

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1495 Session of
1997

INTRODUCED BY HUTCHINSON, MAY 14, 1997

AS AMENDED ON THIRD CONSIDERATION, HOUSE OF REPRESENTATIVES,
DECEMBER 9, 1997

AN ACT

1 Authorizing and directing the Department of General Services,
2 with the approval of the Governor, to sell and convey to
3 James E. Hedglin and Cheryl Hedglin, husband and wife,
4 certain surplus land situate in Sandy Creek Township, Venango
5 County, Pennsylvania, to convey tracts of land and buildings,
6 consisting of a portion of the former Laurelton Center,
7 located in Hartley Township, Union County, Pennsylvania, to
8 sell and convey to Smithfield Township certain land situate
9 in the Township of Smithfield, Huntingdon County, to sell and
10 convey to Philadelphia Suburban Water Company certain land
11 situate in Newlin Township, Chester County and to sell and
12 convey to ORIX Wilkinson Neshaminy Venture certain land
13 situate in Bensalem Township, Bucks County; authorizing and
14 directing the Department of General Services, with the
15 approval of the Department of Environmental Protection and
16 the Governor, to sell and convey to Marc G. and Susan K.
17 Springman, certain land situate in Old Lycoming Township,
18 Lycoming County, Pennsylvania; ~~and~~ authorizing the Borough of <—
19 Carlisle, Cumberland County, to sell and convey certain
20 Project 70 lands free of Project 70 restrictions in return
21 for use of the sale proceeds to assist the Central
22 Pennsylvania Conservancy purchase a tract of land; <—
23 AUTHORIZING THE RELEASE OF PROJECT 70 RESTRICTIONS IMPOSED ON
24 CERTAIN LANDS OWNED BY HEMPFIELD TOWNSHIP, WESTMORELAND
25 COUNTY, IN RETURN FOR THE IMPOSITION OF PROJECT 70
26 RESTRICTIONS ON CERTAIN LANDS TO BE CONVEYED TO HEMPFIELD
27 TOWNSHIP FROM ROBERT E. AND ELLA J. GRIFFITH; AND AUTHORIZING
28 CERTAIN LANDS TO BE CONVEYED TO ROBERT E. AND ELLA J.
29 GRIFFITH.

30 The General Assembly of the Commonwealth of Pennsylvania

1 hereby enacts as follows:

2 Section 1. Sandy Creek Township, Venango County.

3 (a) The Department of General Services, with the approval of
4 the Governor, is hereby authorized and directed on behalf of the
5 Commonwealth of Pennsylvania to grant, sell and convey to James
6 E. Hedglin and Cheryl Hedglin, husband and wife, for
7 consideration equal to the fair market value as determined by
8 appraisal by the Department of General Services the following
9 tract of land and buildings.

10 The property to be conveyed is the following tract of land
11 situate in Sandy Creek Township, Venango County, Pennsylvania,
12 bounded and described as follows:

13 All that certain parcel of land situate in Sandy Creek
14 Township, Venango County, Pennsylvania, bounded and described in
15 accordance with a survey and plan prepared for the Department of
16 General Services by the Pennsylvania Game Commission, dated
17 April 6, 1994, as follows:

18 Beginning at a rebar set in the centerline of an existing 12-
19 foot wide earth road, the centerline of a certain 25-foot wide
20 right-of-way, hereinafter described, said point being the
21 northernmost corner of the herein described parcel; thence
22 through land of the Commonwealth (now or formerly Department of
23 Agriculture, Polk State Farm), the eight following courses and
24 distances: south 81 degrees 9 minutes 26 seconds east for a
25 distance of 126.96 feet, along the southeastern terminus of said
26 right-of-way, leaving said earth road, and crossing a
27 Pennelec/General Telephone electric/telephone line, to a
28 concrete monument, set; south 4 degrees 8 minutes 21 seconds
29 east for a distance of 164.28 feet, to an existing concrete
30 fence post; south 7 degrees 42 minutes 21 seconds west for a

1 distance of 180.06 feet, in and along a wire fence, to an
2 existing concrete fence post; north 77 degrees 10 minutes 48
3 seconds west for a distance of 323.09 feet, in and along a wire
4 fence, to an existing concrete fence post; north 55 degrees 55
5 minutes 30 seconds west for a distance of 225.91 feet, in and
6 along a wire fence, to an existing concrete fence post; north 4
7 degrees 20 minutes 31 seconds east for a distance of 34.93 feet,
8 to an existing concrete fence post; north 78 degrees 51 minutes
9 40 seconds east for a distance of 355.35 feet, in and along a
10 wire fence, and recrossing the aforesaid electric/telephone
11 line, to an existing concrete fence post; and north 32 degrees 6
12 minutes 58 seconds east for a distance of 70.91 feet, recrossing
13 said electric/telephone line, and along the southwestern
14 terminus of the aforesaid 25-foot right-of-way, to the point of
15 beginning.

