

THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 2118 Session of  
1999

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INTRODUCED BY BROWNE, DALLY, GRUCELA, HARHART, MANN, SAMUELSON  
AND SNYDER, DECEMBER 7, 1999

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REFERRED TO COMMITTEE ON STATE GOVERNMENT, DECEMBER 7, 1999

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AN ACT

1 Authorizing the Department of General Services, with the  
2 approval of the Governor, to grant and convey to Community  
3 Services for Children, Inc., certain lands situate in the  
4 City of Allentown, Lehigh County.

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

7 Section 1. Conveyance at Allentown State Hospital, Lehigh  
8 County.

9 The Department of General Services, with the approval of the  
10 Governor, is hereby authorized on behalf of the Commonwealth of  
11 Pennsylvania to grant and convey to Community Services for  
12 Children, Inc., certain land and buildings situate on the  
13 grounds of Allentown State Hospital described in section 2 for  
14 \$225,000.

15 Section 2. Description.

16 The property to be conveyed pursuant to section 1 consists of  
17 approximately 8.9395 acres and three buildings bounded and more  
18 particularly described as follows:

1       Beginning at a concrete monument on the southerly right-of-  
2   way of East Gordon Street, said point also being South 83  
3   degrees 33 minutes 0 seconds West 319.50 feet from the easterly  
4   right-of-way of North Oswego Street.

5       Thence South 0 degrees 26 minutes 0 seconds East 251.70 feet  
6   along the line of a previously leased lot to Lehigh County  
7   Housing Authority to a point. Said point is the new place of  
8   beginning for this subdivided lot.

9       Thence along a line in the lease agreement with Lehigh County  
10   Housing Authority North 84 degrees 50 minutes 18 seconds East  
11   275.59 feet to a point. Said point is along the western edge of  
12   an interior road in the lands of Allentown State Hospital.

13       Thence the following courses and distances along the interior  
14   road:

15       South 5 degrees 57 minutes 6 seconds East 258.86 feet to a  
16   point,

17       South 77 degrees 23 minutes 2 seconds West 49.78 feet to a  
18   point,

19       South 12 degrees 8 minutes 20 seconds East 35.10 feet to a  
20   point,

21       North 77 degrees 14 minutes 47 seconds East 45.76 feet to a  
22   point,

23       South 5 degrees 57 minutes 6 seconds East 78.53 feet to a  
24   point,

25       North 84 degrees 20 minutes 45 seconds East 6.68 feet to a  
26   point,

27       South 4 degrees 49 minutes 4 seconds East 223.37 feet to a  
28   point,

29       South 85 degrees 12 minutes 45 seconds West 56.41 feet to a  
30   point,

1 South 4 degrees 50 minutes 24 seconds East 35.42 feet to a  
2 point,

3 North 84 degrees 52 minutes 44 seconds East 56.39 feet to a  
4 point,

5 South 4 degrees 50 minutes 36 seconds East 41.34 feet to a  
6 point,

7 South 35 degrees 19 minutes 13 seconds West 77.17 feet to a  
8 point,

9 South 11 degrees 35 minutes 22 seconds West 18.41 feet to a  
10 point,

11 South 6 degrees 6 minutes 13 seconds East 48.78 feet to a  
12 point. Said point is also a corner in the parking lot that abuts  
13 the aforementioned road.

14 Thence the following two courses and distances along the  
15 remaining lands of the Allentown State Hospital:

16 South 84 degrees 4 minutes 12 seconds West 264.92 feet to a  
17 point,

18 South 78 degrees 56 minutes 1 second West 333.01 feet to a  
19 point. Said point also being on the easterly right-of-way of  
20 North Maxwell Street.

21 Thence along the easterly right-of-way of North Maxwell  
22 Street North 6 degrees 9 minutes 0 seconds West 452.15 feet to a  
23 point.

24 Thence along a line in the property of Badev Sharma, North 83  
25 degrees 3 minutes 0 seconds East 342.34 feet to a point,

26 Thence still along the lands of Badev Sharma, North 0 degrees  
27 26 minutes 0 seconds West 373.75 feet to a point, the  
28 aforementioned new place of beginning.

29 Less and excepting to the Grantor all above ground or  
30 subterranean utilities which serve Allentown State Hospital and

1 ingress, egress and regress to said utilities.

2 Containing 8.9395 acres, more or less.

3 Section 3. Easements.

4 (a) Access and utilities.--The Department of General  
5 Services is authorized to grant any necessary access/utility  
6 easements to the Grantee for the efficient operation and  
7 maintenance of the facilities being conveyed.

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

16 Section 4. Execution.

17 The deed of conveyance shall be by Special Warranty Deed and  
18 shall be executed by the Secretary of General Services in the  
19 name of the Commonwealth of Pennsylvania.

20 Section 5. Costs.

21 Costs and fees incidental to this conveyance shall be borne  
22 by the Grantee.

23 Section 6. Conditions.

24 (a) General.--In the event that this conveyance is not  
25 executed within 18 months of the effective date of this act, the  
26 property may be disposed of in accordance with Article 2405-A of  
27 the act of April 9, 1929 (P.L.177, No.175), known as The  
28 Administrative Code of 1929.

29 (b) Agreement of sale requirements.--The conveyance shall be  
30 conditioned on the Grantee's meeting and insuring that the

1 requirements of the Commonwealth are met as described in an  
2 agreement of sale to be executed by the Department of General  
3 Services.

4 Section 7. Effective date.

5 This act shall take effect immediately.