
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1478 Session of
2013

INTRODUCED BY BLOOM, KAUFFMAN, READSHAW AND MILLARD,
JUNE 4, 2013

REFERRED TO COMMITTEE ON STATE GOVERNMENT, JUNE 4, 2013

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor and the Department of
3 Transportation, to grant and convey, at a price to be
4 determined through a competitive bid process, certain lands,
5 buildings and improvements situate in the Borough of
6 Carlisle, Cumberland County; authorizing the Department of
7 General Services, with the approval of the Governor and the
8 Pennsylvania Historical and Museum Commission, to grant and
9 convey to the Bear Valley Franklin County Pennsylvania Joint
10 Authority, or its assigns, two permanent utility and access
11 easements from lands of the Commonwealth of Pennsylvania at
12 the Ft. Loudon Historical Site situate in Peters Township,
13 Franklin County, for purpose of groundwater withdrawal;
14 authorizing the Department of General Services, with the
15 approval of the Governor, to accept a conveyance of real
16 property from the County of Lackawanna Transit System
17 Authority, certain lands situate in the City of Scranton,
18 Lackawanna County; and authorizing the Department of General
19 Services, with the approval of the Governor, to grant and
20 convey, at a price to be determined through a public
21 solicitation for proposals, certain lands, buildings and
22 improvements situate in the City of Allentown and the City of
23 Bethlehem, Lehigh County.

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

26 Section 1. Conveyance in Borough of Carlisle, Cumberland
27 County.

28 (a) Authorization.--The Department of General Services, with

1 the approval of the Governor and the Department of
2 Transportation, is hereby authorized on behalf of the
3 Commonwealth of Pennsylvania to grant and convey, at a price to
4 be determined through a competitive bidding process, the
5 following tract of land together with any buildings, structures
6 or improvements thereon, situate in the Borough of Carlisle,
7 Cumberland County.

8 (b) Description.--The property to be conveyed pursuant to
9 subsection (a) consists of a tract of land totaling
10 approximately 2.3848-acres, including any and all improvements
11 located thereon, more particularly described as follows:

12 BEGINNING at an iron pin, sunk in the ground, on the south
13 side of West North Street, two hundred feet (200) from the
14 center line of Cherry Street and at the corner of lands of
15 Margaret Meck Estate; thence South 6° 03' West along the lands
16 of said Meck Estate and Eber Shatto 268.91 feet to an iron pin
17 on line of land of Jacob Trimmer; thence North 84° 01' West
18 along land of Jacob Trimmer and of the Kinney Shoe Company,
19 401.07 feet to an iron pin; thence North 6° 58' East along lands
20 of Sarah Carl, John Linder, Emmett Woods and Archibald Long,
21 149.66 feet to an iron pin on corner of lands of Emmett Woods
22 and of Jacob Beck; thence South 83° 57' East along land of Jacob
23 Beck 31.28 feet to an iron pin; thence North 6° 03' East along
24 land of Jacob Beck and of John Linder, 119.75 feet to an iron
25 pin on the south side of West North Street; thence South 83° 57'
26 East along the south side of West North Street 386 feet to the
27 iron pin at the point of BEGINNING.

28 CONTAINING 2.3848-acres more or less.

29 BEING the same premises conveyed to the Commonwealth of
30 Pennsylvania from A. Lee Edwards and Margaret B. Edwards, his

1 wife, by deed, dated December 27, 1934, and recorded January 4,
2 1935, in the Recorder of Deeds for Cumberland County,
3 Pennsylvania, in Deed Book 0011M, Page 00431.

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

12 (d) Deed.--The deed of conveyance shall be executed by the
13 Secretary of General Services in the name of the Commonwealth of
14 Pennsylvania.

15 (e) Deposit of proceeds.--The proceeds from the sale shall
16 be deposited in the Motor License Fund and shall be utilized by
17 the Department of Transportation and the Department of General
18 Services to remediate and demolish the "old" Materials Testing
19 Laboratory located in the City of Harrisburg, Dauphin County.
20 Any funds remaining after the remediation and demolition of that
21 structure shall be available to the Department of Transportation
22 for any other duly authorized purpose.

