

CONVEYANCE - PROPERTY IN LACKAWANNA, CHESTER, PHILADELPHIA AND ALLEGHENY COUNTIES

Act of Jul. 1, 1994, P.L. 387, No. 60

Cl. 85

AN ACT

Authorizing the Department of General Services, with the approval of the Governor and the Secretary of Public Welfare, to sell and convey to Daniel J. Kelleher certain excess land situate in the Township of Newton, Lackawanna County; authorizing the Department of General Services, with the approval of the Governor, to grant and convey tracts of land situate in East Vincent Township, Chester County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Governor and the Secretary of Public Welfare, to convey tracts of land situate in the City of Philadelphia, Philadelphia County; authorizing and directing the Department of General Services, with the approval of the Governor and the Department of Agriculture, to convey to South Fayette Township a tract of land situate in South Fayette Township, Allegheny County; authorizing and directing the Department of General Services, with the approval of the Governor, to convey to the Chartiers Valley School District four tracts of land situate in Collier Township, Allegheny County; and making a repeal.

Compiler's Note: The Secretary of Public Welfare, referred to in this act, was redesignated as the Secretary of Human Services by Act 132 of 2014.

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

Section 1. Conveyance in Lackawanna County.

(a) Authorization.--The Department of General Services, with the approval of the Governor and the Secretary of Public Welfare, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to grant, sell and convey to Daniel J. Kelleher for consideration equal to the fair market value, as determined by appraisal by the Department of General Services, the tract of land described in subsection (b).

(b) Property description.--The property to be conveyed pursuant to subsection (a) is the following tract of land situate in the Township of Newton, Lackawanna County, bounded and described as follows:

Beginning at a concrete monument located at the intersection of two lines being common to lands of the grantor and the grantee as indicated on a lot map intended to be recorded with this deed; thence along a line of lands common to the grantor and the grantee in a south 50 degrees 10 minutes west direction for a distance of 422.85 feet to a corner; thence along a line of lands common to the grantor and the grantee in a north 44 degrees 09 minutes 52 seconds west direction for a distance of 749.98 feet to a corner; thence along a line of lands through lands of the grantor and through the end of fence, noted as UP NO 00A at coordinates north 484,496.08; east 2,550,768.83, in a south 72 degrees 30 minutes east direction for a distance of 888.35 feet to a place of beginning.

Said parcel contains approximately 3.63 acres.

(c) Easements, etc.--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.

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

(e) Approval and execution of deed.--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.

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

Compiler's Note: The Secretary of Public Welfare, referred to in this section, was redesignated as the Secretary of Human Services by Act 132 of 2014.
Section 2. Conveyances in Chester County.

(a) Authorization.--The Department of General Services, with the approval of the Governor, is authorized and directed on behalf of the Commonwealth of Pennsylvania to grant and convey to the East Vincent Municipal Authority, Chester County, for a consideration of \$1 and other valuable consideration the following described tracts of land situate in East Vincent Township, Chester County, Pennsylvania, bounded and described as follows:

Tract No. 1

Commencing for reference at the point of beginning of that tract of land conveyed to John Frazier Hunt and Myrtrice Penelope McCaskill, husband and wife, by deed recorded in Deed Book 969, Page 224, of the deed records of Chester County, Pennsylvania.

Thence along the lands of Hunt and McCaskill, the following three courses and distances:

- (1) north 81 degrees 25 minutes 50 seconds east 16.30 feet;
- (2) north 30 degrees 12 minutes 06 seconds west 850.90 feet;
- (3) north 26 degrees 54 minutes 42 seconds west 843.34 feet

to the true point of beginning of a tract herein described:
Thence south 63 degrees 05 minutes 18 seconds west 182.48 feet to the northerly right-of-way line of the Philadelphia Electric Company as shown on a plan entitled "Philadelphia Electric Company property, Formerly Schuylkill Secondary branch of Conrail, Parcel 4, Sheet 8 of 14, File No. C-28-7442";

Thence along the same, the following courses and distances:

- (1) along the arc of a 227.18-foot long curve to the left having a central angle of 04 degrees 26 minutes 38 seconds, a radius of 2,929.00 feet and whose chord bears north 49 degrees 09 minutes west 227.12 feet to a point of compound curvature;
 - (2) along the arc of a 40.03-foot long curve to the left having a central angle of 01 degree 40 minutes and 58 seconds, a radius of 1,363.00 feet and whose chord bears north 52 degrees 12 minutes 48 seconds west 40.03 feet to a point of tangency;
 - (3) north 56 degrees 55 minutes 44 seconds west 183.15 feet;
 - (4) north 62 degrees 12 minutes 40 seconds west 138.71 feet;
- Thence north 09 degrees 14 minutes 08 seconds east 220.88 feet;

Thence north 54 degrees 27 minutes 03 seconds east 330.79 feet to an angle point in the lands of Hunt and McCaskill;

Thence along the same, south 26 degrees 54 minutes 42 seconds east 746.25 feet to the point of beginning.

