

## AMENDMENTS TO SENATE BILL NO. 353

Sponsor: REPRESENTATIVE METCALFE

Printer's No. 377

1 Amend Bill, page 1, line 1, by striking out "and directing"

2 Amend Bill, page 1, line 6, by striking out the period after

3 "County" and inserting

4 ; authorizing and directing the Department of General Services,  
5 with the approval of the Governor, to grant and convey to 812  
6 Market, Inc., or its assigns, certain lands and improvements  
7 situate in the City of Harrisburg, Dauphin County;  
8 authorizing the Department of Transportation, with the  
9 approval of the Governor, to grant and convey to Two Farms  
10 Inc., certain lands situate in the Collegeville Borough,  
11 Montgomery County; authorizing the Department of General  
12 Services, with the approval of the Governor, to grant and  
13 convey, at a price to be determined through a competitive bid  
14 process, certain lands, buildings and improvements situate in  
15 the Borough of Chambersburg, Franklin County; authorizing the  
16 Department of General Services, with the approval of the  
17 Department of Transportation and the Governor, to grant and  
18 convey, at a price to be determined through a competitive bid  
19 process, certain lands, buildings and improvements situate  
20 partially in the 6th Ward City of Washington and situate  
21 partially in South Strabane Township, Washington County; and  
22 authorizing the Department of General Services, with the  
23 approval of the Pennsylvania Historical and Museum Commission  
24 and the Governor, to grant and convey to Jose L. Ramos and  
25 Lisa Ramos, husband and wife, certain lands situate in the  
26 Township of Whitemarsh, Montgomery County.

27 Amend Bill, page 1, line 16, by striking out "\$1." and

28 inserting

29 fair market value as established by an independent  
30 appraisal.

31 Amend Bill, page 4, by inserting between lines 8 and 9

32 (d) Restrictive covenant.--The deed of conveyance shall  
33 contain restrictive covenants as the Secretary of General

1 Services may deem necessary to ensure the historical  
2 preservation and interpretation of the property.

3 (e) Easements.--The Secretary of General Services is  
4 authorized to reserve or grant any easements on either the lands  
5 to be conveyed herein or the residual lands of the Commonwealth  
6 surrounding the property to be conveyed, known as the  
7 Southeastern Pennsylvania Veterans Center, that may be useful or  
8 necessary to effectuate this conveyance.

9 (f) Local land use controls.--The conveyance authorized by  
10 this act shall be exempt from the provisions of the act of July  
11 31, 1968 (P.L.805, No.247), known as the Pennsylvania  
12 Municipalities Planning Code, and all local land use controls,  
13 including, but not limited to, East Vincent Township's  
14 Subdivision and Land Development Ordinance and Zoning Ordinance.

15 Amend Bill, page 4, line 9, by striking out "(d)" and  
16 inserting

17 (g)

18 Amend Bill, page 4, line 12, by striking out "(e)" and  
19 inserting

20 (h)

21 Amend Bill, page 4, line 14, by striking out "(f)" and  
22 inserting

23 (i)

24 Amend Bill, page 4, by inserting between lines 16 and 17

25 Section 2. Conveyance in the City of Harrisburg, Dauphin  
26 County.

27 (a) Authorization.--The Department of General Services, with  
28 the approval of the Governor, is hereby authorized on behalf of  
29 the Commonwealth of Pennsylvania to grant and convey to 812  
30 Market, Inc., or its assigns, certain land together with any  
31 improvements thereon, situate in the City of Harrisburg, Dauphin  
32 County, for \$1.00.

33 (b) Property description.--The property to be conveyed  
34 pursuant to subsection (a) consists of approximately 0.49 acres  
35 of land and improvements thereon, bounded and more particularly  
36 described as follows:

37 ALL THAT CERTAIN lot, parcel, tract or piece of land situate  
38 in the City of Harrisburg, County of Dauphin, as shown on a  
39 corrected plan of the General State Authority, dated February  
40 17, 1965, bounded and described as follows:

41 BEGINNING at the Northwest corner of 10th and Market Streets;  
42 thence along the North Side of Market Street in a Southwesterly  
43 direction for a distance of 65.05 feet, more or less, thence in  
44 a Northwesterly direction for a distance of 102.75 feet, more or

1 less, thence in a Westerly direction for a distance of 57.41  
2 feet, more or less to the East Side of Ninth Street, thence  
3 Northwardly along the East Side of Ninth Street for a distance  
4 of 113.20 feet more or less, thence in an Easterly direction for  
5 a distance of 141.70 feet more or less, thence in a Southwardly  
6 direction for a distance of 196.67 feet more or less to the  
7 place of BEGINNING.