23 Section 2. Easements in Peters Township, Franklin County.

24 (a) Authorization.--The Department of General Services, with
25 the approval of the Governor and the Pennsylvania Historical and
26 Museum Commission, is hereby authorized on behalf of the
27 Commonwealth of Pennsylvania to grant and convey to the Bear
28 Valley Franklin County Pennsylvania Joint Authority, or its
29 assigns, two permanent utility and access easements from lands
30 of the Commonwealth of Pennsylvania at the Ft. Loudon Historical

1 Site situate in Peters Township, Franklin County for purposes of
2 groundwater withdrawal for a one-time payment of \$19,500 and
3 under terms and conditions to be established in an easement
4 agreement.

5 (b) Descriptions.--The permanent utility easements to be
6 conveyed pursuant to subsection (a) total approximately 6.04-
7 acres bounded and more particularly described as follows:

8 Parcel No. 1

9 Wellhead Protection Easement

10 BEGINNING at a point on the Western right of way line of
11 Brooklyn Road (T-410), said point being at the division line of
12 lands of the Grantors and lands of Ann Dunn; thence from the
13 point of beginning, along the Western right of way line of
14 Brooklyn Road (T-410), S20°56'40"W a distance of 22.34 feet to a
15 point; thence through the lands of the Grantors, S84°28'31"W a
16 distance of 88.04 feet to a point on a nontangent curve concave
17 Northwesterly and having a radius of 150.00 feet; thence from a
18 radial bearing of S51°13'35"W run Southeasterly along the arc of
19 said curve to the right through a central angle of 128°06'42" an
20 arc distance of 335.40 feet, through a chord bearing of
21 S25°16'56"W and a chord length of 269.77 feet to a point; thence
22 continuing through the lands of the Grantors the following (5)
23 bearings and distances:

- 24 (1) S17°07'36"W a distance of 81.92 feet to a point;
25 (2) S23°15'33"W a distance of 253.94 feet to a point;
26 (3) S27°25'44"W a distance of 20.72 feet to a point;
27 (4) S28°40'31"E a distance of 88.88 feet to a point;
28 (5) S70°18'26"E a distance of 38.60 feet to a point on the
29 Western right of way line of Brooklyn Road (T-410); thence along
30 the Western right of way line of Brooklyn Road (T-410),

1 S20°47'17"W a distance of 20.00 feet to a point; thence through
2 the lands of the Grantors, N70°18'26"W a distance of 61.02 feet
3 to a point; thence continuing through the lands of the Grantors,
4 S40°18'02"W a distance of 38.52 feet to a point on a nontangent
5 curve concave Northeasterly and having a radius of 150.00 feet;
6 thence from a radial bearing of S49°03'30"W run Southeasterly
7 along the arc of said curve to the right through a central angle
8 of 334°32'52" an arc length of 875.84 feet, through a chord
9 bearing of N53°40'04"W and a chord length of 66.09 feet to a
10 point; thence continuing through the lands of the Grantors,
11 N27°25'44"E a distance of 119.85 feet to a point; thence
12 continuing through the lands of the Grantors, N23°15'38"E a
13 distance of 251.94 feet to a point; thence continuing through
14 the lands of the Grantors, N17°07'36"E a distance of 76.04 feet
15 to a point on a nontangent curve concave Northeasterly and
16 having a radius of 150.00 feet; thence from a radial bearing of
17 N07°12'45"E run Northwesterly along the arc of said curve to the
18 right through a central angle of 120°13'57" an arc length of
19 314.77 feet, through a chord bearing of N23°52'59"W and a chord
20 length of 261.88 feet to a point on the line 2 of lands of Ann
21 Dunn; thence along the line of lands of Ann Dunn, N84°28'31"E a
22 distance of 333.20 feet to the point and place of BEGINNING.

23 CONTAINING 3.515-acres as shown on Wellhead Protection and
24 Permanent Easement Plan, prepared by Gwin, Dobson & Foreman,
25 Inc. and dated February 27, 2013.