Containing 5.394 acres of land, more or less.

Tract No. 2

Commencing for reference at the point of beginning of that tract of land conveyed to John Frazier Hunt and Myrtrice Pennelope McCaskill, husband and wife, by deed recorded in Deed Book 969, Page 224, of the deed records of Chester County, Pennsylvania.

Thence along the lands of Hunt and McCaskill, the following three courses and distances:

- (1) north 81 degrees 25 minutes 50 seconds east 16.30 feet;
- (2) north 30 degrees 12 minutes 06 seconds west 850.90 feet;
- (3) north 26 degrees 54 minutes 42 seconds west 843.34 feet

to the most easterly corner of Tract No. 1, heretofore described;

Thence along the northerly line of Tract No. 1, south 63 degrees 05 minutes 18 seconds west 182.48 feet to a point on the northerly right-of-way of the Philadelphia Electric Company;

Thence south 10 degrees 46 minutes 13 seconds west 95.18 feet to a point on the southerly right-of-way line thereof and the true point of beginning of the tract herein described:

Thence along the arc of a 271.84-foot long curve to the left having a radius of 2849.00 feet and whose chord bears north 48 degrees 38 minutes 19 seconds west 271.74 feet to a point of compound curvature; thence along the arc of an 88.43-foot long curve to the left having a radius of 1283.00 feet and whose chord bears north 53 degrees 20 minutes 47 seconds west 88.41 feet to a point; thence south 69 degrees 08 seconds west 73.50 feet to a point; thence along the arc of a 365.65-foot long curve to the left having a radius of 1223.00 feet and whose chord bears north 65 degrees 49 minutes 41 seconds west 364.29 feet to a point and corner of remaining lands now or late of Commonwealth of Pennsylvania which this tract is a part of; thence by said lands south 01 degree 43 minutes 08 seconds west 697.71 feet to a point on the northern side of Commonwealth Drive; thence along the northern side of Commonwealth Drive and about five feet north of the edge of paving the following 12 courses and distances:

- (1) south 71 degrees 13 minutes 04 seconds east 68.50 feet;
- (2) south 54 degrees 27 minutes 22 seconds east 52.83 feet;
- (3) south 46 degrees 59 minutes 27 seconds east 102.59 feet;
- (4) south 66 degrees 37 minutes 46 seconds east 45.56 feet;
- (5) south 56 degrees 48 minutes 48 seconds east 57.48 feet;
- (6) north 80 degrees 55 minutes 01 seconds east 55.23 feet;
- (7) north 78 degrees 44 minutes 46 seconds east 242.24 feet;
- (8) south 71 degrees 30 minutes 51 seconds east 344.55 feet;
- (9) south 65 degrees 38 minutes 53 seconds east 137.23 feet;
- (10) south 61 degrees 28 minutes 19 seconds east 137.23 feet;

(11) south 52 degrees 31 minutes 14 seconds east 80.97 feet to a point;

(12) hence south 35 degrees 43 minutes 38 seconds east 33.67 feet;

Thence north 59 degrees 47 minutes 55 seconds east 37.46 feet to a point on the aforementioned southerly Philadelphia Electric Company right-of-way; thence by same north 30 degrees 12 minutes 05 seconds west 170.20 feet to a point of curvature; thence along the arc of a 423.89-foot long curve to the left having a radius of 2839.00 feet and whose chord bears north 34 degrees 28 minutes 43 seconds west 423.49 feet to a point; thence north 51 degrees 14 minutes 38 seconds east 10.00 feet to a point of curvature; thence along the arc of a 355.46-foot long curve to the left having a radius of 2849.00 feet and whose

chord bears north 42 degrees 19 minutes 53 seconds west 355.24 feet to the point and place of beginning.

Containing 15.576 acres.

