containing 0.9449 acres pursuant to a Plan of Survey for Kevin R. and Brenda R. Miller, prepared by Leonard Karfelt, a registered, professional land surveyor, dated September of 1997.

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

(4) The Deed of Conveyance 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.

(5) Costs and fees incidental to the conveyance under this section shall be borne by Robert Pritts, Catherine Pritts and Alverta Pritts.

Section 7. Lycoming County.

(a) The Department of Transportation, with the approval of the Governor, is hereby authorized on behalf of the Commonwealth to grant and convey to Old Lycoming Township Fire Company, for consideration of \$53,000 as determined by an independent appraiser, the following tract of land situated in the City of Williamsport, Lycoming County, Pennsylvania, bounded and described as follows:

Beginning at a point, said point being located 224 feet left of Station 120+37 (survey and right-of-way center line for S.R. 3032-A10, formerly L.R. 1036-A10); thence north 82 degrees 7 minutes 39 seconds west a distance of 189.73 feet along the northern line of Kenwood Avenue to a point; thence north 80 degrees 36 minutes 33 seconds west a distance of 41.19 feet along same to a point at the intersection of the northern line of the aforementioned Kenwood Avenue with the eastern line of Dewey Avenue; thence along the eastern line of Dewey Avenue the following 4 courses and distances:

(1) On a curve to the right with radius of 1316 feet, 139 feet in length and on a chord bearing north 27 degrees 16 minutes 9 seconds east a distance of 138.93 feet to a point;

(2) North 29 degrees 53 minutes 14 seconds east a distance of 115.26 feet to a point;

(3) On a curve to the right with radius of 5308 feet, 231.54 feet in length and on a chord bearing north 31 degrees 13 minutes 11 seconds east a distance of 231.52 feet to a point;

(4) North 32 degrees 29 minutes 6 seconds east a distance of 107.69 feet to a point; thence south 31 degrees 52 minutes 54 seconds east a distance of 36.84 feet along other land of the Pennsylvania Department of Transportation to a point; thence south 81 degrees 51 minutes 47 seconds east a distance of 52.11 feet along same to a point; thence south 17 degrees 26 minutes 40 seconds west a distance of 389.62 feet along same

to a point; thence south 14 degrees 34 minutes 19 seconds west a distance of 165.94 feet along same to a point, the point of the beginning.

Containing 2.06 acres or 89,241 square feet.

(b) The conveyance shall be made under and subject to easements, servitudes, rights, interests, estates or tenancies, whether or not appearing of record, for any portion of the land or improvements erected thereon.

(c) The deed of conveyance must be approved as provided by law and shall be executed by the Secretary of Transportation in the name of the Commonwealth.

(d) The costs and fees incidental to this conveyance shall be borne by the grantee.

(e) Money received from the conveyance shall be deposited in the Motor License Fund.

Section 8. Montgomery County.

(1) 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, sell and convey to Upper Skippack Mennonite Church, for fair market value as determined by an independent appraisal, the tract of land described in paragraph (2).

(2) The property to be conveyed pursuant to paragraph (1) is the following tract of land, bounded and described as follows:

All that certain tract of land situate in the Township of Skippack, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Revised Plan of Survey prepared for Upper Skippack Mennonite Church by Urwiler & Walter, Inc., dated November 30, 1994, bounded and described as follows, to wit:

Beginning at a point on the center line of Cressman Road, said point being a common property corner of lands now or late of Upper Skippack Mennonite Church and lands of the Commonwealth of Pennsylvania; thence from said point of beginning extending along the common property line of lands of Upper Skippack Mennonite Church and lands of the Commonwealth of Pennsylvania the following three courses and distances: (1) north 44 degrees 42 minutes 30 seconds west 201.99 feet to a point, a corner; (2) south 52 degrees 32 minutes 50 seconds west 619.09 feet to a point, a corner; (3) south 37 degrees 27 minutes 10 seconds east 227.75 feet to a point on the center line of Cressman Road, a corner; thence from said point extending along the center line of Cressman Road the following courses and distances: south 49 degrees 13 minutes 33 seconds west 30.13 feet to a point, a corner; thence from said point extending through lands of the Commonwealth of Pennsylvania the following seven courses and distances: (1) north 42 degrees 16 minutes 01 seconds west 415 feet to a point, a corner; (2) north 47 degrees 43 minutes 59 seconds east 353 feet to a point, a corner; (3) south 42 degrees 16 minutes 01 seconds east 66 feet to a point, a corner; (4) north 52 degrees 46 minutes 27.4 seconds east 120 feet to a point, a corner; (5) south 42 degrees 16 minutes 01 seconds east 76 feet to a point, a corner; (6)