8 CONTAINING 0.49-acres, more or less.

9 BEING a portion the same property that was conveyed by the  
10 General State Authority in its deed to the Commonwealth of  
11 Pennsylvania, acting by and through the Department of General  
12 Services, dated June 16, 1989 and recorded in the Dauphin County  
13 Recorder of Deeds Office in Deed Book 1520 at Page 556 (Parcel  
14 #26).

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

23 (d) Deed.--The deed of conveyance shall be by special  
24 warranty deed and shall be executed by the Secretary of General  
25 Services in the name of the Commonwealth of Pennsylvania.

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

28 (f) Alternative disposition.--In the event that the  
29 conveyance authorized herein is not effectuated within two years  
30 of the effective date of this act, the property may be disposed  
31 of in accordance with section 2405-A of the act of April 9, 1929  
32 (P.L.177, No.175), known as The Administrative Code of 1929.

33 Section 3. Conveyance in Collegeville Borough, Montgomery  
34 County.

35 (a) Authorization.--The Department of Transportation, with  
36 the approval of the Governor, is hereby authorized on behalf of  
37 the Commonwealth of Pennsylvania to enter into a land transfer  
38 with Two Farms, Inc., on certain land situate in the  
39 Collegeville Borough, Montgomery County, as described in  
40 subsection (b) for fair market value based on an appraisal or  
41 based on other agency policies pertaining to dispositions and  
42 under terms and conditions to be established in an Agreement of  
43 Sale.

44 (b) Property description.--The property to be conveyed to  
45 Two Farms, Inc., includes the following two parcels:

46 (1) A parcel containing a calculated area of 11,252  
47 square feet or 0.2583 acres of land, more or less that is  
48 subject to easements and restrictions of record, if any, and  
49 begins at a point along the southwesterly right of way of  
50 Main Street (Width Varies) (SR 4031), said point being  
51 located 52.85 feet from the PennDOT right of way baseline,

1 said point being along the common dividing line between lands  
2 now or formerly of PennDOT (Block 6 Unit 27) and lands now or  
3 formerly of PennDOT (Block 6 Unit 28);  
4 THENCE, from said point of beginning, along the southwesterly  
5 right of way of said Main Street, North 61 degrees 00 minutes 43  
6 seconds West, a distance of 99.31 feet to a point;  
7 Thence along the lands now or formerly of Keybank NA (Block 6  
8 Unit 26), North 28 degrees 12 minutes 38 seconds East, a  
9 distance of 110.60 feet to a point;  
10 Thence along the lands now or formerly of Harleysville  
11 National Bank (Block 6 Unit 22), the following two (2) courses  
12 and distances:  
13 1. South 66 degrees 44 minutes 53 seconds East, a distance  
14 of 31.91 feet to a point;  
15 2. South 61 degrees 05 minutes 00 seconds East, a distance  
16 of 67.51 feet to a point;  
17 Thence along the lands now or formerly of PennDOT (Block 6  
18 Unit 28), South 28 degrees 12 minutes 38 seconds West, a  
19 distance of 113.88 feet to a point, said point being the first  
20 mentioned point and place of beginning.  
21 (2) A parcel containing a calculated area of 4,067  
22 square feet or 0.0934 acres of land, more or less that is  
23 subject to easements and restrictions of record, if any, and  
24 begins at a point along the southwesterly right of way line  
25 of Main Street (Width Varies) ultimate) (SR 0029), said point  
26 being located 52.85 feet from the PennDOT right of way  
27 baseline, said point being along the common dividing line  
28 between lands now or formerly of PennDOT (Block 6 Unit 27)  
29 and lands now or formerly of PennDOT (Block 6 Unit 28);  
30 THENCE, from said point of beginning, along the lands of said  
31 PennDOT (Block 6 Unit 27), North 28 degrees 12 minutes 38  
32 seconds East, a distance of 113.88 feet to a point;  
33 Thence along the lands now or formerly of Keybank NA (Block 6  
34 Unit 22), South 61 degrees 05 minutes 00 seconds East, a  
35 distance of 42.25 feet to a point;  
36 Thence through the lands of said PennDOT (Block 6 Unit 28),  
37 the following three (3) courses and distances:  
38 1. South 28 degrees 53 minutes 46 seconds West, a  
39 distance of 70.41 feet to a point;  
40 2. South 64 degrees 06 minutes 37 seconds West, a  
41 distance of 53.19 feet to a point;  
42 3. North 61 degrees 00 minutes 43 seconds West, a  
43 distance of 10.22 feet to a point, said point being the first  
44 mentioned point and place of beginning.  
45 (c) Conditions.--The conveyance shall be made under and  
46 subject to all lawful and enforceable easements, servitudes and  
47 rights of others, including, but not confined to, streets and  
48 roadways, and rights of any telephone, telegraph, water,  
49 electric, gas or pipeline companies, as well as under and  
50 subject to any lawful and enforceable estates or tenancies  
51 vested in third persons appearing of record, for any portion of