(b) Specific easements.--Also being conveyed with the tracts of land described in section 1 are the following perpetual easements or rights-of-way:

(1) A 40-foot right-of-way to the banks of the Schuylkill River, which right-of-way is one of two rights-of-way identified on the plan of Pennhurst Center Parcel No. 1, dated September 25, 1982, as "Water R/W" to be provided to the Commonwealth of Pennsylvania; said 40-foot right-of-way being granted and conveyed is the more northerly of the two rights-of-way on said plan. Reference, Indenture 26th Day of August, 1990, between the Commonwealth of Pennsylvania and Eden Valley Farm Partners, Page 5. The Commonwealth of Pennsylvania retains ownership of the other 40-foot right-of-way. Together with all of the Commonwealth's rights in and to that certain easement-in-common for access on the cinder road parallel to the Schuylkill River and the Commonwealth's right of entry to maintain and repair any pipeline which services the complex at Pennhurst Center, as such easement and right of entry are set forth in the first two paragraphs on Page 6 of said Indenture to Eden Valley Partners.

(2) The free and uninterrupted use, liberty and privilege of and passage in and along certain streets or driveways known as Commonwealth Drive, Pennhurst Road, Brown Drive, Dunlap Road and Church Street. Grantor hereby reserves an easement-in-common for access on Commonwealth Drive.

(3) An easement across the lands of grantor known as the Southeastern Pennsylvania Veterans Center for the purpose of constructing, installing, maintaining, repairing and replacing sewer lines, subject to the following limitations:

(i) The sewer lines to be installed shall not interfere in any way with grantor's use and operation of the Southeastern Pennsylvania Veterans Center property.

(ii) The actual location of the sewer lines shall be subject to the written approval of grantor, which approval shall not be unreasonably withheld.

(iii) Grantee shall be responsible for restoration and repair of the surface after installation of any sewer lines and shall indemnify, defend and hold grantor harmless from any loss or liability resulting from such installation work.

(iv) After five years from the date of conveyance of the transfer of the sewage treatment plant to grantee, grantor shall have the right to limit this easement to sewer lines that have been installed during the five-year period and to require grantee to record an appropriate instrument so limiting the easement.

(4) To the extent assignable, all of grantor's rights under that certain license of easement agreement or agreements between grantor and the Philadelphia Electric Company or its predecessor in title across that parcel of ground owned by the Philadelphia Electric Company which bisects the lands of grantor known as the Southeastern Pennsylvania Veterans Center.

(c) Easements generally.--These conveyances 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.

(d) Approval and execution of deed.--Deeds 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.

(e) Costs and fees.--Costs and fees incidental to these conveyances which are customarily paid by grantees, such as recording fees, shall be borne by the grantee.

Section 3. Conveyance in Philadelphia County.

(a) Programs for Exceptional People.--The Department of General Services, with the approval of the Governor and the Secretary of Public Welfare, is hereby authorized and directed on behalf of the Commonwealth to grant and convey to Programs for Exceptional People, for a consideration of \$1, the following improved tract of land situate in the City of Philadelphia, Philadelphia County, bounded and described as follows:

All that certain lot and building known as 1200-2-4-6-8 South Broad Street, southwest corner of Federal Street through to Carlisle Street with dimensions of 125 feet on Broad Street by 178 feet 2 5/8 inches on Federal Street by 133 feet 8 inches on Carlisle Street located in the City of Philadelphia, Philadelphia County.

Containing 23,015 square feet.

(b) Catchment Areas, Inc.--The Department of General Services, with the approval of the Governor and the Secretary of Public Welfare, is hereby authorized and directed on behalf of the Commonwealth to grant and convey to 5A and 6C Catchment Areas, Inc., for a consideration of \$1, the following improved tracts of land situate in the City of Philadelphia, Philadelphia County, bounded and described as follows:

All those two certain lots or pieces of ground with the improvements thereon, situate on the northeasterly corner of Germantown Avenue and Lycoming Street, formerly Barr Street, formerly in the 13th Ward of the City of Philadelphia.

Containing together in front or breadth on Germantown Avenue 80 feet (each lot 40 feet) extending in length or depth east of that width on the southerly line thereof along the said Lycoming Street 231 feet 9 1/4 inches and on the northerly line thereof 230 feet to Nice Street.

Being formerly numbered as 4001-03-05-97 Germantown Avenue 1453 to and including 1463 West Lycoming Avenue and 4004 and 4006 North Nice Street.