north 52 degrees 46 minutes 27.4 seconds east 395.91 feet to a point, a corner; (7) south 43 degrees 48 minutes 18 seconds east 250 feet to a point on the center line of Cressman Road, a corner; thence from said point extending along the center line of Cressman Road south 46 degrees 11 minutes 42 seconds west 198.94 feet to the point and place of beginning.

Containing 3.756 acres of land, more or less.

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

(4) The proceeds of this sale shall be paid into the State Treasury and deposited in the General Fund.

(5) The deed of conveyance 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.

(6) Costs and fees incidental to the conveyance shall be borne by the grantee.

Section 9. Warren County.

(a) (1) 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 North Warren Municipal Authority the Warren State Hospital sanitary sewer system facilities, land and buildings described in paragraph (2) for fair consideration, equal to the fair market value, as determined by independent appraisal. Fair consideration must be received from the Grantee within 15 years of the date of conveyance.

(2) The property to be conveyed pursuant to paragraph (1) consists of the Warren State Hospital sanitary sewer system facilities described in Exhibit 1 to the Lease Agreement with Option to Purchase dated April 9, 1998, between the Commonwealth of Pennsylvania and North Warren Municipal Authority, situate in Conewango Township, Warren County, bounded and more particularly described as follows:

Commencing at an existing 1-inch iron pipe set by R. G. Rieder in the north line of lands of the Commonwealth of Pennsylvania, recorded in Deed Book 68, Page 499, of the Warren County Courthouse.

Thence South 25 degrees 13 minutes 56 seconds West, 1,249.33 feet to the place of beginning and a 5/8 inch rebar and cap set at the northwest corner of land described herein.

Thence South 78 degrees 40 minutes 19 seconds East, severing the lands of the Grantor herein 665.81 feet to a 5/8 inch rebar and cap set in the westerly Right-of-Way line of SR 0082, being the northeast corner of lands described herein.

Thence continuing along said Right-of-Way line South 19 degrees 26 minutes 26 seconds West, 500.10 feet to a 5/8 inch rebar and cap and the southeast corner of lands described herein.

Thence South 89 degrees 46 minutes 15 seconds West, severing the lands of the Grantor herein 809.69 feet to a 5/8 inch rebar and cap, being the southwest corner of lands described herein.

Thence North 14 degrees 23 minutes 31 seconds East, severing lands of the Grantor herein 422.27 feet to a 5/8 inch rebar and cap.

Thence North 50 degrees 10 minutes 28 seconds east, severing the lands of the Grantor 207.66 feet to a 5/8 inch rebar and cap.

Thence North 29 degrees 07 minutes 50 seconds East, severing the lands of the Grantor herein 191.75 feet to a 5/8 inch rebar and cap and the place of beginning.

Containing 11.868 acres, 516.949 square feet of land, and being a portion of lands previously conveyed to the Commonwealth of Pennsylvania as recorded in AD Docket 54, Page 91, and Deed Book 38, Page 363, of the Warren County Courthouse.

(3) The Department of General Services is authorized to grant any necessary utility easements to the Grantee for the efficient operation and maintenance of the facilities being conveyed. The easements include, but are not limited to, the force main, plant effluent and a natural gas line servicing the sewer treatment plant.

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

(5) The deed of conveyance 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.

(6) Costs and fees incidental to this conveyance shall be borne by the Grantee.