1 the land or improvements erected thereon.

2 (d) Restriction.--The conveyance shall be made under and  
3 subject to the condition, which shall be contained in the deed  
4 of conveyance, that no portion of the property conveyed shall be  
5 used as a licensed facility, as defined in 4 Pa.C.S. § 1103  
6 (relating to definitions), or any other similar type of facility  
7 authorized under the laws of this Commonwealth. The condition  
8 shall be a covenant running with the land and shall be binding  
9 upon the grantee, its successors and assigns. Should the  
10 grantee, its successors or assigns, permit any portion of the  
11 property authorized to be conveyed in this section to be used in  
12 violation of this subsection, the title shall immediately revert  
13 to and revest in the grantor.

14 (e) Deed.--The deed of conveyance shall be by quit claim  
15 deed and shall be executed by the Secretary of Transportation in  
16 the name of the Commonwealth of Pennsylvania.

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

19 (g) Deposit of proceeds.--Proceeds from the sale shall be  
20 deposited into the Motor License Fund.

21 Section 4. Conveyance in the Borough of Chambersburg, Franklin  
22 County.

23 (a) Authorization.--The Department of General Services, with  
24 the approval of the Governor, is hereby authorized on behalf of  
25 the Commonwealth of Pennsylvania to grant and convey, at a price  
26 to be determined through a competitive bidding process, the  
27 following tract of land together with any buildings, structures  
28 or improvements thereon, situate in the Borough of Chambersburg,  
29 Franklin County.

30 (b) Property description.--The property to be conveyed under  
31 subsection (a) consists of a tract of land totaling  
32 approximately 6.045-acres, including all improvements located  
33 thereon, more particularly described as follows:

34 ALL THAT CERTAIN piece or parcel of land located in the  
35 Borough of Chambersburg, Franklin County, Pennsylvania, along  
36 former Township Route 485, known N/F as Jacob's Road, bounded  
37 and described as follows:

38 BEGINNING at an iron pin, which iron pin is 25 feet from  
39 the center line of said road and 220 feet west of the property  
40 line of the lot of N/F Daniel Miller; thence from the said point  
41 of beginning and along said TR-485 and 25 feet distant from the  
42 center thereof, north 67 degrees 15 minutes west, 440 feet to an  
43 iron pin; thence by other land of N/F Sunny Hill Development  
44 Corp., north 22 degrees 45 minutes east, 598.5 feet to an iron  
45 pin; thence south 67 degrees 15 minutes east, 440 feet to an  
46 iron pin; thence by the same, south 22 degrees 45 minutes west,  
47 598.5 feet to an iron pin, the place of beginning. CONTAINING  
48 6.045 acres, as shown by survey of Arrowood, Inc., dated April  
49 1, 1968, Drawing No. 68 - 36, approved by the Planning and  
50 Zoning Commission of the Borough of Chambersburg, on the 30th  
51 day of April, 1968.

1 BEING UPI No. 04-1G02.-052A-000000  
2 BEING the same premises the Sunny Hill Development Corp.  
3 conveyed to the General State Authority, by deed dated April 26,  
4 1968 and recorded April 30, 1968, in Deed Book 625, Page 578, at  
5 the Franklin County Courthouse, in the Borough of Chambersburg,  
6 Franklin County.

7 ALSO BEING the same premises the General State Authority  
8 conveyed to the Commonwealth of Pennsylvania, by deed dated June  
9 16, 1989 (tract 5. only) and recorded April 11, 1990, in Deed  
10 Book 1079, Page 284, at the Franklin County Courthouse, in the  
11 Borough of Chambersburg, Franklin County.