All that certain lot or piece of ground with the improvements thereon situate formerly in the 13th Ward of the City of Philadelphia aforesaid and described according to a survey thereof made by Walter Brinton, Surveyor and Regulator of the Fifth District, on November 24, 1905, as follows, to wit:

Beginning at the former line of the northeast side of Germantown Avenue at the distance of 80 feet northwestward from the northwest side of Lycoming Street; thence extending north 69 degrees 37 minutes 22 seconds east partly through the center of a party wall of this and the adjoining premises to the south 103 feet to a point; thence extending north 20 degrees 22 minutes 38 seconds west along the line of other property now or late of Anthony Ziernecki and Mary Ziernecki, his wife, 16 feet to a point; thence extending south 69 degrees 37 minutes 22 seconds west along the southernmost side of a certain four-foot wide all laid out for the use in common of the owners and occupiers of this property and the adjoining property in the rear, 103 feet to the former line of the northeast side of said Germantown Avenue; thence extending along the same south 20 degrees 22 minutes 38 seconds east 16 feet to the place of beginning.

Together with the free and common use, right, liberty and privilege of the aforesaid alley as and for a passageway and watercourse at all times hereafter forever.

Being formerly 4009 Germantown Avenue.

All that certain lot or piece of ground with the buildings and improvements thereon erected.

Situate in the 13th Ward of the City of Philadelphia on the northeast side of Germantown Avenue at the distance of 100 feet, north from the north side of Bay or Luzerne, now Lycoming, Street.

Containing in front or breadth on said Germantown Avenue, 64 feet and extending northeastward between parallel lines at right angles to said Germantown Avenue, 105 feet.

Being formerly 4011-4013-4015-4017 Germantown Avenue.

(c) Jewish Employment and Vocational Services.--The Department of General Services, with the approval of the Governor and the Secretary of Public Welfare, is hereby authorized and directed on behalf of the Commonwealth to grant and convey to Jewish Employment and Vocational Services, for a consideration of \$1, the following improved tracts of land situate in the City of Philadelphia, Philadelphia County, bounded and described as follows:

All that certain lot or piece of ground (heretofore described for purposes of conveyances as two lots) with the buildings and improvements thereon erected, situate on the southeast side of Chelten Avenue at the distance of 48 feet northeastwardly from the northeasterly side of Morris Street, in the 22nd Ward of the City of Philadelphia.

Containing in front or breadth on the said southeast side of Chelten Avenue 70 feet and extending of that width southeastwardly in length or depth between parallel lines at right angles to said Chelten Avenue on the southwest line 145 feet 3 3/4 inches and on the northeast line 145 feet 6 inches to Woodlawn Avenue, formerly known as Bexley Street.

Being known as numbers 328-30 West Chelten Avenue.

All that certain lot or piece of ground with the messuage or tenement thereon erected, together with all outbuildings, situate on the southeasterly side of Chelten Avenue and the northeasterly side of Morris Street, in the 22nd Ward of the City of Philadelphia.

Containing in front or breadth on the said southeasterly side of Chelten Avenue, 48 feet and extending in length or depth southeastwardly along the said northeasterly side of Morris Street, 145 feet and 2 1/4 inches to Maplewood Avenue, now known as Woodlawn Avenue, and the northeasterly line of the lot extends at right angles to the aforesaid Chelten Avenue southeastwardly a distance of 145 feet 3 3/4 inches to Maplewood Avenue, now known as Woodlawn Avenue, aforesaid; bounded northwestwardly by said Chelten Avenue, northeastwardly by ground now or late of William Pettibone, southeastwardly by Maplewood Avenue, now known as Woodlawn Avenue, aforesaid and southwestwardly by the said Morris Street, being known as number 332 W. Chelten Avenue.

(d) Community Organization for Mental Health and Retardation, Inc.--The Department of General Services, with the approval of the Governor and the Secretary of Public Welfare, is hereby authorized and directed on behalf of the Commonwealth to grant and convey to Community Organization for Mental Health and Retardation, Inc., for a consideration of \$1, the following improved tract of land situate in the City of Philadelphia, Philadelphia County, bounded and described as follows:

All that certain lot or piece of ground, situate in the 33rd Ward of the City of Philadelphia, bounded and described in accordance with a survey and plan thereof made by William F. Bispels, Jr., Surveyor and Regulator of the 5th Survey District, on May 25, 1961.