16 Containing by actual survey 2.637 acres, and comprising a
17 portion of the William McClaren Warrant.

18 Together with the right of ingress, egress and regress in and
19 along a 25-foot wide easement for road purposes, the centerline
20 of which is described as follows:

21 Beginning at a rebar, set, in the center of an existing 12-
22 foot wide earth road, the northernmost corner of the parcel
23 hereinabove described; thence through land of the Commonwealth
24 (now or formerly Department of Agriculture, Polk State Farm),
25 north 6 degrees 49 minutes 39 seconds east, a distance of
26 1352.05 feet, leaving Sandy Creek Township and entering Polk
27 Borough, to a railroad spike set in the centerline intersection
28 of said earth road with the centerline of State Route S.R. 3024,
29 the northern terminus of said 25-foot wide right-of-way.

30 (b) The conveyance authorized by this section shall be made

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

8 (c) The deed of conveyance authorized by this section shall
9 be approved as provided by law and shall be executed by the
10 Secretary of General Services in the name of the Commonwealth of
11 Pennsylvania. In the event that this conveyance is not executed
12 within 12 months of the effective date of this act, the property
13 shall be disposed of in accordance with Article XXIV-A of the
14 act of April 9, 1929 (P.L.177, No.175), known as The
15 Administrative Code of 1929.

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

18 Section 2. Hartley Township, Union County.

19 (a) The Department of General Services, with the approval of
20 the Governor, is hereby authorized and directed, on behalf of
21 the Commonwealth of Pennsylvania, to grant and convey the
22 following described tracts of land and the improvements erected
23 thereon:

24 All those certain tracts or parcels of land, with
25 improvements thereon erected, situate in Hartley Township, Union
26 County, Pennsylvania, more particularly bounded and described as
27 follows:

28 Tract 1

29 Beginning at an existing steel pin and stones located on or
30 near the northern right of way of S.R. 0045 and on the

1 jurisdictional division line between lands of the Commonwealth
2 of Pennsylvania, Bureau of Forestry and lands of the
3 Commonwealth of Pennsylvania, Department of Public Welfare.

4 Thence along lands of the Commonwealth of Pennsylvania,
5 Bureau of Forestry by the 4 following courses and distances;

6 1. North 22 degrees 29 minutes 55 seconds East, 3685.15
7 feet, to an existing witnessed stone pile;

8 2. North 74 degrees 47 minutes 54 seconds East, 831.53 feet,
9 to an existing witnessed stone pile;

10 3. South 75 degrees 02 minutes 58 seconds East, 143.22 feet,
11 to a point east of Stony Run Road;

12 4. South 25 degrees 32 minutes 58 seconds East, 1472.86
13 feet, to an existing witnessed stone pile east of Stony Run
14 Road;

15 5. Thence along lands of William G. Rodgers and lands of W.
16 James Beamesderfer and Craig A. Beamesderfer and crossing Stony
17 Run Road South 75 degrees 56 minutes 43 seconds West, 221.73
18 feet, to an existing stone pile;

19 6. Thence along lands W. James Beamesderfer and Craig A.
20 Beamesderfer and lands of Eileen R. Wiand and Lisa L. Mattern;
21 South 20 degrees 40 minutes 20 seconds East, 1491.80 feet, to an
22 existing witnessed stone pile;

23 7. Thence along lands of Eileen R. Wiand and Lisa L.
24 Mattern, North 65 degrees 52 minutes 26 seconds, East, 319.07
25 feet, to a point in the center of Stony Run Road;

26 Thence along the center of Stony Run Road and lands of the
27 Commonwealth of Pennsylvania, Bureau of Forestry, by the 8
28 following courses and distances;

29 1. South 33 degrees 57 minutes 45 seconds East, 570.05 feet,
30 to point in the center of Stony Run Road;

1 2. South 33 degrees 07 minutes 08 seconds East, 653.60 feet,
2 to point in the center of Stony Run Road;

3 3. South 30 degrees 01 minute 39 seconds East, 122.79 feet,
4 to point in the center of Stony Run Road;

5 4. South 21 degrees 25 minutes 18 seconds East, 74.09 feet,
6 to point in the center of Stony Run Road;

7 5. South 07 degrees 41 minutes 59 seconds East, 91.09 feet,
8 to point in the center of Stony Run Road;

9 6. South 04 degrees 55 minutes 47 seconds West, 109.33 feet,
10 to point in the center of Stony Run Road;

11 7. South 09 degrees 10 minutes 51 seconds West, 414.31 feet,
12 to point in the center of Stony Run Road;

13 8. South 09 degrees 14 minutes 46 seconds West, 603.60 feet,
14 to point on the northern right of way of S.R. 0045

15 Thence along the northern right of way S.R. 0045 by the 13
16 following courses and distances;

17 1. North 70 degrees 20 minutes 12 seconds West, 263.53 feet,
18 to a point;

19 2. North 19 degrees 39 minutes 48 seconds East, 5.00 feet,
20 to a point;

21 3. North 70 degrees 20 minutes 12 seconds West, 150.00 feet,
22 to a point;

23 4. South 19 degrees 39 minutes 48 seconds West, 5.0 feet, to
24 a point;

25 5. North 70 degrees 20 minutes 12 seconds West, 250.29 feet,
26 to a point;

27 6. North 71 degrees 27 minutes 12 seconds West, 359.32 feet,
28 to a point;

29 7. North 70 degrees 18 minutes 12 seconds West, 700.74 feet,
30 to a point;