(b) (1) 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, sell and convey to Warren Area Student Union, Inc., for fair consideration equal to the fair market value of \$90,000 a tract of land and building as further described below. The property to be conveyed is a single tract of land situate in the Borough of Warren, Warren County, Pennsylvania, bounded and described as follows:

Beginning on the easterly side of Hickory Street, at the southwest corner of land now or lately of Caroline Reig and extending thence south 11 degrees 18 minutes east along Hickory Street 62.51 feet to northwest corner of lands of the School District of the Borough of Warren; thence north 78 degrees 42 minutes east along the line of said School District land and along the

southerly line of the private right-of-way hereinafter described 174.48 feet to land of the Methodist Episcopal Church; thence north 11 degrees 18 minutes west along said Church property 4 feet; thence south 78 degrees 42 minutes west along line of land conveyed by William M. Robertson, Trustee, by deed dated December 21, 1908, and recorded in Deed Book Vol. III, Page 247, to the Commissioners of Warren County, 14.48 feet to a point; thence still along line of said Commissioners north 11 degrees 18 minutes west 58.51 feet to a point; and thence south 78 degrees 42 minutes west along land of said William M. Robertson, Trustee, and along line of said land of Caroline Reig, 160 feet to the place of beginning. Subject however, to a private right-of-way four feet in width extending along the southerly portion of said property from Hickory Street eastwardly, parallel with Third Street 174.48 feet, more or less.

Containing 0.23 acres.

(2) The conveyance authorized by this section 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, cable, water, electric, sewer, gas or pipeline companies, as well as under and subject to any lawful and enforceable interest, estates or tenancies vested in third persons, appearing of record, for any portion of the land or improvements erected thereon.

(3) The deed of conveyance shall be by special Warranty deed and shall contain a clause that the Grantee shall ensure a return of fair consideration equal to or greater than \$90,000 over a five-year period beginning on the execution date of the Lease and Option to Purchase Agreement between the Commonwealth and Warren Area Student Union, Inc. If the amount of fair consideration is below \$90,000 at the end of the five-year period, the property shall immediately revert to and revest in the Commonwealth of Pennsylvania.

(4) 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. In the event that this property is not conveyed to the Warren Area Student Union, Inc., within 12 months of Warren Area Student Union, Inc.'s election to purchase the property as set forth in the Lease and Option to Purchase Agreement between the Commonwealth and Warren Area Student Union, Inc., the property shall be disposed of in accordance with Article XXIV-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929.

(5) The deposit of any cash proceeds shall be paid into the State Treasury and deposited in the State Treasury Armory Fund.

(6) Costs and fees incidental to the conveyance authorized by this section shall be borne by the Grantee.

Section 10. Venango County.

(a) The Department of General Services, with the approval of the Pennsylvania Historical and Museum Commission, is hereby authorized and

directed on behalf of the Commonwealth to acquire by gift the tract of land described below:

McClintock Well No. 1

All that certain piece or parcel of land situate in the Township of Cornplanter, in the County of Venango and Commonwealth of Pennsylvania, acquired by The Colonel, Inc., from Quaker State Corporation by deed dated May 26, 1998, and bounded and described as follows:

Beginning at a point in the center line of the township road leading from Rouseville to Rynd Farm where said road intersects the northwest boundary of the right-of-way of the Pennsylvania Railroad; thence along the center line of said road in a northerly direction to the southwest corner of land conveyed by Quaker State to Rogers; thence easterly along the southern border of said Rogers land to the low water mark on the west bank of Oil Creek; thence southerly along said west bank of Oil Creek to a point where said west bank intersects with the northwesterly line of the Pennsylvania Railroad right-of-way; thence southerly along said railroad right-of-way to a point at the place of beginning.

Containing approximately 5.5 acres, more or less.

Being or intended to be a part of the same premises conveyed to Quaker State Oil Refining Corporation by Brundred Oil Corporation by deed dated September 1, 1952, and recorded in the Recorder's Office of Venango County Deed Book 561, Page 165.

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

(c) The deed of acquisition shall be approved as provided by law and shall be executed by the Secretary of General Services in the name of the Commonwealth.

(d) Costs and fees incidental to this acquisition shall be borne by the Grantee.

Section 11. Wayne County.

(a) Authorization.—The Department of General Services, with the approval of the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to grant, sell and convey to the United States for fair consideration equal to or exceeding the fair market value as determined by an independent appraisal the following tracts of land described in subsection (b).

