

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1291 Session of
2011

INTRODUCED BY CORMAN, OCTOBER 14, 2011

REFERRED TO STATE GOVERNMENT, OCTOBER 14, 2011

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey to the Centre
3 County Industrial Development Corporation certain lands
4 situate in Benner Township, Centre County.

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

7 Section 1. Conveyance in Benner Township, Centre County.

8 (a) Authorization.--The Department of General Services, with
9 the approval of the Governor, is hereby authorized on behalf of
10 the Commonwealth of Pennsylvania to grant and convey to the
11 Centre County Industrial Development Corporation certain lands,
12 and any improvements located thereon, situate in Benner
13 Township, Centre County for \$241,861 as determined by an
14 independent appraisal and under terms and conditions to be
15 established in an agreement of sale.

16 (b) Property description.--The property to be conveyed
17 pursuant to this section consists of two tracts of land
18 containing approximately 32.06 acres and improvements thereon
19 bounded and more particularly described as follows:

LOT 4AR

All that certain tract of land situated in Benner Township, Centre County, PA, being Lot 4AR, as shown on a plan entitled, "Lot Addition and Replot Plan, Final Plan - Benner Commerce Park Lot Addition and Replots of Lands of the Centre County Industrial Development Corporation and the Commonwealth of Pennsylvania - Replot of Lot 5BR (of Plat Book 81, Page 168) into Lot 5BRR and Lots 4A & 4B (of Plat Book 78, Page 12) into Lots 4AR & 4BR, Legal Exhibit, Blow-Up" dated February 5, 2009, by PennTerra Engineering, Inc., State College, PA, being bounded and described as follows:

Beginning at an iron pin, being an easterly corner of Venture Drive (Proposed 60' R/W) and lying in a southerly R/W line of Rishel Hill Road (T-532, 70' R/W); thence along Rishel Hill Road the following bearings and distances: along a curve to the left, having a chord bearing of N44°35'31"E, a chord distance of 253.06 feet, a radius of 555.87 feet and an arc length of 255.29 feet to an iron pin; thence N31°26'05"E, 140.94 feet to an iron pin; thence N20°07'29"E, 50.99 feet to an iron pin lying in a southerly R/W line of Rishel Hill Road (T-532, 50' R/W); thence, along said R/W N31°26'05"E, 16.59 feet to an iron pin; thence continuing along said R/W along a curve to the right, having a chord bearing of N37°35'53"E, a chord distance of 424.09 feet, a radius of 1975.00 feet and an arc length of 424.91 feet to an iron pin, lying in a southerly line of said R/W and being a westerly corner of lands owned now or formerly by Gerald E. Rogers, Ronnie Lee Rogers, Bonnie Lou Moerschbacher and Geraldine Rogers Bohn (Tax Parcel 12-3-130, RB 753 Pg. 883); thence along said lands S47°10'10"E, 903.84 feet to an iron pin, being a southerly corner of said lands and lying in a northerly

1 R/W line of U.S. 0220/Future I-99 (Variable R/W); thence along
2 said R/W the following bearings and distances: S64°43'55"W,
3 96.12 feet to an iron pin; thence S58°28'32"W, 200.00 feet to an
4 iron pin; thence S56°06'30"W, 363.15 feet to an iron pin; thence
5 along a curve to the right, having a chord bearing of
6 S59°25'10"W, a chord distance of 374.92 feet, a radius of
7 11379.16 feet and an arc length of 374.93 feet to an iron pin,
8 lying in a northerly line of said R/W and being an easterly
9 corner of Venture Drive (Proposed 60'R/W); thence along said
10 R/W, the following bearings and distances: N31°45'22"W, 93.01
11 feet to an iron pin; thence along a curve to the left, having a
12 chord bearing of N39°41'44"W, a chord distance of 146.42 feet, a
13 radius of 530.00 feet and an arc length of 146.89 feet to an
14 iron pin; thence N47°38'06"W, 153.52 feet to an iron pin; thence
15 along a curve to the right, having a chord bearing of
16 N40°24'58"W, a chord distance of 118.12 feet, a radius of 470.00
17 feet and an arc length of 118.44 feet to an iron pin; thence
18 along a curve to the right, having a chord bearing of
19 N12°16'33"E, a chord distance of 71.29 feet, a radius of 50.00
20 feet and an arc length of 79.37 feet to an iron pin, being the
21 place of beginning, containing 15.709 acres.