26 Parcel No. 2
27 Wellhead, Utility and Access Easement

28 BEGINNING at a point being located S19°45'10"W a distance of
29 21.78 feet from a point on the Eastern right of way line of
30 Brooklyn Road (T-410), said point being at the division line of

1 lands of the Grantors and lands of Bear Valley Franklin County
2 Pennsylvania Joint Authority; thence from the point of
3 beginning, through the lands of the Grantors, S27°56'31"E a
4 distance of 99.43 feet to a point; thence continuing through the
5 lands of the Grantors, S06°56'36"E a distance of 31.82 feet to a
6 point on a nontangent curve concave Northwesterly and having a
7 radius of 185.00 feet; thence from a radial bearing of
8 S10°00'06"E run Southeasterly along the arc of said curve to the
9 right through a central angle of 353°46'00" an arc length of
10 1,142.26 feet, through a chord bearing of S76°52'54"W and a
11 chord length of 20.12 feet to a point; thence continuing through
12 the lands of the Grantors, N06°56'36"W a distance of 30.03 feet
13 to a point; thence continuing through the lands of the Grantors,
14 N28°33'15"W a distance of 77.70 feet to a point on the Eastern
15 right of way line of Brooklyn Road (T-410); thence along the
16 Eastern right of way line of Brooklyn Road (T-410), S20°56'40"E
17 a distance of 27.76 feet to the point and place of BEGINNING.

18 CONTAINING 2.525-acres as shown on Wellhead Protection and
19 Permanent Easement Plan, prepared by Gwin, Dobson & Foreman,
20 Inc. and dated February 27, 2013.

21 (c) Agreement.--The easement agreement shall be executed by
22 the Secretary of General Services in the name of the
23 Commonwealth of Pennsylvania.

24 (d) Costs and fees.--Costs and fees incidental to this
25 conveyance of the two utility easements shall be borne by the
26 Grantee.

27 (e) Expiration.--In the event that the parties have not
28 entered into an easement agreement within one year of the
29 effective date of this section, the authorization contained in
30 subsection (a) shall expire.

1 Section 3. Conveyance in City of Scranton, Lackawanna County.

2 (a) Authorization.--In order to effectuate Section 7 of the
3 act of July 7, 2011 (P.L.225, No.43), entitled "An act
4 authorizing Venango County to convey a right-of-way over certain
5 Project 70 lands in Oakland Township, Venango County, free of
6 restrictions imposed by the Project 70 Land Acquisition and
7 Borrowing Act; authorizing the Department of General Services,
8 with the approval of the Department of Conservation and Natural
9 Resources and the Governor, to grant and convey to East Norriton
10 Township certain lands situate in East Norriton Township,
11 Montgomery County, in exchange for East Norriton Township's
12 granting and conveying certain lands to the Commonwealth of
13 Pennsylvania to be added to the existing lands of the Norristown
14 Farm Park; authorizing the Department of General Services, with
15 the approval of the Department of Conservation and Natural
16 Resources and the Governor, to remove the deed restrictions on a
17 portion of the lands previously conveyed by the Department of
18 General Services in accordance with section 1(c) of the act of
19 July 10, 1985 (P.L.201, No.51); authorizing East Norriton
20 Township to convey the property it receives from the
21 Commonwealth of Pennsylvania pursuant to this act to Montgomery
22 County for nominal consideration for public highway
23 improvements; authorizing and directing the Department of
24 General Services, with the approval of the Governor, to grant
25 and convey to the County of Chester certain lands situate in
26 East Vincent Township, Chester County; authorizing the
27 Department of General Services, with the approval of the
28 Department of Conservation and Natural Resources and the
29 Governor, to grant and convey to Ohiopyle Borough certain lands
30 situate in Ohiopyle Borough, Fayette County, in exchange for