Beginning at a point on the east side of Whitaker Avenue (108 feet wide), at the distance of 102 feet 6 5/8 inches north from the P.C. of a 100-foot radius at the northeast corner of Whitaker Avenue (108 feet wide) and Erie Avenue (100 feet wide) said P.C. point being located on a tangent of 141.213 feet north of Erie Avenue; thence extending north 30 degrees 44 minutes 30 seconds east, along the east side of Whitaker Avenue, a distance of 227 feet to a point; thence extending south 59 degrees 15 minutes 30 seconds east, a distance of 80 feet to a point; thence extending north 30 degrees 44 minutes 30 seconds east, a distance of 11 feet 7 1/4 inches to a point; thence extending south 59 degrees 15 minutes 30 seconds east, a distance of 255 feet to a point on west right-of-way line of the Philadelphia, Bustleton and Trenton Branch connecting railroad; thence extending south 30 degrees 44 minutes 30 seconds west, along the said right-of-way line, a distance of 17 feet 1 7/8 inches to a point of curve; thence extending on a curve to the right with a radius of 1840.317 feet, still along said right-of-way line, a distance of 104 feet 7 5/8 inches to a point; thence extending north 78 degrees 39 minutes west, a distance of 351 feet 11 7/8 inches to a point on the east side of Whitaker Avenue and place of beginning.

Containing therein in area 59,150 square feet.

(e) Philadelphia Elwyn.--The Department of General Services, with the approval of the Governor and the Secretary of Public Welfare, is hereby authorized and directed on behalf of the Commonwealth to grant and convey to Philadelphia Elwyn, for a consideration of \$1, the following improved tract of land situate in the City of Philadelphia, Philadelphia County, bounded and described as follows:

All that certain lot or piece of ground with the messuage or tenement and improvements thereon erected, situate in the 6th Ward of the City of Philadelphia.

Beginning at the southeast corner of Baring Street and 41st Street and extending thence southward along the east line of 41st Street 200 feet; thence eastward on a line at a right angle with the said 41st Street 179 feet 10 1/2 inches to Budd Street; thence northward along the west side of the said Budd Street 206 feet and 6 1/2 inches to Baring Street; and thence westward along the south side of the said Baring Street 179 feet 11 7/8 inches to the place of beginning. The main building thereon being known as No. 321 N. 41st Street.

Being the same premises which The Western Home for Children in Philadelphia, a Pennsylvania nonprofit corporation, by deed dated October 14, 1946, and recorded in Philadelphia County in Deed Book C.J.P. 1853, Page 508, conveyed unto Bureau for Colored Children, a Pennsylvania nonprofit corporation, its successors and assigns. And the said Bureau for Colored Children by petition for articles of amendment dated February 28, 1955, and filed in Charter Book No. 161 of 078, petitioned to change its name to Bureau for Child Care and said articles of amendment were granted by final decree dated May 31, 1955, in CP2 September 1929 No. 8168.

(f) Special People In Northeast.--The Department of General Services, with the approval of the Governor and the Secretary of Public Welfare, is hereby authorized and directed on behalf of the Commonwealth to grant and convey to Special People In

Northeast, for a consideration of \$1, the following improved tract of land situate in the City of Philadelphia, Philadelphia County, bounded and described as follows:

All that certain lot or piece of ground situate in the 66th Ward of the City of Philadelphia, described according to a Plan of Property Parcel No. 11 Tract "C" made for Philadelphia Industrial Development Corporation by John J. McDevitt, Surveyor and Regulator of the 4th District, dated December 2, 1966, to wit:

Beginning at a point on the northwest side of Norcom Road (96 feet wide) at the distance of 300.473 feet south 48 degrees 24 minutes 47 seconds west along said side of Norcom Road from its intersection as produced with the southwest side of Comely Road (96 feet wide); as produced; thence from said point of beginning along said side of Norcom Road south 48 degrees 24 minutes 47 seconds west 300 feet to a point; thence leaving Norcom Road north 41 degrees 35 minutes 13 seconds west 475 feet to a point; thence north 48 degrees 24 minutes 47 seconds east 300 feet to a point; thence south 41 degrees 35 minutes 13 seconds east 475 feet to the first mentioned point and place of beginning.

Containing 3.2713 acres.

Subject to a limiting aerial elevation of +265 of the North Philadelphia Airport.

Subject to a four-foot wide utility easement along the full frontage of Norcom Road.

(g) Easements generally.--Each 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 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.