1 North 79 degrees 40 minutes 38 seconds West, 859.47 feet, to an
2 existing steel pin;

3 3. Thence along lands of Richard J. Harvey and Janet L.
4 Harvey and lands of Montana L. Schlegel and Janice M. Schlegel
5 North 18 degrees 33 minutes 56 seconds West, 840.74 feet, to an
6 existing steel pin;

7 4. Thence along lands of Montana L. Schlegel and Janice M.
8 Schlegel South 72 degrees 46 minutes 49 seconds West, 762.09
9 feet, to a point on the eastern right of way of S.R. 0235.
10 Thence along the eastern right of way of S.R. 0235 by the four
11 following courses and distances;

12 1. North 26 degrees 19 minutes 18 seconds West, 731.70 feet,
13 to a point;

14 2. By a curve to the right having a radius of 2844.79 feet,
15 an arc length of 354.94 feet, and a central angle of 7 degrees
16 08 minutes 55 seconds, and a chord of North 22 degrees 44
17 minutes 50 seconds West, 354.71 feet to a point;

18 3. North 19 degrees 10 minutes 23 seconds West, 478.05 feet
19 to a point;

20 4. By a curve to the right having a radius of 35 feet, an
21 arc length of 78.70 feet, and a central angle of 128 degrees 50
22 minutes 11 seconds, and a chord of North 45 degrees 14 minutes
23 43 seconds East, 63.14 feet to a point on the southern right of
24 way of S.R. 0045;

25 Thence along the southern right of way of S.R. 0045 by the three
26 following courses and distances;

27 1. South 70 degrees 20 minutes 12 seconds East, 1020.05
28 feet, to a point;

29 2. South 69 degrees 40 minutes 12 seconds East, 1556.28
30 feet, to a point;

1 to an existing steel pin;

2 8. North 68 degrees 29 minutes 54 seconds West, 173.17 feet
3 to an existing steel pin;

4 9. North 04 degrees 18 minutes 51 seconds East, 692.26 feet
5 to an existing steel pin;

6 10. North 30 degrees 23 minutes 16 seconds West, 123.70 feet
7 to an existing steel pin;

8 11. North 13 degrees 21 minutes 43 seconds West, 206.87 feet
9 to an existing steel pin;

10 12. South 70 degrees 42 minutes 12 seconds East, 94.27 feet
11 to an existing steel pin;

12 13. Thence along the southern right of way of S.R. 0045,
13 South 70 degrees 18 minutes 12 seconds East, 356.77 feet to an
14 existing steel pin, the point and place of beginning.

15 Tract 3 containing 9.832 acres as above described.

16 (b) The three tracts under section 1(b) or parts thereof may
17 be offered together or separately.

18 (c) Notwithstanding the Surplus Property Disposition Act 71
19 ps. 2401-A et seq., as amended by Act 1981-48, the Department of
20 General Services shall, through sealed bids, auction or request
21 for proposal select the purchaser of the tracts and sell the
22 property under section 1(b). Acceptance of an offer shall be
23 subject to a minimum price requirement as established by the
24 department which shall be within a range of fair market value as
25 established through independent appraisal. Proposals submitted
26 in response to a request for proposal must demonstrate a value
27 to the Commonwealth equivalent to the fair market value range as
28 established by the department through independent appraisal. In
29 establishing the value equivalent the department shall consider
30 the following factors: actual monetary consideration, creation

1 of construction jobs, creation of permanent jobs, expansion of
2 local tax base, economic growth, community development, highest
3 and best use, and public purpose.

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

12 (e) The proceeds of the sale authorized by this section
13 shall be paid into the State Treasury and deposited in the
14 General Fund.

15 (f) The deed of conveyance authorized by this section shall
16 be approved as provided by law and shall be executed by the
17 Secretary of General Services in the name of the Commonwealth of
18 Pennsylvania.

19 (g) The cost and fees incurred by the Department of General
20 Services for preparing the property under this section for sale,
21 including, but not limited to, environmental assessments,
22 marketing services, title searches, advertising, appraisals,
23 auctioneer fees and surveys, and by the Department of Public
24 Welfare for protecting and securing the property shall be
25 deducted from the purchase price and that amount shall be an
26 executively authorized augmentation to the appropriation from
27 which the costs and fees were paid by the departments, with
28 priority reimbursements being made to General Services and then
29 Public Welfare.

30 (H) THAT PORTION OF THE CONVEYANCE AUTHORIZED BY THIS

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1 SECTION CURRENTLY SUBJECT TO THE PROVISION OF THE ACT OF JUNE
2 18, 1982 (P.L.549, NO.159), ENTITLED "AN ACT PROVIDING FOR THE
3 ADMINISTRATION OF CERTAIN COMMONWEALTH FARMLAND WITHIN THE
4 DEPARTMENT OF AGRICULTURE," SHALL CONTINUE TO BE SUBJECT TO THE
5 RESTRICTIONS PROVIDED FOR IN THAT ACT AND A RESTRICTIVE COVENANT
6 LIMITING THE USES OF SUCH PROPERTY TO AGRICULTURAL/OPEN SPACE
7 USES SHALL BE PLACED IN THE DEED.