22 LOT 4BR

23 All that certain tract of land situated in Benner Township,
24 Centre County, PA, being Lot 4BR, as shown on a plan entitled,
25 "Lot Addition and Replot Plan, Final Plan - Benner Commerce Park
26 Lot Addition and Replots of Lands of the Centre County
27 Industrial Development Corporation and the Commonwealth of
28 Pennsylvania - Replot of Lot 5BR (of Plat Book 81, Page 168)
29 into Lot 5BRR and Lots 4A & 4B (of Plat Book 78, Page 12) into
30 Lots 4AR & 4BR, Legal Exhibit, Blow-Up" dated February 5, 2009,

1 by PennTerra Engineering, Inc., State College, PA, being bounded
2 and described as follows:

3 Beginning at an iron pin, lying in a southerly R/W line of
4 Rishel Hill Road (T-532, 70' R/W) and being a westerly corner of
5 Venture Drive (Proposed 60' R/W); thence along said Proposed
6 Venture Drive, the following bearings and distances: along a
7 curve to the right, having a chord bearing of $S68^{\circ}52'58''E$, a
8 chord distance of 61.66 feet, a radius of 50.00 feet and an arc
9 length of 66.44 feet to an iron pin; thence along a curve to the
10 left, having a chord bearing of $S39^{\circ}13'29''E$, a chord distance of
11 155.04 feet, a radius of 530.00 feet and an arc length of 155.59
12 feet to an iron pin; thence $S47^{\circ}38'06''E$, 153.52 feet to an iron
13 pin; thence along a curve to the right, having a chord bearing
14 of $S39^{\circ}41'44''E$, a chord distance of 129.84 feet, a radius of
15 470.00 feet and an arc length of 130.26 feet to an iron pin;
16 thence $S31^{\circ}45'22''E$, 90.63 feet to an iron pin, being a southerly
17 corner of said R/W and lying in a northerly R/W line of U.S.
18 0220/Future I-99 (Variable R/W); thence along said R/W the
19 following bearings and distances: along a curve to the right,
20 having a chord bearing of $S61^{\circ}19'14''W$, a chord distance of
21 260.13 feet, a radius of 11379.16 feet and an arc length of
22 260.13 feet to an iron pin; thence $S61^{\circ}58'32''W$, 478.19 feet to
23 an iron pin; thence along a curve to the right, having a chord
24 bearing of $S77^{\circ}02'31''W$, a chord distance of 145.57 feet, a
25 radius of 280.00 feet and an arc length of 147.26 feet to an
26 iron pin; thence $N87^{\circ}53'30''W$, 330.60 feet to an iron pin, lying
27 in a northerly line of said R/W and being an easterly corner of
28 Benner Pike (S.R. 0150, Variable R/W); thence along the Benner
29 Pike R/W, along a curve to the left, having a chord bearing of
30 $N01^{\circ}50'29''W$, a chord distance of 797.38 feet, a radius of

1 6945.55 feet and an arc length of 797.82 feet to an iron pin
2 lying along said R/W and being a southerly corner of Rishel Hill
3 Road (T-532; 70' R/W); thence along the Rishel Hill Road R/W
4 N33°18'46"E, 55.19 feet to an iron pin; thence N57°35'25"E,
5 41.13 feet to an iron pin; thence N79°16'07"E, 41.17 feet to an
6 iron pin; thence S84°04'41"E, 80.12 feet to an iron pin; thence
7 S73°17'38"E, 252.18 feet to an iron pin; thence along a curve to
8 the left, having a chord bearing of N89°52'40"E, a chord
9 distance of 321.86 feet, a radius of 555.87 feet and an arc
10 length of 326.53 feet to an iron pin, being the place of
11 beginning, containing 16.351 acres.

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

20 (d) Condition.--Any conveyance authorized under this act
21 shall be made under and subject to the condition, which shall be
22 contained in the deed of conveyance, that no portion of the
23 property conveyed shall be used as a licensed facility, as
24 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any
25 other similar type of facility authorized under State law. The
26 condition shall be a covenant running with the land and shall be
27 binding upon the Grantee, its successors and assigns. Should the
28 Grantee, its successors or assigns permit any portion of the
29 property authorized to be conveyed in this section to be used in
30 violation of this subsection, the title shall immediately revert

1 to and revest in the Grantor.

2 (e) Deed.--The deed of conveyance shall be by Special
3 Warranty Deed and shall be executed by the Secretary of General
4 Services in the name of the Commonwealth of Pennsylvania.

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

7 (g) Alternate disposition.--In the event that the herein
8 named Grantee fails to enter into an agreement of sale with the
9 Department of General Services within 12 months of the effective
10 date of this section, the property may be disposed of in
11 accordance with section 2405-A of the act of April 9, 1929
12 (P.L.177, No.175), known as The Administrative Code of 1929.

13 Section 2. Effective date.

14 This act shall take effect immediately.