(h) Utilization of proceeds.--Each deed of conveyance shall contain a clause providing that any income or proceeds derived from the building situated on the tract of land described in this section shall be utilized for the expansion and/or enhancement of the Community Mental Retardation Services. The proposed utilization of funds shall be determined by the Regional Program Manager of the Department of Public Welfare, Office of Mental Retardation and the Philadelphia County Mental Retardation Administrator. The Secretary of Public Welfare shall give written approval of the planned expenditures. Each deed shall also contain a clause that the grantee shall obtain the prior written approval of the Secretary of General Services and the Secretary of Public Welfare before selling or otherwise transferring the property to any other person and that no sale or other transfer shall be permitted earlier than one year following the conveyance of the same tract by the Department of General Services.

(i) Approval and execution of deed.--Each 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.

(j) Costs and fees.--Costs and fees incidental to each conveyance shall be borne by the grantee.

Compiler's Note: The Department of Public Welfare, referred to in this section, was redesignated as the Department of Human Services by Act 132 of 2014.
Section 4. Conveyance to South Fayette Township.

(a) Authorization.--The Department of General Services, with the approval of the Governor and the Department of Agriculture, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania, to sell and convey to South Fayette Township, for a consideration equal to 50% of the fair market value, the following tract of land situate in South Fayette Township, Allegheny County, Pennsylvania, bounded and described as follows:

Beginning at a point on the dividing line of Lots 75 and 76 in the Fairview Manor Plan No. 4 as recorded in the Recorder's Office of Allegheny County in P.B.V. 66, Pages 126 and 127, said point being common to the most northerly corner of South Fayette Township Fairview Park and land herein described; thence north 26 degrees 42 minutes east 1084.18 feet to a point; thence north 76 degrees 41 minutes east 22.48 feet to a point; thence north 78 degrees 45 minutes east 2006 feet to a point on the easterly right-of-way line of Conrail; thence along said right-of-way south 22 degrees 30 minutes west 730 feet to a point; thence continuing along same by a curve deflecting to the left 1650 feet to a point; thence leaving said right-of-way south 64 degrees west 750 feet to a point; thence south 29 degrees east 280 feet to a point; thence north 61 degrees east 120 feet to a point; thence south 32 degrees east 770 feet to a point; thence south 61 degrees east 300 feet to a point; thence south 69 degrees west 410 feet to a point; thence south 01 degree east 500 feet to a point; thence south 27 degrees west 660 feet to a point on line of land of open area of Hunting Ridge Homeowners' Association; thence along same north 31 degrees 10 minutes west 1223.80 feet to a point; thence continuing along same north 30 degrees 42 minutes 30 seconds west 657.89 feet to a point on the most southerly corner of Fairview Park aforementioned; thence along said park north 34 degrees 23 minutes 30 seconds east 664.30 feet to a point; thence continuing along same north 62 degrees 12 minutes 30 seconds west 1315.76 feet to the place of beginning.

Containing 110 acres, more or less, of surplus land.

(b) Easements, etc.--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.

(c) Reversion.--The deed of conveyance shall contain a clause that the property conveyed shall be used for municipal recreation purposes by South Fayette Township, and, if at any time South Fayette Township 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 revest in the Commonwealth of Pennsylvania.

(d) Approval and execution of deed.--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.

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

Section 5. Chartiers Valley School District.

(a) Authorization.--The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to sell

and convey to the Chartiers Valley School District the following four tracts of land situate in Collier Township, Allegheny County:

TRACT I

All that certain lot or parcel of property situate in the Township of Collier, County of Allegheny, and the Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Beginning at a stone monument common to lands now or formerly of Guest Shore Properties, lands now or formerly of the Chartiers Valley School District and lands now or formerly of the Commonwealth of Pennsylvania; thence from said point of beginning by the line dividing lands now or formerly of the Commonwealth of Pennsylvania and lands now or formerly of Guest Shore Properties north 48 degrees 08 minutes 20 seconds west a distance of 409.68 feet to an iron pin; thence through lands now or formerly of the Commonwealth of Pennsylvania the following five courses and distances: north 44 degrees 25 minutes 30 seconds east a distance of 278.86 feet to an iron pin; north 33 degrees 41 minutes 30 seconds east a distance of 352.35 feet to an iron pin; south 69 degrees 25 minutes east a distance of 1080.43 feet to an iron pin; south 51 degrees 38 minutes 20 seconds east a distance of 584.39 feet to an iron pin; north 76 degrees 39 minutes 47 seconds west a distance of 210 feet to an iron pin common to the line dividing lands now or formerly of the Commonwealth of Pennsylvania and lands now or formerly of the Chartiers Valley School District; thence by said dividing line south 86 degrees 57 minutes 55 seconds west a distance of 1352.78 feet to the stone monument at the point of beginning.