8 Section 3. Smithfield Township, Huntingdon County.

9 (a) The Department of General Services, with the approval of
10 the Governor is hereby authorized and directed on behalf of the
11 Commonwealth of Pennsylvania to grant, sell and convey to
12 Smithfield township for fair consideration three tracts of land
13 described in subsection (b).

14 (b) The property to be conveyed pursuant to subsection (a)
15 is comprised of the following tracts of land situate in
16 Smithfield Township, Huntingdon County, bounded and described as
17 follows:

18 Tract No.1

19 Beginning at the intersection of the southern right-of-way of
20 new Route 22 and the northwest right-of-way of Route 26; thence
21 along the northwest right-of-way of Route 26, S 69 degrees 06
22 minutes W, 840 feet to a point; continuing along said right-of-
23 way, S 57 degrees 27 minutes W, 480 feet to a point on said
24 right-of-way. Thence N 70 degrees W, 1920 feet to a point;
25 thence N 21 degrees E, 1233 feet to a point in the southern
26 right-of-way of old State Highway (Route 22); thence along said
27 right-of-way S 79 degrees 39 minutes E, 614 feet to a point
28 intersecting the south right-of-way of existing new Route 22,
29 thence along said right-of-way, S 59 degrees 23 minutes E, 2335
30 feet to a point in the northwest right-of-way of Route 26, Said

1 Point of Beginning.

2 Containing approximately 67.1 acres.

3 Tract No.2

4 Beginning at a point on the southeast right-of-way of Route
5 26; said point being S 69 degrees 06 minutes W, 950 feet from
6 the southern right-of-way of Route 22; thence S 32 degrees 33
7 minutes E, 1033 feet to a point, thence S 57 degrees 27 minutes
8 W, 1550 feet to a point, thence N 58 degrees 17 minutes W, 1130
9 seconds to a point in the southeast right-of-way of Route 26;
10 thence along said right-of-way N 57 degrees 27 minutes E, 2040
11 feet to Said Point of Beginning.

12 Containing approximately 42.6 acres.

13 Tract No.3

14 Beginning at a point of the southern right-of-way of new
15 Route 22; said point being S 59 degrees 23 minutes E 450 feet
16 from the southeast right-of-way of Route 26; thence along said
17 right-of-way S 59 degrees 23 minutes E, 700 feet to a point,
18 thence S 30 degrees 37 minutes W, 580 feet to a point, thence N
19 38 degrees W, 740 feet to a point, thence N 30 degrees 37
20 minutes E, 370 feet to a point in the southern right-of-way of
21 new Route 22, Said Point of Beginning.

22 Containing approximately 7.6 acres.

23 The descriptions of the three tracts above are approximate
24 and the description in the deed of conveyance may be adjusted
25 slightly to reflect the results of a survey which shall be
26 performed.

27 (c) The conveyance authorized by this section shall be made
28 under and subject to all easements, servitudes and rights of
29 others, including, but not confined to, streets, roadways and
30 rights of any telephone, telegraph, water, electric, sewer, gas

1 or pipeline companies, as well as under and subject to any
2 interest, estates or tenancies, vested in third persons, whether
3 or not appearing of record, for any portion of the land or
4 improvements erected thereon.

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

7 (e) The deed of conveyance authorized by this section shall
8 be approved as provided by law and shall be executed by the
9 Secretary of General Services in the name of the Commonwealth of
10 Pennsylvania.

11 (f) Costs and fees incidental to the conveyance authorized
12 by this section shall be borne by the grantee.

13 (g) The conveyance authorized by this section shall be
14 conditioned on the grantee's meeting and insuring that the
15 requirements of the Commonwealth are met as described in the
16 purchase agreement which shall include, but shall not be limited
17 to the following:

18 (1) Appropriate buffer zones, as determined in the
19 Commonwealth's sole discretion, shall be maintained between
20 the Department of Corrections' facilities and all surrounding
21 areas.

22 (2) The grantee and its successors shall take the
23 necessary steps to preserve the present water sources
24 utilized by the Department of Corrections' facilities keeping
25 in mind that development cannot take precedence over the
26 utility needs of these facilities. To that end, grantee shall
27 take the appropriate steps and insure that no contamination
28 of these water resources shall occur and if, despite the
29 grantee's efforts, the water sources become contaminated, the
30 grantee shall take the necessary steps to decontaminate the

1 water sources and shall be responsible for all incidental and
2 consequential costs that the Commonwealth may incur as a
3 result of the contamination.

4 Section 4. Newlin Township, Chester County.

5 (a) The Department of General Services, with the approval of
6 the Governor, is hereby authorized and directed on behalf of the
7 Commonwealth of Pennsylvania to grant and convey to the
8 Philadelphia Suburban Water Company the Embreeville water system
9 facilities, land and buildings described, for fair
10 consideration, at least equal to the fair market value, as
11 determined by an independent appraisal.