(b) Property description.—

(1) The property to be conveyed under subsection (a) is comprised of the following tracts of land situate in the Township of Canaan, Wayne County, Pennsylvania, bounded and described as follows:

TRACT NO. 1

Beginning at a point in the intersection of Canaan Road (T-466) and an intersecting road then the following courses and distances: south 17 degrees 43 minutes 30 seconds west 265.00 feet to the point and place of beginning; thence south 17 degrees 43 minutes 30 seconds west 199.19 feet to a point; thence south 86 degrees 45 minutes east 148.54 feet to a point; thence south 65 degrees 45 minutes east 279.18 feet to a point; thence south 3 degrees 45 minutes west 415.80 feet to a point; thence north 84 degrees 45 minutes west 350.00 feet to a point; thence south 1 degree west 1105.00 feet to a point; thence along the lands N/F Richard Gregory various arcs and distances approximately 1300 feet to a point; thence north 89 degrees 25 minutes east 285.00 feet to a point; thence south 2697.75 feet to a point; thence south 85 degrees 50 minutes west 2902.50 feet to a point; thence along Canaan Road the following 11 courses and distances: north 38 degrees 15 minutes 21 seconds east 271.54 feet; north 36 degrees 51 minutes 5 seconds east 496.68 feet; north 38 degrees 50 minutes 56 seconds east 228.18 feet; north 34 degrees 48 minutes 36 seconds east 292.22 feet; north 23 degrees 28 minutes 23 seconds east 233.92 feet; north 21 degrees 31 minutes 25 seconds east 335.66 feet; north 23 degrees 16 minutes 59 seconds east 287.18 feet; north 25 degrees 59 minutes 50 seconds east 449.72 feet; north 26 degrees 1 minute 2 seconds east 286.29 feet; north 26 degrees 35 minutes 45 seconds east 1091.44 feet; north 25 degrees 2 minutes 33 seconds east 681.64 feet to a point; thence north 65 degrees 18 minutes west 636.49 feet to a point; thence north 38 degrees 42 minutes 54 seconds east 174.73 feet to a point; thence north 34 degrees 51 minutes 54 seconds east 397.39 feet to a point; thence north 31 degrees 35 minutes 6 seconds east 166.84 feet to a point; thence north 29 degrees 21 minutes 47 seconds east 306.30 feet to a point; thence north 22 degrees 9 minutes 40 seconds east 419.94 feet to a point; thence north 12 minutes degrees 8 minutes east 496.51 feet to a point; thence south 63 degrees 34 minutes 55 seconds east 497.66 feet to the point and place of beginning.

Containing approximately 182.02 acres.

TRACT NO. 2

Beginning at a point in the intersection of Canaan Road (T-466) and an intersecting road, the point and place of beginning; thence the following courses and distances: south 17 degrees 43 minutes 30 seconds west 265 feet to a point; thence north 63 degrees 34 minutes 55 seconds east 497.86 feet to a point; thence north 12 degrees 8 minutes east 300 feet to a point; thence south 57 degrees 57 minutes east 510 feet to the point and place of beginning.

Containing approximately 3.10 acres.

TRACT NO. 3

Beginning at a point in the intersection of Canaan Road (T-466) and an intersecting road, the point and place of beginning; thence the following courses and distances: north 57 degrees 57 minutes west 494.46 feet to a

point; thence north 58 degrees 26 minutes 43 seconds west 1169.61 feet to a point; thence north 10 degrees 25 minutes 53 seconds west 385.42 feet to a point; thence north 1 degree 32 minutes 20 seconds west 110.62 feet to a point; thence north 16 degrees 17 seconds east 81.92 feet to a point; thence north 21 degrees 4 minutes 57 seconds east 221.16 feet to a point; thence north 1 degree 36 minutes 50 seconds east 188.67 feet to a point; thence south 79 degrees 37 minutes west 1194.18 feet to a point; thence north 20 degrees 31 minutes 59 seconds east 15 feet to a point; thence south 65 degrees 52 minutes 1 second east 25.00 feet to a point; thence south 10 degrees 22 minutes 59 seconds west 440.00 feet to a point; thence south 79 degrees 37 minutes east 440.00 feet to a point; thence south 4 degrees 43 minutes west 209.00 feet to a point; thence north 83 degrees 51 minutes west 171.40 feet to a point; thence south 5 degrees 58 minutes west 149.00 feet to a point; thence south 84 degrees 10 minutes east 174.00 feet to a point; thence south 03 degrees 50 minutes west 244.40 feet to a point; thence south 14 degrees 3 minutes west 530.49 feet to the point and place of beginning.