Containing an area of 770,149.35 square feet or 17.68 acres.

TRACT II

All that certain lot or parcel of property situate in the Township of Collier, County of Allegheny, and the Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Beginning at a point within Thoms Run and Oakdale Road, 33 feet wide, at the most southeasterly corner of lands now or formerly of the Chartiers Valley School District as conveyed to it in Deed Book Volume 5729, Page 181, and common to lands now or formerly of the Commonwealth of Pennsylvania; thence from said point of beginning through Thoms Run and Oakdale Road through lands now or formerly of the Commonwealth of Pennsylvania south 83 degrees 57 minutes 16 seconds east a distance of 213.01 feet to a point; thence continuing through Thoms Run and Oakdale Road and through lands now or formerly of the Commonwealth of Pennsylvania south 84 degrees 37 minutes 26 seconds east a distance of 301.70 feet to a point; thence through lands now or formerly of the Commonwealth of Pennsylvania the following six courses and distances: south 21 degrees 44 minutes 19 seconds west a distance of 390 feet to an iron pin; north 83 degrees 20 minutes 41 seconds west a distance of 180.53 feet to an iron pin; north 76 degrees 25 minutes 51 seconds west a distance of 379.70 feet to an iron pin; north 14 degrees 44 minutes 29 seconds east a distance of 123 feet to an iron pin; north 74 degrees 37 minutes 41 seconds west a distance of 163.6 feet to an iron pin at a point of curvature; in a northwesterly direction by a curve bearing to the right having a radius of 200 feet through an arc distance of 185.26 feet to a point in Thoms Run and Oakdale Road on the line dividing lands now or formerly of the Chartiers Valley School District and lands now or formerly of the Commonwealth

of Pennsylvania; thence through Thoms Run and Oakdale Road by said dividing line in an easterly direction by a curve bearing the right having a radius of 1746.8 feet through an arc distance of 289.87 feet to a point of compound curvature; thence through and by same in an easterly direction by a curve bearing to the right having a radius of 942 feet through an arc distance of 118.63 feet to a point of tangency; thence through and by same south 83 degrees 57 minutes 16 seconds east a distance of 33.86 feet to the point of beginning.

Containing an area of 252,122.4 square feet or 5.788 acres.

TRACT III

Description of property situate in Collier Township, County of Allegheny, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Beginning at a point on the center line of Thoms Run and Oakdale Road, 33 feet wide, common to the line dividing lands now or formerly of the Commonwealth of Pennsylvania and lands now or formerly of Chartiers Valley School District; thence from said point of beginning by said dividing line north 18 degrees 37 minutes 16 seconds west a distance of 679.2 feet to a point; thence through lands of said Commonwealth of Pennsylvania south 76 degrees 39 minutes 47 seconds east a distance of 600 feet to a point; thence through same south 16 degrees 22 minutes 55 seconds west a distance of 550 feet to a point in the center line of said Thoms Run and Oakdale Road; thence by the center line of said road north 83 degrees 57 minutes 16 seconds west a distance of 213.01 feet to the point of beginning.

Containing an area of 230,503 square feet or 5.292 acres.

TRACT IV

Description of property situate in Collier Township, County of Allegheny, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Beginning at a point in the center of Thoms Run and Oakdale Road and being on a line dividing the property of now or formerly W. E. Wrenshall and the Allegheny County Institution District; thence from said point of beginning along the center line of the Thoms Run and Oakdale Road north 61 degrees 24 minutes 00 seconds east for a distance of 305.57 feet to a point; thence continuing along the center line of Thoms Run and Oakdale Road by a curve having a radius of 1,632.00 feet and bearing to the right in a northeasterly direction for a distance of 352.25 feet measured along the arc of the curve to a point; thence continuing along the center line of Thoms Run and Oakdale Road by a curve having a radius of 1746.8 feet bearing to the right in a northeasterly direction for a distance of 195.12 feet measured along the arc of the curve to a point; thence extending through property of Allegheny County Institution District by a curve having a radius of 200 feet and bearing to the left in a southeasterly direction for a distance of 185.26 feet measured along the arc of the curve to a point; thence continuing through property of Allegheny County Institution District south 73 degrees 47 minutes east for a distance of 163.60 feet to a point; thence continuing through property of Allegheny County Institution District the following courses and distances: south 15 degrees 35 minutes 10 seconds west for a distance of 123 feet to a point, south 75 degrees 35 minutes 10 seconds east for a distance of 379.70 feet to a point, south 82 degrees 30 minutes east for a distance of 180.58 feet to a point, north 22 degrees 35 minutes east for a distance of 390 feet to a point in the center line of Thoms Run and Oakdale Road; thence along the center line of Thoms Run and Oakdale

