

AMENDMENTS TO SENATE BILL NO. 1214

Sponsor: REPRESENTATIVE EVERETT

Printer's No. 1783

1 Amend Bill, page 1, line 10, by striking out the period after
2 "territory" and inserting
3 ; authorizing the Department of General Services, with the
4 approval of the Governor and the Department of Military and
5 Veterans Affairs, to grant and convey, at a price to be
6 determined through a competitive bid process, certain lands,
7 buildings and improvements situate in Allegheny Township,
8 Blair County; authorizing the Department of General Services,
9 with the approval of the Governor and the Department of
10 Military and Veterans Affairs, to grant and convey, at a
11 price to be determined through a competitive bid process,
12 certain lands, buildings and improvements situate in
13 Allegheny Township, Blair County; authorizing the Department
14 of General Services, with the approval of the Governor and
15 the Department of Environmental Protection, to take such
16 action with respect to the Commonwealth's real property
17 interests in the site commonly known as Penn's Landing to
18 facilitate the further development plans for the real
19 property; authorizing the Department of General Services,
20 with the approval of the Governor and the Pennsylvania
21 Historical and Museum Commission, to grant and convey to the
22 Highlands Historical Society, certain lands situate in
23 Whitemarsh Township, Montgomery County; authorizing the
24 Department of General Services, with the approval of the
25 Department of Human Services and the Governor, to grant and
26 convey to Bollinger Enterprises, Inc., certain lands situate
27 in Conewango Township, Warren County; authorizing the
28 Department of General Services, with the concurrence of the
29 Department of Environmental Protection, to lease to L-A
30 Battery, QOZ, LLC land within the bed of the Delaware River
31 within the City of Philadelphia; authorizing the Department
32 of General Services, with the approval of the Department of
33 Transportation and the Governor, to grant and convey to the
34 Washington Health System, or its assignee, certain lands and
35 improvements situate partially in the 6th Ward of the City of
36 Washington and partially in South Strabane Township,
37 Washington County; authorizing the Department of General
38 Services, with the approval of the Governor, to grant and

1 convey to Harry E. Frey, Jr., and Jeffrey L. Frey, a
2 permanent easement over certain lands of the Commonwealth of
3 Pennsylvania at Muncy State Correctional Institution situate
4 in Clinton Township, Lycoming County, for the purpose of
5 ingress and egress to lands which Harry E. Frey, Jr., and
6 Jeffrey L. Frey propose to acquire from Harold James
7 Carpenter and Carlene M. Carpenter; authorizing the
8 Department of General Services, with the approval of the
9 Department of Military and Veterans Affairs and the Governor,
10 to grant and convey, at a price to be determined through a
11 competitive bid process, certain lands, buildings and
12 improvements situate in the Borough of West Pittston, Luzerne
13 County; authorizing the release of Project 70 restrictions on
14 certain lands owned by Glen Rock Borough, York County, in
15 return for the development of park and open space lands owned
16 by Glen Rock Borough, York County; authorizing the Department
17 of General Services, with the approval of the Governor, to
18 grant and convey to Human Services, Inc., certain lands and
19 improvements situate in the Borough of West Chester, Chester
20 County; and making a repeal.

21 Amend Bill, page 3, by inserting between lines 24 and 25

22 Section 2. Conveyance in Allegheny Township, Blair County.

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

30 (b) Property description.--The property to be conveyed under
31 subsection (a) consists of a tract of approximately 13.63-acres
32 of land and improvements located thereon, bounded and more
33 particularly bounded and described as follows:

34 LOT D

35 ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, located
36 approximately 0.25 miles west of the intersection of S.R. 1001
37 (Plank Road) and S.R. 1002 (Municipal Drive). Also located 0.54
38 miles east of the intersection of Interstate 99 (I-99) and S.R.
39 1002 (Municipal Drive), and being on the south side of S.R. 1002
40 (Municipal Drive), situate in the Allegheny Township, Blair
41 County, in the Commonwealth of Pennsylvania, being more fully
42 bounded and described as follows, to wit:

43 BEGINNING at a point along the northern Legal Right-of-Way Line
44 of S.R. 1002 (Municipal Drive), the northwest corner of Lot D,
45 the property herein described, also being the northeast corner
46 of lands now or formerly of Joseph L. Beck; Thence along the
47 southern Legal Right-of-Way Line of S.R. 1002 (Municipal Drive),
48 1) South 69 degrees 23 minutes 11 seconds East, a distance of
49 171.34 feet to an iron pin along the southern Legal Right-of-Way

1 Line of S.R. 1002 (Municipal Drive); Thence along the southern
2 Legal Right-of-Way Line of S.R. 1002 (Municipal Drive),
3 2) by a curve to the left having a Radius of 10016.50 feet, an
4 arc length of 282.09 feet, a chord bearing of South 70 degrees
5 11 minutes 35 seconds East, and a chord distance of 282.08 feet
6 to an iron pin; Thence along the same,
7 3) South 71 degrees 00 minutes 00 seconds East, a distance of
8 52.33 feet to an iron pin at the northwest corner of Lands now
9 or formerly of RKD Partners; Thence along the lands now or
10 formerly of RKD Partners,
11 4) South 19 degrees 54 minutes 08 seconds West, a distance of
12 300.00 feet to an iron pin; Thence along the same,
13 5) South 72 degrees 10 minutes 15 seconds East, a distance of
14 197.70 feet to a point an iron pin; Thence along the same,
15 6) North 19 degrees 54 minutes 56 seconds East, a distance of
16 300.00 feet to an iron pin at the southern Legal Right-of-Way
17 Line of S.R. 1002 (Municipal Drive); Thence along the southern
18 Legal Right-of-Way Line of S.R. 1002 (Municipal Drive),
19 7) by a curve to the left having a radius of 3516.50 feet, an
20 arc length of 30.00 feet, a chord bearing of South 73 degrees 59
21 minutes 32 seconds East, and a chord distance of 30.00 feet to
22 an iron pin at the northwest corner of lands now or formerly of
23 RKD Partners; Thence along lands now or formerly of RKD Partners
24 and along lands of Vicki Sommer Kivitz,
25 8) South 19 degrees 54 minutes 08 seconds West, passing through
26 an iron pin at 677.19 feet and an iron pin at 1065.16 feet, a
27 distance of 1125.16 feet to point in Beaverdam Branch; Thence
28 along Beaverdam Branch and lands now or formerly of ST Products
29 LLC,
30 9) North 44 degrees 18 minutes 44 seconds West, a distance of
31 254.10 feet to point, Thence along the same,
32 10) North 34 degrees 49 minutes 41 seconds West, a distance of
33 590.41 feet to a point in the Beaverdam Branch and at the
34 southeast corner of lands now or formerly of Joseph L. Beck;
35 Thence leaving Beaverdam Branch, and along the lands now or
36 formerly of Joseph L. Beck,
37 11) North 17 degrees 58 minutes 07 seconds East, passing
38 through an iron pin at 60.00 feet, a distance of 665.73 feet to
39 the POINT OF BEGINNING.
40 CONTAINING 13.63 acres, more or less.
41 BEING part of the lands conveyed by The General State Authority
42 to The Commonwealth of Pennsylvania, by deed dated June 16th,
43 1989 and recorded in the Recorder of Deeds Office for Blair
44 County, Pennsylvania in Deed Book 1178, Page 451 on January
45 12th, 1990.
46 Said parcel being shown on a plat prepared by Navarro & Wright
47 Engineers, Inc. for the Commonwealth of Pennsylvania, Department
48 of General Services, dated July 31st, 2018, and last revised on
49 September 24th, 2018, titled Hollidaysburg Veterans Home
50 Subdivision Final Plan, Project No. DGS 2008-SWSS-37,

Subdivision of Tax Parcel 02.00-12..-056.00-000, recorded on October 24, 2018 in the Blair County Recorder of Deeds Office in Plan Book 100, Page 27.