12 The property to be conveyed consists of the Embreeville Water
13 system facilities described in Exhibit 1 to the Lease Agreement
14 with Option to Purchase dated April 9, 1991, between the
15 Commonwealth of Pennsylvania and Philadelphia Suburban Water
16 Company's affiliated company, Spring Run Water Company. The
17 following tract of land is situated in Newlin Township, Chester
18 County bounded and described as follows:

19 Beginning at a point on the title line in Embreeville Road,
20 L.R. 273, Pa. Route 162, (40 feet wide), at a P.K. nail found
21 and also a common corner of land between the County of Chester
22 and said GRANTOR, said point being located along said line along
23 an arc of a circle curving to the left having a radius of 2,200
24 feet, the arc distance of 177.53 feet and a chord of South 88
25 degrees 47 minutes 50 seconds East, 177.48 feet from a point
26 being a common corner of land and n/f Richard H. Manganard, the
27 County of Chester and said GRANTOR;

28 THENCE from said point of beginning and continuing along the
29 said title line the 3 following courses and distances:

30 1. ALONG an arc of a circle curving to the left having a

1 radius of 2,200 feet, the arc distance of 4.48 feet and a chord
2 of South 86 degrees 29 minutes 07 seconds East, 4.48 feet to a
3 point of compound curve;

4 2. THENCE continuing along said curve, having a radius of 200
5 feet, the arc distance of 126.71 feet and a chord of North 75
6 degrees 28 minutes 45 seconds East 124.60 feet to a point of
7 tangent;

8 3. THENCE North 57 degrees 19 minutes 46 seconds East, 45.03
9 feet to a point at a P.K. nail found and being another common
10 corner of land between the said County of Chester and said
11 GRANTOR;

12 THENCE leaving said title line, partially crossing through
13 the bed of said Embreeville Road and along a line common to the
14 lands of said County of Chester and said GRANTOR the 3 following
15 courses and distances:

16 1. South 36 degrees 57 minutes 30 seconds East, 129.54 feet
17 to a point, an iron pin found;

18 2. THENCE South 52 degrees 38 minutes 58 seconds West,
19 186.55 feet to a point, being located in the west branch of the
20 Brandywine Creek;

21 3. THENCE North 29 degrees 50 minutes 21 seconds West,
22 186.09 feet and partially crossing through the bed of said
23 Embreeville Road to the said point and place of beginning,

24 CONTAINING: 25,946.2601 square feet of land more or less.

25 (b) The conveyance authorized by this section shall be made
26 under and subject to all easements, and rights of others,
27 including, but not confined to, streets, roadways and rights of
28 any telephone, telegraph, water, electric, sewer, gas or
29 pipeline companies, as well under and subject to any interest,
30 estates or tenancies vested in third persons, whether or not

1 appearing of record, for any portion of the land or improvements
2 erected thereon.

3 (c) The deed of conveyance authorized by this section shall
4 be approved as provided by law and shall be executed by the
5 Secretary of General Services in the name of the Commonwealth of
6 Pennsylvania.

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

9 Section 5. Bensalem Township, Bucks County.

10 (a) The Department of General Services, with the approval of
11 the Governor, is hereby authorized and directed on behalf of the
12 Commonwealth of Pennsylvania to grant and convey to ORIX
13 Wilkinson Neshaminy Venture the tract of land described in
14 subsection (b), for fair consideration equal to the fair market
15 value as determined by an appraisal.

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

19 Starting point is a Railroad Spike placed in the right-of-way
20 for roadway of Bensalem Boulevard (Formerly Trevoise Road T329)
21 then N 53 degrees 29 minutes 12 seconds W, a distance of 771.21
22 feet along New Road to a point in Center of New Road; then 36
23 degrees 30 minutes 48 seconds E, a distance of 16.50 feet to
24 Railroad spike then N 53 degrees 20 minutes 12 seconds W, a
25 distance of 261.54 feet to a point in the Right-of-Way US Route
26 1 (L.R. 281 Par), then along the Right-of-Way for US Route 1
27 along the arc of a circle curving to the right having a radius
28 of 34,297.48 feet for an arc distance of 493.68 feet, a chord
29 distance of 114.09 feet bearing S 36 degrees 06 minutes 03
30 seconds E to a point, then S 53 degrees 29 minutes 12 seconds E,

1 a distance of 1094.05 feet to point in the right-of-way for
2 Bensalem Boulevard (Formerly Trevoise Road, T329), then S 61
3 degrees 08 minutes 00 seconds W, a distance of 143.63 feet along
4 the right-of-way for Bensalem Boulevard to the point of
5 beginning.

6 CONTAINING 3.0888 Acres of land.

7 BEING A PORTION of that tract, which was granted to the
8 Department of General Services, by deed dated September 30,
9 1985, recorded in Deed Book 1364, Page 604.

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

18 (d) The Deed of Conveyance authorized by this section shall
19 be approved as provided by law and shall be executed by the
20 Secretary of General Services in the name of the Commonwealth of
21 Pennsylvania. In the event this property is not conveyed to ORIX
22 Wilkinson Neshaminy Venture within twelve (12) months of the
23 effective date of this act, at the discretion of the Secretary
24 of General Services, the property shall be offered for sale
25 through auction, sealed bid or request for proposal under terms
26 and conditions in section 2405-A of the act of April 9, 1929
27 (P.L.177, No.175), known as The Administrative Code of 1929, and
28 this act authorizing the sale of the herein noted property to
29 ORIX Wilkinson Neshaminy Venture shall automatically cease.