1 Ohiopyle Borough granting and conveying certain lands to the
2 Commonwealth of Pennsylvania to be added to those existing lands
3 at Ohiopyle State Park; authorizing the Department of
4 Conservation and Natural Resources, with the approval of the
5 Governor, to grant and convey to Kyle A. and Tamara J. Boltz
6 certain lands situate in Union Township, Lebanon County, in
7 exchange for Kyle A. and Tamara J. Boltz's granting and
8 conveying certain lands to the Commonwealth of Pennsylvania,
9 Department of Conservation and Natural Resources, to be added to
10 those existing lands at Swatara State Park; authorizing the
11 Department of General Services, with the approval of the
12 Governor, to grant and convey to the Susquehanna Township
13 Authority a permanent sanitary sewer easement over certain lands
14 of the Commonwealth of Pennsylvania, situate in Susquehanna
15 Township, Dauphin County; authorizing the Department of General
16 Services, with the approval of the Governor, to grant and convey
17 to the County of Lackawanna Transit System Authority (COLTS),
18 certain lands situate in the City of Scranton, Lackawanna
19 County, in exchange for a certain tract of land from COLTS
20 situate in the City of Scranton, Lackawanna County; and making a
21 related repeal," the Department of General Services, with the
22 approval of the Governor, is hereby authorized on behalf of the
23 Commonwealth of Pennsylvania to accept a conveyance of real
24 property from the County of Lackawanna Transit System Authority,
25 including any improvements located thereon, as described in
26 subsection (b) for \$1.

27 (b) Description.--The property to be conveyed pursuant to
28 subsection (a) consists of approximately 0.99-acres, including
29 any improvements located thereon, situate in the City of
30 Scranton, Lackawanna County more particularly described as

1 follows:

2 BEGINNING at a point, the intersection of the northeasterly
3 line of Lackawanna Avenue with the northwesterly right-of-way
4 line of the Delaware-Lackawanna Railroad Company, Inc. as shown
5 on the plan titled "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF
6 GENERAL SERVICES -- PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY
7 PLAN", dated April 16, 2012 and prepared by Civil Design
8 Partners, Inc.;

9 THENCE along the northeasterly line of Lackawanna Avenue
10 North 51° 16' 15" West one hundred thirty-two and thirteen
11 hundredths (132.13') feet to a point;

12 THENCE leaving Lackawanna Avenue along lands of F & M Realty
13 Company (DB 1249, Pg 391) North 38° 44' 12" East two hundred
14 ninety-nine and ninety-seven hundredths (299.97') feet to a 5/8"
15 rebar;

16 THENCE continuing along said lands of F & M Realty Company
17 South 51° 18' 58" East one hundred twenty-nine and ninety-seven
18 hundredths (129.97') feet to a 5/8" rebar on the northwesterly
19 right-of-way line of the Delaware-Lackawanna Railroad Company;

20 THENCE along the northwesterly right-of-way line of the
21 Delaware-Lackawanna Railroad Company the following five (5)
22 courses and distances:

23 1. South 35° 20' 00" West one hundred twenty-seven and nine
24 tenths (127.90') feet to a point,

25 2. South 51° 17' 19" East twenty-three and seventy-five
26 hundredths (23.75') to a 5/8" rebar,

27 3. South 42° 24' 41" West sixty and six tenths (60.60') feet
28 to a point,

29 4. South 48° 37' 41" West fifty-seven and forty-five
30 hundredths (57.45') feet to a point, and

1 5. South 54° 18' 00" West fifty-seven and forty-five
2 hundredths (57.45') feet to the point of BEGINNING.

3 CONTAINING 43,078 square feet of land being the same, more or
4 less.

5 BEING the same premises conveyed by Scranton Mall Associates
6 to Steamtown Mall Partners, L.P. by deed, dated June 11, 2003,
7 and recorded in the Lackawanna County Recorder of Deeds Office
8 in Record Book 970, Page 435.

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

17 (d) Deed.--The deed of conveyance shall be executed by the
18 appropriate officials of the County of Lackawanna Transit System
19 Authority and shall be accepted by the Secretary of General
20 Services on behalf of the Commonwealth of Pennsylvania.

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

23 Section 4. Conveyances in City of Allentown and City of
24 Bethlehem, Lehigh County.

25 (a) Authorization.--The Department of General Services, with
26 the approval of the Governor, is hereby authorized on behalf of
27 the Commonwealth of Pennsylvania to grant and convey, at a price
28 to be determined through a public solicitation for proposals,
29 the following tracts of land together with any buildings,
30 structures or improvements thereon, situate in the City of

1 Allentown and City of Bethlehem, Lehigh County.

2 (b) Description.--The property to be conveyed pursuant to
3 subsection (a) consists of approximately 195.167-acres of land
4 and improvements located thereon, bounded and more particularly
5 described as follows:

6 LOT #1

7 ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the City
8 of Allentown and City of Bethlehem, Lehigh County, bounded and
9 described as follows, to wit:

10 BEGINNING at a concrete monument found on the South side of
11 Hanover Avenue said point being at the Northeast Corner of the
12 lands of N/F 1514 Inc., thence FROM THE PLACE OF BEGINNING along
13 the South line of Hanover Avenue the following courses and
14 distances:

15 1. S 55°31'17" E for a distance of 511.16' to a point,
16 thence

17 2. Along a curve to the Right having a Delta Angle of
18 5°45'00", a radius of 957.11' for an arc length of 96.05' to a
19 point, thence

20 3. N 61°16'18" E for a distance of 5.96' to a point, thence

21 4. Along a curve to the Left having a Delta Angle of
22 5°47'00", a radius of 1034.11' for an arc length of 104.38' to a
23 point, thence

24 5. N 55°29'17" E for a distance of 45.13' to the Northwest
25 corner of Hanover Avenue and North Quebec Street; thence along
26 the West line North Quebec Street S 7°57'43" E for a distance of
27 553.45' to a point at the Southwest corner of North Quebec
28 Street and East Allen Street; thence along the South line of
29 East Allen Street N 81°23'17" E for a distance of 678.83' to an
30 iron pin set at the Northwest corner of Lot #2;

1 Thence along Lot #2 the following course and distances:

2 1. S 27°11'30" E for a distance of 1032.47' to an iron pin
3 set; thence

4 2. S 55°10'20" W for a distance of 243.03' to an iron pin
5 set; thence

6 3. S 34°49'40" E for a distance of 160.00' to an iron pin
7 set; thence

8 4. N 54°56'04" E for a distance of 603.06' to an iron pin
9 set; thence

10 5. N 43°48'06" E for a distance of 727.05' to an iron pin
11 set; thence

12 6. N 72°56'55" E for a distance of 285.07' to an iron pin
13 set; thence

14 7. N 76°19'04" E for a distance of 378.08' to an iron pin
15 set on the City of Allentown and the City of Bethlehem line;
16 thence

17 8. Along the City of Allentown and the City of Bethlehem
18 line N 6°55'39" W for a distance of 413.29' to an iron pin set;
19 thence along the lands of N/F Bruce Loch and James Burkos, N/F
20 A-town Development Company, and N/F Raymond Perez, N 82°59'59" E
21 for a distance of 396.87' to a point; thence along the lands of
22 N/F Raymond Perez, the South line of Grandview Boulevard, and
23 N/F Geraldine P. Holzinger N 81°45'17" E for a distance of
24 396.71' to a concrete monument found; thence along the lands of
25 PA Lines LCC S 8°31'43" E for a distance of 469.16' to a point
26 on the North line of Central Boulevard;

27 Thence along the North line of Central Boulevard the
28 following courses and distances:

29 1. Along a curve to the Right having a Delta Angle of
30 30°53'14", a radius of 798.97' for an arc length of 430.71' to a

1 point, thence

2 2. S 75°44'07" W for a distance of 205.24' to a point,
3 thence

4 3. S 66°28'27" W for a distance of 232.14' to a point,

5 Thence along the North line of River Drive the following
6 courses and distances:

7 1. S 69°08'28" W for a distance of 282.83' to a point;
8 thence

9 2. S 54°30'17" W for a distance of 507.39' to a point;
10 thence

11 3. S 50°28'17" W for a distance of 411.58' to a point;
12 thence

13 4. S 56°43'17" W for a distance of 384.03' to a point;
14 thence

15 5. Along a curve to the Left having a Delta Angle of
16 39°02'00", a radius of 256.69' for an arc length of 174.87' to a
17 point, thence

18 6. S 17°41'17" W for a distance of 83.85' to a point; thence

19 7. Along a curve to the Right having a Delta Angle of
20 8°00'03", a radius of 346.78' for an arc length of 48.47' to a
21 point,

22 Thence along the lands of N/F Norfolk Southern the following
23 courses and distances:

24 1. S 39°24'36" W for a distance of 139.28' to a concrete
25 monument found; thence

26 2. S 49°14'43" E for a distance of 6.14' to a point on the
27 North line of River Drive;

28 Thence along the North line of River Drive the following
29 courses and distances:

30 1. S 44°33'17" W for a distance of 159.40' to a point;