Containing approximately 42.08 acres.

(2) The descriptions of the three tracts in paragraph (1) are approximate, and the description in the deed of conveyance may be adjusted slightly to reflect the results of a survey which shall be performed.

(c) Rights-of-way.—The conveyance authorized by this section shall be made under and subject to all easements, servitudes, infringements known or unknown and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, cable, water, electric, sewer, gas or pipeline companies, as well as under the subject to any interest, estates or tenancies vested in third persons, appearing of record, for any portion of the land or improvements erected thereon.

(d) Approval and execution of deed.—The deed of conveyance authorized under 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. In the event that this conveyance is not executed within 12 months of the effective date of this act, the property may be disposed of in accordance with Article XXIV-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929.

(e) Exemption.—The three tracts of land referenced in subsection (b) shall be exempt from the requirements of the act of July 31, 1968 (P.L.805, No.247), known as the Pennsylvania Municipalities Planning Code.

(f) Costs and fees.—Costs and fees incidental to the conveyance, including, but not limited to, appraisal fees, title insurance and surveys, shall be borne by the Grantee.

(g) Deposit of proceeds.—Proceeds from the conveyance authorized under this section shall be deposited in the General Fund.

Section 12. Delaware River bed.

(a) The Commonwealth owns the lands within the bed of the Delaware River, a portion of which lands are located in the 5th Ward of the City of

Philadelphia, commonly known as Piers No. 12 North, No. 13 North, No. 15 North, No. 19 North and No. 24 North. The Department of General Services, with the concurrence of the Department of Environmental Protection, acting on behalf of the Commonwealth, is hereby authorized to lease for an initial term of up to 99 years (the "Initial Term") land within the bed of the Delaware River in the City of Philadelphia and to extend the period for all or any portion of the leased premises for an additional term of up to 99 years (the "Renewal Term").

(b) The land to be leased is more particularly described as follows:

PARCEL NO. 1

All that certain lot or piece of land situate in the 5th Ward of the City of Philadelphia, more particularly bound and described according to a plan of ALTA/ACSM Survey of Piers 12 to 24 prepared by Barton and Martin Engineers and dated April 10, 1997, last revised July 15, 1997, as follows, to wit:

Beginning at a point on the Easterly side of Christopher Columbus Boulevard (formerly known as Delaware Avenue) (variable width), which is also the Bulkhead line of the Delaware River as reestablished by the Secretary of War on 9-10-1940, said point is located North 14 degrees 03 minutes 50 seconds East the distance of 1590 feet 5-7/8 inches from the point of intersection of the said Easterly side of Christopher Columbus Boulevard with the Northerly side of Market Street (100 feet wide) produced and running thence: North 79 degrees 38 minutes 45 seconds West the distance of 20.04 feet U.S.S. to a point; thence parallel to and 20.00 feet U.S.S. West of the Easterly side of Christopher Columbus Boulevard, North 14 degrees 03 minutes 50 seconds East the distance of 92.50 feet to a point; thence North 19 degrees 03 minutes 50 seconds East the distance of 114.74 feet to a point; thence parallel to and 10.00 feet U.S.S. West of the Easterly side of Christopher Columbus Boulevard, North 14 degrees 03 minutes 50 seconds East the distance of 239.07 feet to a point; thence still parallel to and 10.00 feet U.S.S. West of the Easterly side of Christopher Columbus Boulevard, North 20 degrees 49 minutes 28 seconds East the distance of 35.20 feet to a point; thence still parallel to and 10.00 feet U.S.S. West of the Easterly side of Christopher Columbus Boulevard, North 14 degrees 16 minutes 05 seconds East the distance of 538.69 feet to a point; thence still parallel to and 10.00 feet U.S.S. West of the Easterly side of Christopher Columbus Boulevard, North 26 degrees 39 minutes 55 seconds East the distance of 27.94 feet U.S.S. to a point; thence South 75 degrees 56 minutes 05 seconds East the distance of 10.25 feet U.S.S. to a point on the Easterly side of Christopher Columbus Boulevard, said point also being on the former Southerly side of Callowhill Street (66 feet wide, formerly 50 feet wide) produced; thence along the former Southerly side of Callowhill Street produced, South 80 degrees 10 minutes 55 seconds East the distance of 583.625 feet U.S.S., crossing the Bulkhead line of the Delaware River as reestablished by the Secretary of War on 9-10-1940, to a point on the Pierhead line of the