30 (e) Costs and fees incidental to the conveyance authorized

1 by this section shall be borne by the Grantee.

2 Section 6. Old Lycoming Township, Lycoming County.

3 (a) The Department of General Services, with the approval of
4 the Department of Environmental Protection and the Governor, is
5 hereby authorized and directed on behalf of the Commonwealth of
6 Pennsylvania to grant, sell and convey to Marc G. and Susan K.
7 Springman for consideration in the amount of \$375 the tract of
8 land described in subsection (b).

9 (b) The property to be conveyed is the following tract of
10 land situate in Old Lycoming Township, Lycoming County,
11 Pennsylvania, bounded and described as follows:

12 Beginning at an existing iron pin, at the intersection of the
13 southern right-of-line of Chatham Lane (also known as Township
14 Road, No. 430) and the northeastern corner of land of Lycoming
15 Creek Realty Company, Inc., said beginning point being N 84
16 degrees 54 minutes 40 seconds E 262 feet from a point, at the
17 intersection of the southern right-of-way line of said Chatham
18 Lane, projected (also known as Township Road, No. 430) and the
19 center of Pennsylvania State Highway, State Route No. 0015 (also
20 known as Lycoming Creek Road).

21 Thence from the said place of beginning and continuing along
22 the southern right-of-way line of said Chatham Lane (also known
23 as Township Road, No. 430) N 84 degrees 54 minutes 40 seconds E
24 31.87 feet to an iron pin, at the intersection of the southern
25 right-of-way line of said Chatham Lane (also known as Township
26 Road, No. 430) and the northwestern corner of land of the
27 Commonwealth of Pennsylvania, Flood Control Bureau, District No.
28 13, Parcel No. 130L-528. Thence along the western line of land
29 of the Commonwealth of Pennsylvania, Flood Control Bureau,
30 District No. 13, Parcel No. 130L-528, S 5 degrees 39 minutes 40

1 seconds E 13.37 feet to an iron pin, at the intersection of the
2 southeastern corner of land of the Commonwealth of Pennsylvania,
3 Flood Control Bureau, District No. 13, Parcel No. 13OL-528, and
4 the northern line of land of Marc G. and Susan K. Springman.
5 Thence along the northern line of land of said Marc G. and Susan
6 K. Springman, N 85 degrees 10 seconds W 33.98 feet to an
7 existing iron pin, at the intersection of the northwestern
8 corner of land of said Marc G. and Susan K. Springman and the
9 eastern line of land of the aforesaid Lycoming Creek Realty
10 Company, Inc. Thence along the eastern line of land of said
11 Lycoming Creek Realty Company, Inc., N 5 degrees 58 minutes 20
12 seconds E 7.56 feet to the place of beginning.

13 Containing 341 square feet.

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

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

24 (e) The deed of conveyance authorized by this section shall
25 be approved as provided by law and shall be executed by the
26 Secretary of General Services in the name of the Commonwealth of
27 Pennsylvania.

28 (f) Costs and fees incidental to the conveyance authorized
29 by this section shall be borne by the grantee.

30 Section 7. Borough of Carlisle, Cumberland County.

(a) Under the requirements of section 20(b) of the act of June 22, 1964 (Sp.Sess., P.L.131, No.8), known as the Project 70 Land Acquisition and Borrowing Act, the General Assembly hereby authorizes the release of Project 70 restrictions from the two tracts of land described in subsection (b) and owned by the Borough of Carlisle, Cumberland County, in exchange for use of the sale proceeds to assist the Central Pennsylvania Conservancy purchase 15.03 acres of land known as the Seven Gables Tract located in Carlisle Borough and South Middleton Township.

(b) The lands to be released from Project 70 restrictions in accordance with this section shall be as follows:

Tract No. 1

All that certain tract of land situate in North Middleton Township, Cumberland County, Pennsylvania, being Lot No. 2 of the Preliminary/Final Subdivision Plan for the Borough of Carlisle, dated September 2, 1997, and recorded in the office of the Recorder of Deeds for Cumberland County on September 16, 1997, in Plan Book 75, page 75, to wit:

Beginning at a point in the road bed of Cavalry Road (S.R.1001) at lands now or formerly of the Cavalry Road Church of God; thence from said point of beginning in and through said road bed the following two courses and distances:

1. South 49 degrees 39 minutes 50 seconds East 390.13 feet to a point;

2. South 30 degrees 05 minutes 10 seconds East 360.28 feet to a point at lands now or formerly of the Pennsylvania Turnpike Commission; thence leaving said road bed and along said lands of the Pennsylvania Turnpike Commission, South 72 degrees 13 minutes 28 seconds West 776.58 feet to an iron pin set at the corner of Lot No. 1 of the aforementioned Preliminary/Final