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

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

(e) Restrictive covenants.--The Secretary of General Services may impose any covenants, conditions or restrictions on the property described under subsection (b) at settlement as determined to be in the best interests of the Commonwealth.

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

Section 3. Conveyance in Allegheny Township, Blair County.

(a) Authorization.--The Department of General Services, with the approval of the Governor and the Department of Military and Veterans Affairs, is hereby authorized on behalf of the Commonwealth of Pennsylvania to grant and convey, at a price to be determined through competitive bidding, the following tract of land together with any buildings, structures or improvements thereon, situate in Allegheny Township, Blair County.

(b) Property description.--The property to be conveyed under subsection (a) consists of a tract of approximately 111.36-acres of land and improvements located thereon, bounded and more particularly bounded and described as follows:

LOT C

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, located at the northeast intersection of S.R. 1002 (Municipal Drive) and Interstate 99 (I-99) , situate in the Allegheny Township, Blair County, in the Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point along the northern Legal Right-of-Way of S.R. 1002 (Municipal Drive), the southeast corner of Lot C, the property herein described, also the southwest corner of Lot A of the Plan herein referred to; Thence along the northern Legal Right-of-Way of S.R. 1002 (Municipal Drive),

1) by a curve to the right having a radius of 9983.50 feet, an arc length of 218.58 feet, a chord bearing of North 70 degrees 00 minutes 49 seconds West, and a chord distance of 218.57 feet to an iron pin; Thence along the same,

2) North 69 degrees 23 minutes 11 seconds West, a distance of 220.23 feet to an iron pin; Thence along the same,

3) by a curve to the right having a radius of 1483.50 feet, an

1 arc length of 127.90 feet, a chord bearing of North 66 degrees
2 54 minutes 59 seconds West, and a chord distance of 127.86 feet
3 to an iron pin; Thence along the same,
4 4) North 64 degrees 26 minutes 48 seconds West, a distance of
5 3.12 feet to an iron pin; Thence along the same,
6 5) North 25 degrees 33 minutes 12 seconds East, a distance of
7 33.50 feet to an iron pin; Thence along the same,
8 6) North 59 degrees 38 minutes 22 seconds West, a distance of
9 583.84 feet to a point an iron pin; Thence along the same,
10 7) North 45 degrees 42 minutes 23 seconds West, a distance of
11 327.36 feet to an iron pin; Thence along the same,
12 8) North 01 degrees 07 minutes 37 seconds West, a distance of
13 9.43 feet to an iron pin; Thence along the same,
14 9) North 44 degrees 28 minutes 47 seconds West, a distance of
15 114.73 feet to an iron pin; Thence along the same,
16 10) by a curve to the left having a radius of 726.82 feet, an
17 arc length of 282.02 feet, a chord bearing of North 56 degrees
18 40 minutes 03 seconds West, and a chord distance of 280.26 feet
19 to an iron pin; Thence along the same,
20 11) North 19 degrees 34 minutes 07 seconds East, a distance of
21 5.10 feet to an iron pin; Thence along the same,
22 12) by a curve to the left having a Radius of 600.07 feet, an
23 arc length of 80.44 feet, a chord bearing of North 68 degrees 51
24 minutes 16 seconds West, and a chord distance of 80.38 feet to
25 an iron pin along the east of lands now or formerly Pennsylvania
26 Lines LLC; Thence along lands now or formerly of Pennsylvania
27 Lines LLC,
28 13) North 11 degrees 20 minutes 08 seconds East, a distance of
29 510.93 feet to an iron pin along the eastern Legal Right-of-Way
30 of I-99,
31 14) North 27 degrees 50 minutes 01 seconds East, a distance of
32 147.86 feet to an iron pin at the southwest corner of lands now
33 or formerly of Richard Andrew Chamberlain; Thence along the
34 lands now or formerly of Richard Andrew Chamberlain,
35 15) North 71 degrees 03 minutes 13 seconds East, a distance of
36 148.95 feet to an iron pin at the northwest corner of lands now
37 or formerly of Paula M. Chamberlain; Thence along lands now or
38 formerly of Paula M. Chamberlain, and also along lands now or
39 formerly of Richard Andrew Chamberlain & April B. Diehl,
40 16) South 20 degrees 02 minutes 55 seconds East, passing over
41 an iron pin at 116.34 feet, a distance of 238.44 feet to an iron
42 pin at the northwest corner of Lands now or formerly of Richard
43 D. Chamberlain & Debra L. Brenneman, Thence along Lands now or
44 formerly of Richard D. Chamberlain & Debra L. Brenneman,
45 17) South 20 degrees 05 minutes 05 seconds East, a distance of
46 599.97 feet to an iron pin; Thence along the same, also along
47 lands now or formerly of Richard Andrew Chamberlain & April B.
48 Diehl, also along lands now or formerly of Paula M. Chamberlain,
49 and also along lands now or formerly of Harry A. Wagner & Robert
50 A. Wagner,
51 18) North 01 degree 45 minutes 36 seconds West, passing over an