Delaware River as reestablished by the Secretary of War on 9-10-1940; thence along the said Pierhead line of the Delaware River, South 18 degrees 29 minutes 31 seconds West the distance of 605 feet 2-1/2 inches U.S.S. to a point, said point also being the intersection of the Pierhead line of the Delaware River with the former Southerly side of Vine Street produced; still along the same, South 14 degrees 51 minutes 14 seconds West the distance of 449 feet 8-7/8 inches to a point; thence leaving the Pierhead line of the Delaware River, North 79 degrees 41 minutes 52 seconds West the distance of 542 feet 8 inches to the point and place of Beginning. Being known as Piers #s 12 - 19 North.

PARCEL NO. 2

All that certain lot or piece of land situate in the 5th Ward of the City of Philadelphia, more particularly bound and described according to a plan of ALTA/ACSM Survey of Piers 12 to 24 prepared by Barton and Martin Engineers and dated April 10, 1997, last revised July 15, 1997, as follows, to wit:

Beginning at the point of intersection of the Easterly side of Christopher Columbus Boulevard (150 feet wide) with the former southerly side of Callowhill Street (66 feet wide, formerly 50 feet wide) produced and running thence: North 75 degrees 56 minutes 05 seconds West the distance of 10.25 feet U.S.S. to a point; thence along a line parallel to and 10 feet U.S.S. distant from the Easterly side of Christopher Columbus Boulevard, North 26 degrees 39 minutes 55 seconds East the distance of 264.06 feet U.S.S. to a point; thence South 75 degrees 56 minutes 05 seconds East the distance of 10.25 feet U.S.S. to a point on the Easterly side of Christopher Columbus Boulevard; thence running along the Easterly side of Christopher Columbus Boulevard, North 26 degrees 39 minutes 55 seconds East the distance of 77.044 feet U.S.S. (North 27 degrees 52 minutes 00 seconds East, 76-10 1/4 feet in Deed) to a point; thence South 75 degrees 56 minutes 05 seconds East the distance of 530.044 feet U.S.S. (South 74 degrees 44 minutes 00 seconds East, 528 feet 8 5/8 inches in Deed), crossing the Bulkhead line of the Delaware River as reestablished by the Secretary of War on 9-10-1940, to a point on the Pierhead line of the Delaware River as reestablished by the Secretary of War on 9-10-1940; thence along the said Pierhead line of the Delaware River, South 18 degrees 29 minutes 31 seconds West the distance of 290.529 U.S.S. feet (South 19 degrees 41 minutes 36 seconds West 289 feet 9-1/2 inches in Deed) to a point on the former Southerly side of Callowhill Street produced; thence leaving the Pierhead line of the Delaware River and running along the Southerly side of Callowhill Street produced, North 80 degrees 10 minutes 55 seconds West the distance of 583.625 feet U.S.S. to the point and place of Beginning. Being known as Pier #24 North.

(c) The lease and any other documents hereby contemplated shall be approved by the Attorney General and shall be executed by the Department of General Services, with the approval of the Department of Environmental Protection, in the name of the Commonwealth. The lease shall grant the

lessee the right to sublease or permit the sublease of the above-described premises for the purposes of development for residential, office, commercial, condominium, hotel, marina or other uses.

(d) The Department of General Services, with the concurrence of the Department of Environmental Protection, acting on behalf of the Commonwealth of Pennsylvania, is also specifically authorized to enter into one or more nondisturbance agreements with any sublessee of the premises described in this act pursuant to which the Commonwealth will agree that, if the Commonwealth succeeds to the interest of the sublessor under the sublease, it will not terminate the sublease unless the sublessee is in default.