1 Subdivision Plan for The Borough of Carlisle: thence along said
2 Lot No. 1 the following five courses and distances:
3 1. North 26 degrees 44 minutes 00 seconds West 99.24 feet to
4 an iron pin set;
5 2. North 34 degrees 19 minutes 11 seconds West 157.96 feet
6 to an iron pin set;
7 3. North 54 degrees 02 minutes 43 seconds West 245.78 feet
8 to an iron pin set;
9 4. South 88 degrees 55 minutes 26 seconds West 132.65 feet
10 to an iron pin set;
11 5. South 67 degrees 19 minutes 24 seconds West 147.40 feet
12 to an iron pin set at lands now or formerly of Charles W.
13 Travitz, Jr. and Isabelle M. Travitz; thence by said lands of
14 Travitz, North 21 degrees 08 minutes 10 seconds West 182.07 feet
15 to a point in the road bed of Spring Road (S.R. 0034); thence in
16 and through said road bed, North 59 degrees 42 minutes 00
17 seconds East 126.78 feet to a point at lands now or formerly of
18 the Cavalry Road Church of God; thence leaving said road bed of
19 Spring Road (S.R. 0034) and along said lands of the Cavalry Road
20 Church of God, North 72 degrees 10 minutes 00 seconds East
21 860.34 feet to a point at the place of Beginning.
22 CONTAINING 13.6691 acres.

23 Tract No. 2

24 All that certain tract of land situate in North Middleton
25 Township, Cumberland County, Pennsylvania, being Lot No. 3 of
26 the Preliminary/Final Subdivision Plan for the Borough of
27 Carlisle dated September 2, 1997, and recorded in the Office of
28 the Recorder of Deeds for Cumberland County on September 16,
29 1997, in Plan Book 75 page 75, to wit:

30 Beginning at a point in the road bed of Spring Road (S.R.

1 0034) at lands now or formerly of Irvin E. Bidelspach; thence
2 from said point of beginning in and through said road bed the
3 following two courses and distances:

4 1. North 68 degrees 20 minutes 50 seconds East 582.30 feet
5 to a point;

6 2. North 59 degrees 55 minutes 50 seconds East 71.65 feet to
7 a point at lands now or formerly of Vivian M. Shaffer; thence
8 leaving said road bed of Spring Road (S.R. 0034) and along said
9 lands of Shaffer, South 16 degrees 13 minutes 50 seconds East
10 126.39 feet to an iron pin set at the corner of Lot No. 1 of the
11 aforementioned Preliminary/Final Subdivision Plan for The
12 Borough of Carlisle; thence along said Lot No. 1 the following
13 four courses and distances:

14 1. South 73 degrees 59 minutes 30 seconds West 261.48 feet
15 to an iron pin set;

16 2. South 67 degrees 41 minutes 46 seconds West 214.68 feet
17 to an iron pin set;

18 3. South 09 degrees 46 minutes 46 seconds East 114.43 feet
19 to an iron pin set;

20 4. South 40 degrees 56 minutes 32 seconds West 158.98 feet
21 to an iron pin set; thence by the same in part and along lands
22 now or formerly of Irvin E. Bidelspach North 22 degrees 00
23 minutes 00 seconds West 277.22 feet to a point at the place of
24 Beginning.

25 CONTAINING 1.9477 acres.

26 (c) The net proceeds, selling price less expenses, from the
27 sale of the land described in subsection (b) shall be used by
28 the Borough of Carlisle to assist the Central Pennsylvania
29 Conservancy with purchase of the Seven Gables Tract. Any of the
30 net proceeds which are not provided to the Central Pennsylvania

1 Conservancy for the purchase of the Seven Gables Tract shall be
2 deposited into a special account established by the Borough of
3 Carlisle for acquisition or development of other park lands.

4 (d) The Central Pennsylvania Conservancy deed to the Seven
5 Gables Tract authorized by this section shall include the
6 following clause:

7 "This land was acquired for recreation, conservation and
8 historical purposes as said purposes are defined in the
9 act of June 22, 1964 (Sp.Sess., P.L.131, No.8), known as
10 the Project 70 Land Acquisition and Borrowing Act."

11 SECTION 8. HEMPFIELD TOWNSHIP, WESTMORELAND COUNTY. <—

12 (A) PURSUANT TO THE REQUIREMENTS OF SECTION 20(B) OF THE ACT
13 OF JUNE 22, 1964 (SP.SESS., P.L.131, NO.8), KNOWN AS THE PROJECT
14 70 LAND ACQUISITION AND BORROWING ACT, THE GENERAL ASSEMBLY
15 HEREBY AUTHORIZES THE RELEASE OF THE RESTRICTIONS IMPOSED BY
16 SECTION 20 OF THE PROJECT 70 LAND ACQUISITION AND BORROWING ACT,
17 FROM THE LANDS OWNED BY THE TOWNSHIP OF HEMPFIELD, WESTMORELAND
18 COUNTY, AND MORE PARTICULARLY DESCRIBED IN SUBSECTION (C) IN
19 EXCHANGE FOR THE IMPOSITION OF THE SECTION 20 RESTRICTIONS ON
20 LANDS TO BE CONVEYED TO THE TOWNSHIP OF HEMPFIELD FROM ROBERT E.
21 AND ELLA J. GRIFFITH AND MORE PARTICULARLY DESCRIBED IN
22 SUBSECTION (D).