1 iron pipe at 713.68 feet, a distance of 1437.68 feet to an iron
2 pin along the easterly Legal Right-of-Way of I-99; Thence along
3 the Legal Right-of-Way of I-99,
4 19) North 39 degrees 57 minutes 21 seconds East, a distance of
5 60.68 feet to an iron pin; Thence along the same,
6 20) North 49 degrees 56 minutes 37 seconds East, a distance of
7 204.40 feet to an iron pin; Thence along the same,
8 21) North 31 degrees 13 minutes 01 seconds East, a distance of
9 270.39 feet to an iron pin; Thence along the same,
10 22) North 36 degrees 02 minutes 48 seconds East, a distance of
11 282.26 feet to an iron pin; Thence along the same,
12 23) North 15 degrees 06 minutes 40 seconds West, a distance of
13 315.01 feet to an iron pin; Thence along the same,
14 24) North 05 degrees 47 minutes 59 seconds East, a distance of
15 61.81 feet to an iron pin at the southwest corner of lands now
16 or formerly of Alto-Reste Park Cemetery Association; Thence
17 along lands now or formerly of Alto-Reste Park Cemetery
18 Association,
19 25) South 80 degrees 13 minutes 38 seconds East, a distance of
20 2123.11 feet to an iron pin at the northwest corner of Lot A of
21 the Plan herein described; Thence along Lot A of the Plan herein
22 described,
23 26) South 19 degrees 13 minutes 02 seconds West, a distance of
24 75.05 feet to an iron pin; Thence along the same,
25 27) South 71 degrees 51 minutes 15 seconds West, a distance of
26 512.14 feet to an iron pin; Thence along the same,
27 28) South 52 degrees 02 minutes 13 seconds West, a distance of
28 591.25 feet to an iron pin; Thence along the same,
29 29) South 19 degrees 48 minutes 18 seconds West, a distance of
30 311.65 feet to an iron pin; Thence along the same,
31 30) South 17 degrees 18 minutes 05 seconds East, a distance of
32 391.76 feet to an iron pin; Thence along the same,
33 31) South 13 degrees 19 minutes 08 seconds West, a distance of
34 437.16 feet to an iron pin; Thence along the same,
35 32) South 13 degrees 54 minutes 34 seconds East, a distance of
36 502.49 feet to an iron pin; Thence along the same,
37 33) South 70 degrees 40 minutes 04 seconds East, a distance of
38 238.56 feet to an iron pin; Thence along the same,
39 34) South 16 degrees 03 minutes 42 seconds West, a distance of
40 557.69 feet to an iron pin; Thence along the same,
41 35) North 73 degrees 35 minutes 00 seconds West, a distance of
42 275.42 feet to an iron pin; Thence along the same,
43 36) South 16 degrees 25 minutes 00 seconds West, passing over a
44 concrete monument at 300 feet, a distance of 310.21 feet to the
45 POINT OF BEGINNING.
46 CONTAINING 111.36 acres, more or less.
47 BEING part of the lands conveyed by The General State Authority
48 to The Commonwealth of Pennsylvania, by deed dated June 16th,
49 1989 and recorded in the Recorder of Deeds Office for Blair
50 County, Pennsylvania in Deed Book 1178, Page 451 on January