(e) The Department of General Services, with the approval of the Attorney General, is hereby authorized to execute, on behalf of the Commonwealth of Pennsylvania, any declaration or other document necessary to submit these premises or any portion thereof and any improvements thereon to the provisions of 68 Pa.C.S. Part II Subpt. B (relating to condominiums) as a leasehold condominium.

(f) The Department of General Services shall lease the land within the bed of the Delaware River as described in subsection (b) upon such terms and conditions and for such consideration as it shall, with the concurrence of the Department of Environmental Protection, establish through the lease agreements.

(g) As used in this section, the term "maritime purposes" means activities directly related to the handling of cargo or passengers for import or export through the Port of Philadelphia.

Section 13. City of Philadelphia.

(a) The Department of General Services, with the approval of the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to grant, sell and convey to the City of Philadelphia for the sum of \$5,400,000.00, the fair market value as determined by an independent appraisal, the following tract of land and building described in subsection (b).

(b) All that certain tract or parcel of ground situated in the 40th Ward of the City of Philadelphia, bounded and described in accordance with a plan thereof made by Maurice H. Goldich, Surveyor and Regulator of the Tenth Survey District, dated September 21, 1966, as follows:

Beginning at a point on the northwesterly side of Enterprise Avenue (70 feet wide) at the distance of 398 feet as measured North 60 degrees 46 minutes 26 seconds East along said northwesterly side of Enterprise Avenue from the point of intersection of the said side of Enterprise Avenue produced southwesterly and the northwesterly side of Executive Avenue (60 feet wide) produced southeastwardly, said point of beginning being on the northeasterly line of a proposed right-of-way for an industrial railroad side track (agreement between city of Philadelphia and the Philadelphia Baltimore and Washington Railroad Company pending); thence extending along said northeasterly right-of-way line North 29 degrees 13 minutes 34 seconds West a distance of 836.394 feet to a point of curve; thence extending along a curve

to the right having a radius of 335 feet subtending a central angle of 65 degrees 2 minutes 44 seconds an arc distance of 380.312 feet to a point of tangency being on the southeasterly side of the clear zone of runway 4-22 Philadelphia International Airport; thence extending along said southeasterly side of the clear zone North 35 degrees 49 minutes 10 seconds East a distance of 355.147 feet to a point; thence extending North 72 degrees 21 minutes 25.45 seconds East a distance of 188.176 feet to a point on a property line of the City of Philadelphia (Southwest Sewage Treatment Works); thence extending along said property line and crossing the head of a right-of-way for sewer and drainage purposes South 29 degrees 13 minutes 34 seconds East a distance of 1252.172 feet to a point on the aforementioned northwesterly side of Enterprise Avenue; thence extending along the said side of Enterprise Avenue the following four (4) courses and distances: (1) South 60 degrees 46 minutes 26 seconds West 6.325 feet, (2) along a curve to the left having a radius of 100 feet subtending a central angle of 117 degrees 03 minutes 30.74 seconds and recrossing the head of the aforementioned right-of-way for sewer and drainage purposes an arc distance of 204.306 feet to a point of reverse curve, (3) extending along a curve to the right having a radius of 100 feet subtending a central angle of 47 degrees 32 minutes 45.08 seconds an arc distance of 82.983 feet to a point of tangency; (4) South 60 degrees 46 minutes 26 seconds West 452.436 feet to the first mentioned point and place of beginning.

Containing approximately 18.837 acres.

(c) The conveyance authorized by this section shall be made under and subject to all easements, servitudes, infringements known or unknown and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, cable, water, electric, sewer, gas or pipeline companies, as well as under and subject to any interest, estates or tenancies vested in third persons, appearing of record, for any portion of the land or improvements erected thereon.

(d) 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.

(e) Costs and fees incidental to the conveyance, including, but not limited to, appraisal fees, title insurance and surveys, shall be borne by the grantee.

(f) Proceeds from this sale shall be deposited in the General Fund.

Section 14. Effective date.

This act shall take effect immediately.

APPROVED—The 21st day of December, A.D. 1998.

THOMAS J. RIDGE