12 (c) Conditions.--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) Deed.--The deed of conveyance shall be executed by the  
21 Secretary of General Services in the name of the Commonwealth of  
22 Pennsylvania.

23 (e) Proceeds.--The proceeds from the sale shall be deposited  
24 in the General Fund.

25 Section 5. Conveyance in 6th Ward City of Washington and South  
26 Strabane Township, Washington County.

27 (a) Authorization.--The Department of General Services, with  
28 the approval of the Department of Transportation and the  
29 Governor, is hereby authorized on behalf of the Commonwealth of  
30 Pennsylvania to grant and convey, at a price to be determined  
31 through competitive bidding, the following tracts of land  
32 together with any buildings, structures or improvements thereon,  
33 situate partially in the 6th Ward City of Washington, and  
34 situate partially in South Strabane Township, Washington County.

35 (b) Property description.--The property to be conveyed under  
36 subsection (a) consists of one tract of approximately 5.186-  
37 acres of land and improvements located thereon, bounded and more  
38 particularly bounded and described as follows:

39 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND situate  
40 partially in the City of Washington, and situate partially in  
41 South Strabane Township, County of Washington, and Commonwealth  
42 of Pennsylvania, bounded and described as follows:

43 BEGINNING at a point on the center line of State Highway  
44 Route No. 108 (Murtland Avenue) at Station 59 plus 46.75 of the  
45 State Highway enumeration; thence along the center of Murtland  
46 Avenue, South 76° 37' 00" West, for a distance of two hundred  
47 thirty-eight and ninety-seven one hundredths (238.97) feet to a  
48 point; thence South 78° 54' 30" West for a distance of two  
49 hundred and eleven and five one-hundredths (211.05) feet to a  
50 point in Murtland Avenue; then by land of William McKennan  
51 Smith and Ulysses S. Grant-Smith, the following courses and

1 distance North 00° 18' 30" West, for a distance of five hundred  
2 and thirteen and twenty-three one hundredths (513.23) feet to a  
3 point; thence North 78° 54' 30" East for a distance of two  
4 hundred and eight and thirty two one hundredths (208.32) feet;  
5 thence North 76° 37' 00" East for a distance of two hundred and  
6 forty-one and six-tenths (841.60) feet to a point; thence South  
7 00° 18' 30" East for a distance of five hundred and thirteen and  
8 thirty-one one hundredths (513.31) feet to the place of  
9 BEGINNING.

10 CONTAINING 5.1860 Acres.

11 BEING Tax Parcel Nos. 760-005-00-01-0002-00 and 600-005-00-  
12 00-0002-00

13 BEING part of the same tract which A. M. Todd, assignee in  
14 bankruptcy of James King, Sr., by deed dated March 17, 1876,  
15 made and executed in pursuance of a decree of the United States  
16 Court for the Western District of Pennsylvania, and recorded in  
17 the office of the Recorder of Deeds for the County of Washington  
18 in Deed Book E, Volume 5, Page 176, granted and conveyed unto  
19 William R. Smith, his heirs and assigns in fee and being also  
20 part of the same tract which James Farley and Jane Farley, his  
21 wife, and William Farley, single, by deed dated May 1, 1889, and  
22 recorded in the office of the Recorder of Deeds for the County  
23 of Washington in Deed Book 150, Page 286, granted and conveyed  
24 to W. W. Smith, also known as William W. Smith, his heirs and  
25 assigns.

26 (c) Conditions.--The conveyance shall be made under and  
27 subject to all lawful and enforceable easements, servitudes and  
28 rights of others, including but not confined to streets,  
29 roadways and rights of any telephone, telegraph, water,  
30 electric, gas or pipeline companies, as well as under and  
31 subject to any lawful and enforceable estates or tenancies  
32 vested in third persons appearing of record, for any portion of  
33 the land or improvements erected thereon.

34 (d) Deed.--The deed of conveyance shall be by Special  
35 Warranty Deed and shall be executed by the Secretary of General  
36 Services in the name of the Commonwealth of Pennsylvania.

37 (e) Settlement.--The Secretary of General Services may  
38 impose any covenants, conditions or restrictions on the property  
39 at settlement as determined to be in the best interests of the  
40 Commonwealth.

41 (f) Proceeds.--The proceeds from the sale shall be deposited  
42 in the General Fund.