1 thence

2 2. Along a curve to the Left having a Delta Angle of
3 $14^{\circ}07'00''$, a radius of 541.84' for an arc length of 133.50' to a
4 point, thence

5 3. S $30^{\circ}26'17''$ W for a distance of 799.21' to a point;
6 thence

7 4. Along a curve to the Right having a Delta Angle of
8 $18^{\circ}38'50''$, a radius of 891.50' for an arc length of 290.14' to a
9 point, thence

10 5. S $49^{\circ}05'07''$ W for a distance of 392.66' to a point;
11 thence

12 6. Along a curve to the Right having a Delta Angle of
13 $8^{\circ}09'10''$, a radius of 536.50' for an arc length of 76.34' to a
14 point, thence

15 7. S $57^{\circ}14'17''$ W for a distance of 332.83' to a point;
16 thence

17 8. Along a curve to the Right having a Delta Angle of
18 $10^{\circ}36'40''$, a radius of 663.50' for an arc length of 122.88' to a
19 point, thence

20 9. S $46^{\circ}37'37''$ W for a distance of 729.66' to a point;
21 thence

22 10. Along a curve to the Right having a Delta Angle of
23 $8^{\circ}41'30''$, a radius of 536.50' for an arc length of 81.39' to a
24 point, thence

25 11. S $55^{\circ}19'07''$ W for a distance of 126.31' to a point at the
26 Southeast limit of unopened South Maxwell Street; thence along
27 East line of unopened South Maxwell Street N $7^{\circ}40'54''$ W for a
28 distance of 1981.82' to a concrete monument found;

29 Thence along the lands of N/F the Community Services for
30 Children the following courses and distances:

1 1. N 77°27'55" E for a distance of 343.59' to a point;
2 thence
3 2. N 82°36'13" E for a distance of 264.92' to a point;
4 thence
5 3. N 7°34'12" W for a distance of 48.78' to a point; thence
6 4. N 10°07'23" E for a distance of 18.41' to a point; thence
7 5. N 33°51'14" E for a distance of 77.17' to a point; thence
8 6. N 6°18'35" W for a distance of 41.34' to a point; thence
9 7. S 83°24'45" W for a distance of 56.39' to a point; thence
10 8. N 6°18'23" W for a distance of 35.42' to a point; thence
11 9. N 83°44'46" E for a distance of 56.41' to an iron pipe
12 found; thence
13 10. N 6°16'03" W for a distance of 223.32' to a point; thence
14 11. S 83°06'05" W for a distance of 6.70' to a point; thence
15 12. N 7°22'55" W for a distance of 78.48' to an iron pipe
16 found; thence
17 13. S 76°24'27" W for a distance of 46.07' to a point; thence
18 14. N 13°36'19" W for a distance of 35.10' to an iron pipe
19 found; thence
20 15. N 76°12'08" E for a distance of 49.86' to an iron pipe
21 found; thence
22 16. N 7°25'05" W for a distance of 258.86' to an iron pipe
23 found; thence
24 17. S 83°23'26" W for a distance of 257.59' to a point;
25 Thence along the lands of N/F Baldeu Raj Sharma Trust, the
26 East limit of East Pine Street and N/F Richard C. Birch Sr. N
27 1°54'54" W for a distance of 250.32' to a concrete monument
28 found on the South line of East Gordon Street; thence along the
29 South line of East Gordon street N 82°02'47" E for a distance of
30 319.05' to an iron pipe found at the Southeast corner of East

1 Gordon North Oswego Streets; thence along the East line of North
2 Oswego Street N 6°39'00" W for a distance of 8.01' to a point;
3 thence along the lands of Kelly Brookhart and Mark MacNemara N
4 81°51'17" E for a distance of 229.30' to a concrete monument
5 found; thence along the lands of N/F Tina Rivera, N/F Karl &
6 Ruth Schuster, N/F Dee Ann Diaz, N/F Timothy Koppenhaver, N/F
7 David & Ruth Koppenhaver, N/F Eugene & Constance Fritz, N/F
8 Miriam Estrella, N/F David & Helen Galbraith, N/F Gary & Kay
9 Matsco, N/F Charles & Jacqueline Scherer, N/F Sharon Peters, N/F
10 Jeremy Ingle, and the East Limit of East Clair Street N 8°17'43"
11 W for a distance of 733.25' to a point, thence along the East
12 line of 1514 Inc. N 34°22'50" W for a distance of 152.66' to the
13 place of BEGINNING.