23 (B) THE LANDS DESCRIBED IN SUBSECTION (C) AND OWNED BY THE
24 TOWNSHIP OF HEMPFIELD, WESTMORELAND COUNTY, SHALL BE FREE OF THE
25 RESTRICTIONS ON USE AND ALIENATION IMPOSED BY SECTION 20 OF THE
26 ACT OF JUNE 22, 1964 (SP.SESS., P.L.131, NO.8), KNOWN AS THE
27 PROJECT 70 LAND ACQUISITION AND BORROWING ACT, UPON THE
28 IMPOSITION OF AND RECORDING OF THE PROJECT 70 DEED RESTRICTIONS
29 SET FORTH IN SUBSECTION (E) ON THE PARCEL OF REPLACEMENT LAND
30 DESCRIBED IN SUBSECTION (D) TO BE CONVEYED TO THE TOWNSHIP OF

1 HEMPFIELD FROM ROBERT E. AND ELLA J. GRIFFITH CONTEMPORANEOUSLY
2 WITH THE CONVEYANCE OF LAND DESCRIBED IN SUBSECTION (C).

3 (C) THE PARCEL OF LAND AUTHORIZED TO BE RELEASED FROM
4 RESTRICTIONS IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

5 ALL THAT PARCEL OF LAND LOCATED IN HEMPFIELD TOWNSHIP,
6 WESTMORELAND COUNTY, PENNSYLVANIA, DESCRIBED AS FOLLOWS:

7 BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF THE PARCEL OF
8 LAND OF ROBERT E. AND ELLA J. GRIFFITH DESCRIBED IN SECTION 4,
9 WHICH POINT IS AT OR NEAR THE CENTER OF S.R. 1032; THENCE ALONG
10 THE APPROXIMATE CENTER OF S.R. 1032 SOUTH 19 DEGREES 00 MINUTES
11 19 SECONDS WEST 61.00 FEET TO A POINT IN THE APPROXIMATE CENTER
12 OF S.R. 1032; THENCE, ALONG OTHER LAND OF HEMPFIELD TOWNSHIP,
13 NORTH 74 DEGREES 17 MINUTES 40 SECONDS WEST 488.232 FEET TO A
14 POINT AT LAND NOW OR FORMERLY OF WILLIAM E. AND PAMELA M.
15 PERSHING; THENCE ALONG THE LAND OF WILLIAM E. AND PAMELA M.
16 PERSHING NORTH 76 DEGREES 48 MINUTES EAST 125.989 FEET TO AN OAK
17 TREE; THENCE ALONG OTHER LAND OF ROBERT E. AND ELLA J. GRIFFITH
18 SOUTH 74 DEGREES 17 MINUTES 40 SECONDS EAST 381.45 FEET TO THE
19 PLACE OF BEGINNING.

20 CONTAINING 0.6079 ACRES OF LAND.

21 (D) THE REPLACEMENT PARCEL TO BE SUBJECT TO RESTRICTIONS IN
22 EXCHANGE FOR THE PARCEL DESCRIBED IN SUBSECTION (C) IS MORE
23 PARTICULARLY DESCRIBED AS FOLLOWS:

24 ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE
25 TOWNSHIP OF HEMPFIELD, COUNTY OF WESTMORELAND, COMMONWEALTH OF
26 PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

27 BEGINNING AT A POINT AT THE NORTHEAST CORNER OF THE PARCEL OF
28 LAND OF HEMPFIELD TOWNSHIP DESCRIBED IN SUBSECTION (C), WHICH
29 POINT IS AT OR NEAR THE CENTER OF S.R. 1032; THENCE NORTH 14
30 DEGREES 15 MINUTES EAST 100.00 FEET TO A TELEPHONE LINE ON LAND

1 OF ROBERT E. AND ELLA J. GRIFFITH; THENCE NORTH 83 DEGREES 09
2 MINUTES 30 SECONDS EAST 112.44 FEET TO THE APPROXIMATE CENTER
3 LINE OF S.R. 1032; THENCE SOUTH 40 DEGREES 00 MINUTES 00 SECONDS
4 EAST 240.40 FEET TO A POINT AT LAND OF HEMPFIELD TOWNSHIP;
5 THENCE ALONG THE LAND OF HEMPFIELD TOWNSHIP NORTH 75 DEGREES 45
6 MINUTES WEST 300.00 FEET TO THE PLACE OF BEGINNING.

7 CONTAINING 0.604 ACRES OF LAND.

8 (E) THE DEED RESTRICTIONS TO BE TRANSFERRED TO THE PARCEL
9 DESCRIBED IN SUBSECTION (D) SHALL READ AS FOLLOWS:

10 THIS INDENTURE IS GIVEN TO PROVIDE LAND FOR RECREATION,
11 CONSERVATION AND HISTORICAL PURPOSES AS SAID PURPOSES ARE
12 DEFINED IN THE ACT OF JUNE 22, 1964 (SP.SESS., P.L.131, NO.8),
13 KNOWN AS THE PROJECT 70 LAND ACQUISITION AND BORROWING ACT.

14 (F) THE TOWNSHIP OF HEMPFIELD, WESTMORELAND COUNTY, IS
15 HEREBY AUTHORIZED TO CONVEY THE PREMISES DESCRIBED IN SUBSECTION
16 (C) TO ROBERT E. AND ELLA J. GRIFFITH IN EXCHANGE FOR THE
17 PREMISES DESCRIBED IN SUBSECTION (D).

18 Section 8 9. This act shall take effect immediately.

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