1 12th, 1990.

2 Said parcel being shown on a plat prepared by Navarro & Wright
3 Engineers, Inc. for the Commonwealth of Pennsylvania, Department
4 of General Services, dated July 31st, 2018, and last revised on
5 September 24th, 2018, titled Hollidaysburg Veterans Home
6 Subdivision Final Plan, Project No. DGS 2008-SWSS-37,
7 Subdivision of Tax Parcel 02.00-12..-056.00-000, recorded on
8 October 24, 2018 in the Blair County Recorder of Deeds Office in
9 Plan Book 100, Page 27.

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

18 (d) Execution of deed.--The deed of conveyance shall be by
19 Special Warranty Deed and shall be executed by the Secretary of
20 General Services in the name of the Commonwealth of Pennsylvania

21 (e) Restrictive covenant.--The Secretary of General Services
22 may impose any covenants, conditions or restrictions on the
23 property described under subsection (b) at settlement as
24 determined to be in the best interests of the Commonwealth.

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

27 Section 4. Penn's Landing development.

28 The Department of General Services, with the approval of the
29 Governor and the Department of Environmental Protection, is
30 authorized to take such action with respect to the
31 Commonwealth's real property interests in the site commonly
32 known as Penn's Landing, on portions of the Delaware River
33 between a point north of Market Street and South Street as
34 appropriate to facilitate the further development plans for the
35 real property, including, but not limited to, conveying any land
36 to the west of the bulkhead line to the City of Philadelphia and
37 entering into a submerged lands lease with the City of
38 Philadelphia for an initial term of 99 years and a renewal term,
39 to be exercised in the discretion of the Department of General
40 Services, of an additional 99 years, on such terms and
41 conditions as are acceptable to the Department of General
42 Services.

43 Section 5. Conveyance in Whitemarsh Township, Montgomery
44 County.

45 (a) Authorization.--The Department of General Services, with
46 the approval of the Governor and the Pennsylvania Historical and
47 Museum Commission, is hereby authorized on behalf of the
48 Commonwealth of Pennsylvania to grant and convey the following
49 tract of land together with any improvements thereon, known as
50 the historic Highlands Mansion and grounds, situate in

Whitemarsh Township, Montgomery County to the Highlands Historical Society for \$1, under terms and conditions to be established in an agreement of sale.

(b) Property description.--The property to be conveyed under subsection (a) consists of approximately 40.69 acres and improvements located thereon, more particularly bounded and described as follows:

ALL THAT CERTAIN tract or piece of land, situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania, as shown on an Minor Subdivision/Lot Line Adjustment Plan, prepared for Jose and Lisa Ramos prepared by Nave, Newell, Inc., dated October 10, 2017, and last revised October 24, 2018, recorded at the Office of the Recorder of Deeds of Montgomery County at Plan Book 0049 Page 00332, being Lot 1 on above stated plan, bounded and described as follows:

BEGINNING AT A POINT within the intersecting legal right-of-way lines of Skippack Pike (S.R. 0073) (50 feet wide legal right-of-way and 100 feet wide ultimate right-of-way) and Sheaff Lane (33 feet wide legal right-of-way and 60 feet wide ultimate right-of-way) said point being the south- easterly corner of this parcel and from said beginning point runs;