43 Section 6. Conveyance in Township of Whitemarsh, Montgomery  
44 County.

45 (a) Authorization.--The Department of General Services, with  
46 the approval of the Pennsylvania Historical and Museum  
47 Commission and the Governor, is hereby authorized on behalf of  
48 the Commonwealth to grant and convey to Jose L. Ramos and Lisa  
49 Ramos, husband and wife, certain lands and any improvements  
50 thereon, for \$230,000.00, the property being known locally as a  
51 portion of The Highlands, situate in the Township of Whitemarsh,

1 Montgomery County.

2 (b) Property description.--The property to be conveyed under  
3 subsection (a) consists of approximately 3.4202 acres, and any  
4 improvements located thereon, situate in the Township of  
5 Whitemarsh, County of Montgomery, more particularly described as  
6 follows:

7 ALL THAT CERTAIN tract or piece of land, situate in the  
8 Township of Whitemarsh, County of Montgomery, Commonwealth of  
9 Pennsylvania, as shown on a Minor Subdivision/Lot Line  
10 Adjustment Plan, prepared by Nave, Newell, Inc., dated October  
11 10, 2017, being the proposed area to be conveyed from Lot 1 to  
12 Lot 2, bounded and described as follows:

13 BEGINNING at a point at the north western corner of lands now  
14 or formerly of Andrew K. & Margarita Rooke, said point being a  
15 found monument, from said beginning point runs; thence through  
16 Existing Lot 1 being lands now or formerly of the Commonwealth  
17 of Pennsylvania,

18 (1) North 25° 54'00" West a distance of 168.94 feet to a  
19 monument to be set; thence, through the same,

20 (2) South 56° 58'27" West a distance of 87.78 feet to a  
21 monument to be set: thence, through the same,

22 (3) North 29° 56'26" West a distance of 229.31 feet to a  
23 monument to be set: thence, through the same,

24 (4) North 52° 40'37" East a distance of 10.40 feet to a  
25 monument to be set: thence, through the same,

26 (5) North 30° 00'52" West a distance of 205.17 feet to a  
27 monument to be set; thence, along the lands now or formerly of  
28 Dennis Alter,

29 (6) North 59° 16'39" East a distance of 5.03 feet to a set  
30 rebar: thence, along the same,

31 (7) North 60° 14'45" East a distance of 198.53 to a found  
32 pipe: thence, along the Existing Lot 2 being lands now or  
33 formerly of Jose L. and Lisa Ramos,

34 (8) South 42° 52'30" East a distance of 580.36 feet to a  
35 monument: thence, along the same lands now or formerly of Andrew  
36 K. and Margarita Rooke,

37 (9) South 52° 57'00" West a distance of 269.84 feet to a  
38 point: said point being said place of BEGINNING.

39 CONTAINING in area 148,982 square feet (3.4202 acres) more or  
40 less.

41 BEING a portion of Existing Lot 1, UPI #65-00-10609-00-9.

42 (c) Conditions.--The conveyance shall be made under and  
43 subject to all lawful and enforceable easements, servitudes and  
44 rights of others, including, but not confined to, streets,  
45 roadways and rights of any telephone, telegraph, water,  
46 electric, gas or pipeline companies, as well as under and  
47 subject to any lawful and enforceable estates or tenancies  
48 vested in third persons appearing of record, for any portion of  
49 the land or improvements erected thereon.

50 (d) Gaming restriction.--Any conveyance authorized under  
51 this section shall be made under and subject to the condition,



1 which shall be contained in the deed of conveyance, that no  
2 portion of the property conveyed shall be used as a licensed  
3 facility, as defined in 4 Pa.C.S. § 1103 (relating to  
4 definitions) or any other similar type of facility authorized  
5 under the laws of this Commonwealth. The condition shall be a  
6 covenant running with the land and shall be binding upon the  
7 grantee and its successors. If the grantee or its successors  
8 permit any portion of the property authorized to be conveyed in  
9 this section to be used in violation of this subsection, the  
10 title shall immediately revert to and revest in the grantor.

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

14 (f) Costs and fees.--All costs and fees incidental to the  
15 conveyance authorized under this act shall be borne by the  
16 grantee.

17 (g) Proceeds.--The proceeds from the sale shall be deposited  
18 in the Historical Preservation Fund, under 37 Pa.C.S. § 104(h)  
19 (relating to Pennsylvania Historical and Museum Commission).

20 (h) Expiration.--If the conveyance authorized under this  
21 section is not effectuated within one year of the effective date  
22 of this subsection, the authority provided under this section  
23 shall expire.

24 Amend Bill, page 4, line 17, by striking out "2" and  
25 inserting

26 7