Road south 83 degrees 14 minutes 35 seconds east for a distance of 486.36 feet to a point; thence continuing along the center line of Thoms Run and Oakdale Road by a curve having a radius of 250 feet and bearing to the left in a northeasterly direction for a distance of 86.94 feet measured along the arc of the curve to a point; thence through the right-of-way of Thoms Run and Oakdale Road south 05 degrees 14 minutes 42 seconds west for a distance of 25 feet to a point; thence still through the same and also along the property taken for channel change by the Pennsylvania Department of Highways the following courses and distances: north 88 degrees 41 minutes 12 seconds west for a distance of 16.78 feet to a point; south 01 degree 18 minutes 48 seconds west for a distance of 30 feet to a point, south 88 degrees 41 minutes 12 seconds east for a distance of 14.72 feet to a point on the line dividing property of Allegheny County Institution District and property formerly Pittsburgh, Chartiers and Youghiogheny Railroad and now Pittsburgh and Lake Erie Railroad; thence along line dividing property of Allegheny County Institution District and formerly Pittsburgh, Chartiers and Youghiogheny Railroad and now Pittsburgh and Lake Erie Railroad the following courses and distances: south 05 degrees 14 minutes 42 seconds west for a distance of 177.20 feet to a point, south 38 degrees 06 minutes 42 seconds west for a distance of 202.42 feet to a point, south 43 degrees 13 minutes 34 seconds west for a distance of 190.70 feet to a point; thence by a line continuing through the same by a curve having a radius of 900.78 feet bearing to the right in a southwesterly direction for a distance of 398.33 feet measured along the arc of the curve to a point; thence still through the same the following courses and distances: south 63 degrees 26 minutes 54 seconds west for a distance of 85.55 feet to a point, south 60 degrees 23 minutes 54 seconds west for a distance of 451.10 feet to a point, south 67 degrees 34 minutes 02 seconds west for a distance of 70.69 feet to a point in the center of Steen Road; thence along the center line of Steen Road north 68 degrees 48 minutes west for a distance of 103.95 feet to a point; thence continuing along the center line of Steen Road by a curve having a radius of 900 feet bearing to the right in a northwesterly direction for a distance of 282.48 feet measured along the arc of the curve to a point; thence continuing along the center line of Steen Road the following courses and distances: north 50 degrees 49 minutes west for a distance of 149.31 feet to a point, north 57 degrees 08 minutes west for a distance of 225.36 feet to a point, north 49 degrees 42 minutes west for a distance of 125.34 feet to a point, north 65 degrees 37 minutes west for a distance of 91.51 feet to a point, north 75 degrees 24 minutes west for a distance of 106.26 feet to a point, north 81 degrees 07 minutes west for a distance of 197.45 feet to a point; thence along the line dividing property now or formerly W. E. Wrenshall and the Allegheny County Institution District north 13 degrees 47 minutes 08 seconds west for a distance of 275.02 feet to a point at the place of beginning.

Containing a net of 34 acres, more or less.

(b) Consideration.--Tracts I and II under subsection (a) shall each be sold and conveyed to the Chartiers Valley School District for a consideration equal to 50% of the fair market value. Tracts III and IV under subsection (a) shall each be sold for a consideration of \$1.

(c) Easements generally.--Each 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.

(d) Reversion.--Each deed of conveyance shall contain a clause that the property conveyed shall be used for educational and related purposes by the Chartiers Valley School District, and, if at anytime the Chartiers Valley School District or its successor in function conveys 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 revest in the Commonwealth of Pennsylvania.

(e) Approval and execution of deed.--Each 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.

(f) Costs and fees.--Costs and fees incidental to these conveyances shall be borne by the grantee.

Section 6. Repeal.

The act of July 2, 1992 (P.L.383, No.81), entitled "An act authorizing the Department of General Services, with the approval of the Governor, to grant and convey tracts of land situate in East Vincent Township, Chester County, Pennsylvania," is hereby repealed.

Section 7. Effective date.

This act shall take effect as follows:

- (1) Section 5 of this act shall take effect in 60 days.
- (2) The remainder of this act shall take effect immediately.