

103<sup>D</sup> CONGRESS  
2<sup>D</sup> SESSION

# H. R. 4704

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## AN ACT

To provide for the conveyance of certain lands and improvements in Hopewell Township, Pennsylvania, to a non-profit organization known as the “Beaver County Corporation for Economic Development” to provide a site for economic development.

1        *Be it enacted by the Senate and House of Representa-*  
2        *tives of the United States of America in Congress assembled,*

3        **SECTION 1. SHORT TITLE.**

4        This Act may be cited as the “Hopewell Township  
5        Investment Act of 1994”.

1 **SEC. 2. CONVEYANCE OF LAND.**

2 (a) ADMINISTRATOR OF GENERAL SERVICES.—The  
3 Administrator of General Services (hereinafter in this Act  
4 referred to as the “Administrator”) is authorized to trans-  
5 fer, by negotiated sale at fair market value, to a nonprofit  
6 organization known as the “Beaver County Corporation  
7 for Economic Development” all right, title, and interest  
8 of the United States in and to those pieces or parcels of  
9 land in Hopewell Township, Pennsylvania, described in  
10 subsection (c), together with all improvements thereon and  
11 appurtenances thereto. The purpose of the conveyance is  
12 to provide a site for economic development in Hopewell  
13 Township.

14 (b) CONVEYANCE TERMS.—

15 (1) DATE OF CONVEYANCE.—The date of the  
16 conveyance of property under subsection (a) shall be  
17 not later than the 180th day following the date of  
18 the enactment of this Act.

19 (2) TERMS AND CONDITIONS.—The conveyance  
20 of property under subsection (a) shall be subject to  
21 such terms and conditions as may be determined by  
22 the Administrator to be necessary to safeguard the  
23 interests of the United States. Such terms and con-  
24 ditions shall be consistent with the terms and condi-  
25 tions set forth in this Act.

1           (3) QUITCLAIM DEED.—The conveyance of  
2           property under subsection (a) shall be by quitclaim  
3           deed.

4           (c) PROPERTY DESCRIPTION.—The land referred to  
5           in subsection (a) is the parcel of land in the township of  
6           Hopewell, county of Beaver, Pennsylvania, bounded and  
7           described as follows:

8           (1) Beginning at the southwest corner at a  
9           point common to Lot No. 1, same plan, lands now  
10          or formerly of Frank and Catherine Wutter, and the  
11          easterly right-of-way line of Pennsylvania Legislative  
12          Route No. 60 (Beaver Valley Expressway); thence  
13          proceeding by the easterly right-of-way of Pennsylva-  
14          nia Legislative Route No. 60 by the following three  
15          courses and distances:

16                (A) North 17 degrees, 14 minutes, 20 sec-  
17                onds West, 213.10 feet to a point.

18                (B) North 72 degrees, 45 minutes, 40 sec-  
19                onds East, 30.00 feet to a point.

20                (C) North 17 degrees, 14 minutes, 20 sec-  
21                onds West, 252.91 feet to a point; on a line di-  
22                viding Lot No. 1 from the other part of Lot No.  
23                1, said part now called Lot No. 5, same plan;  
24                thence by last mentioned dividing line, North  
25                78 degrees, 00 minutes, 00 seconds East;

1 135.58 to a point, a cul-de-sac on Industrial  
2 Drive; thence by said cul-de-sac and the south-  
3 erly side of Industrial Drive by the following  
4 courses and distances:

5 (i) By a curve to the right having a  
6 radius of 100.00 feet for an arc distance of  
7 243.401 feet to a point.

8 (ii) Thence by a curve to the right  
9 having a radius of 100.00 feet for an arc  
10 distance of 86.321 feet to a point.

11 (iii) Thence by 78 degrees, 00 min-  
12 utes, 00 seconds East, 777.78 feet to a  
13 point.

14 (iv) Thence, North 12 degrees, 00  
15 minutes, 00 seconds West, 74.71 feet to a  
16 point.

17 (v) Thence by a curve to the right,  
18 having a radius of 50.00 feet for an arc  
19 distance of 78.54 feet to a point.

20 (vi) Thence North 78 degrees, 00  
21 minutes, 00 seconds East, 81.24 feet to a  
22 point.

23 (vii) Thence by a curve to the right,  
24 having a radius of 415.00 feet for an arc  
25 distance of 140.64 feet to a point.

1 (viii) Thence, South 82 degrees, 35  
2 minutes, 01 second East, 125.00 feet to a  
3 point.

4 (ix) Thence, South 7 degrees, 24 min-  
5 utes, 59 seconds West, 5.00 feet to a  
6 point.

7 (x) Thence by a curve to the right,  
8 having a radius of 320.00 feet for an arc  
9 distance of 256.85 feet to a point.

10 (xi) Thence by a curve to the right  
11 having a radius of 50.00 feet for an arc  
12 distance of 44.18 feet to a point on the  
13 northerly side of Airport Road.

14 (2) Thence by the northerly side thereof by the  
15 following:

16 (A) South 14 degrees, 01 minute, 54 sec-  
17 onds West, 56.94 feet to a point.

18 (B) Thence by a curve to the right having  
19 a radius of 225.00 feet for an arc distance of  
20 207.989 feet to a point.

21 (C) Thence South 66 degrees, 59 minutes,  
22 45 seconds West, 192.08 feet to a point on the  
23 southern boundary of Lot No. 1, which line is  
24 also the line dividing Lot No. 1 from lands now  
25 or formerly, Frank and Catherine Wutter.

1           (3) Thence by the same, South 75 degrees, 01  
2           minutes, 00 seconds West, 1,351.23 feet to a point  
3           at the place of beginning.

4 **SEC. 3. ALTERNATIVE CONVEYANCE.**

5           In the event that the conveyance under section 2(a)  
6 is not completed on or before the 180th day following the  
7 date of the enactment of this Act, the Administrator is  
8 authorized to dispose of the land referred to in section  
9 2(a) to Hopewell Township, Pennsylvania, in accordance  
10 with section 203(k)(2) of the Federal Property and Ad-  
11 ministrative Services Act of 1949 (40 U.S.C. 484(k)(2)).

          Passed the House of Representatives October 4,  
1994.

Attest:

*Clerk.*

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