14 CONTAINING 165.846-Acres.

15 BEING shown as Lot #1 on the Final Minor Subdivision Plan of
16 the Allentown State Hospital prepared by the City of Allentown
17 Department of Public Works, Drawing #06-005, dated July 20,
18 2007, last revised March 25, 2009.

19 LOT #2

20 ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the City
21 of Allentown, Lehigh County, bounded and described as follows,
22 to wit:

23 BEGINNING at an iron pin set on the south line of East Allen
24 Street, said point being located North 81° 23' 17" East for a
25 distance of 678.83 feet from the Southwest corner of North
26 Quebec Street and the said point of BEGINNING being the
27 Northwest corner of this described parcel; thence from the place
28 of BEGINNING along the South line of East Allen Street and the
29 South Line of Oil Process Systems North 81° 23' 17" East for a
30 distance of 531.03 feet to a concrete monument found; thence

1 along the lands of Bruce Loch and James Burkos the following
2 nine (9) courses and distances;

3 1) South 43° 13' 28" East -- 11.42 feet to a concrete
4 monument found; thence

5 2) South 80° 16' 15" West -- 54.97 feet to an iron pin
6 found; thence

7 3) South 7° 57' 07" West -- 61.34 feet to a concrete
8 monument found; thence

9 4) South 61° 19' 56" East -- 163.09 feet to a concrete
10 monument found; thence

11 5) North 68° 57' 39" East -- 177.92 feet to a concrete
12 monument found; thence

13 6) North 58° 25' 17" East -- 238.88 feet to a concrete
14 monument found; thence

15 7) North 23° 18' 43" West -- 36.00 feet to a concrete
16 monument found; thence

17 8) North 82° 58' 20" East -- 987.96 feet to a concrete
18 monument found; thence

19 9) North 82° 59' 59" East -- 1.43 feet to a point; thence
20 along Lot #1, the residue lands of the Commonwealth of

21 Pennsylvania the following eight (8) courses and distances;

22 1) South 6° 55' 39" East -- 413.29 feet to a iron pin set;
23 thence

24 2) South 76° 19' 04" West -- 378.08 feet to a iron pin set;
25 thence

26 3) South 72° 56' 55" West -- 285.07 feet to a iron pin set;
27 thence

28 4) South 43° 48' 06" West -- 727.05 feet to a iron pin;
29 thence

30 5) South 54° 56' 04" West -- 603.06 feet to a iron pin;

1 thence

2 6) North 34° 49' 40" West -- 160.00 feet to a iron pin set;

3 thence

4 7) North 55° 10' 20" East -- 243.03 feet to a iron pin set;

5 thence

6 8) North 27° 11' 30" West -- 1032.47 feet to the place of

7 BEGINNING.

8 CONTAINING 29.321-Acres.

9 BEING shown as Lot #2 on the Final Minor Subdivision Plan of
10 the Allentown State Hospital prepared by the City of Allentown
11 Department of Public Works, Drawing #06-005, dated July 20,
12 2007, last revised March 25, 2009.

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

21 (d) Discretion to secretary.--The Secretary of General
22 Services may grant or retain any easements necessary to
23 effectuate this section and may impose any covenants,
24 conditions, restrictions and/or reservations on the sale of the
25 property as is deemed in the best interests of the Commonwealth.

26 (e) Deeds.--A deed of conveyance under this section shall be
27 by special warranty deed and shall be executed by the Secretary
28 of General Services in the name of the Commonwealth of
29 Pennsylvania.

30 (f) Costs and fees.--All costs and fees incurred by the

1 Department of General Services in selling the property under
2 this section shall be paid from the purchase price and that
3 amount shall be an executively authorized augmentation to the
4 appropriation from which the costs and fees were paid by the
5 department.

6 (g) Deposit of proceeds.--The balance of the proceeds shall
7 be deposited in the General Fund.

8 Section 5. Effective date.

9 This act shall take effect immediately.