(1) Thence through and near the centerline of the legal right-of-way of Skippack Pike (S.R. 0073) (50 feet wide legal right-of-way and 100 feet wide ultimate right-of-way), North 48°25'30" West a distance of 1,456.62 feet to a point;

(2) Thence leaving said right-of-way through a found monument on the ultimate right-of-way and along lands now or formerly of Dennis Alter, North 52°48'48" East a distance of 1,001.46 feet to a found monument;

(3) Thence along lands now or formerly of Dennis Alter, North 59°16'39" East a distance of 538.59 feet to a set monument;

(4) Thence along Lot 2, South 30°00'52" East a distance of 205.17 feet to a set monument;

(5) Thence along the same, South 52°40'37" West a distance of 10.40 feet to a set monument;

(6) Thence along the same, South 29°56'26" East a distance of 229.31 feet to a set monument;

(7) Thence along the same, North 56°58'27" East a distance of 87.78 feet to a set monument;

(8) Thence along the same and lands now or formerly of Andrew K. and Margarita Rooke crossing over a found monument 168.94 feet from the start of this course, South 25°54'00" East a distance of 455.92 feet to a found monument;

(9) Thence along lands now or formerly of Morton H. Fetterolf III and Melissa D. Fetterolf, South 44°02'30" West a distance of 15.30 feet to a found monument;

(10) Thence along the same, South 29°50'30" East a distance of 257.21 feet crossing over a found monument on the legal right-of-way of Sheaff Lane (33 feet wide legal right-of-way and 60 feet wide ultimate right-of-way) to a point;

(11) Thence through and near the centerline of legal right-of-way of Sheaff Lane (33 feet wide legal right-of-way and 60 feet wide ultimate right-of-way), South 41°34'40" West a distance of 1,160.36 feet to a point; said point being said place of BEGINNING.

CONTAINING in area 1,772,496 square feet (40.6909 acres) more or less.

BEING part of the same premises Emily W. Roosevelt, widow, conveyed to the Commonwealth of Pennsylvania by deed dated December 6, 1965, and recorded December 17, 1965, in Montgomery County Deed Book 3354, Page 45.

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

(d) Conditions.--Any conveyance authorized under this act shall be made under and subject to the condition, which shall be contained in the deed of conveyance, that no portion of the property conveyed shall be used as a licensed facility, as defined in 4 Pa.C.S. § 1103 (relating to definitions), or any other similar type of facility authorized under State law. The condition shall be a covenant running with the land and shall be binding upon the grantee and its successors. Should the grantee, or its successors, permit any portion of the property authorized to be conveyed in this act to be used in violation of this subsection, the title shall immediately revert to and revest in the grantor.

(e) Condition to conveyance.--The conveyance shall be subject to the condition that a portion of the property to be conveyed, containing approximately 29 acres, substantially as shown and described by a plan and legal description prepared by James Robert Aiken, II, PLS, Nave Newell, the description being dated March 25, 2019, shall be encumbered by a conservation easement to be granted by the Highlands Historical Society to the Township of Whitemarsh, and that any funds received by the Highlands Historical Society as consideration for the grant of such easement shall be dedicated by the Highlands Historical Society to the preservation of the approximately 12-acre portion of the property as described in subsection (f).

(f) Historic preservation covenants.--A portion of the property to be conveyed, containing approximately 12 acres, which includes the Highlands Mansion, substantially as shown and described by a plan and legal description prepared by James Robert Aiken, II, PLS, Nave Newell, the description being dated March 25, 2019, shall be conveyed subject to historic preservation covenants, which covenants shall be determined by the Pennsylvania Historic and Museum Commission and may include

1 a reversionary interest. The historic preservation covenants and
2 reversionary interest shall not apply to the portion of the
3 property described in subsection (e).

4 (g) Deed.--The conveyance shall be by special warranty deed
5 that shall be executed by the Secretary of General Services in
6 the name of the Commonwealth of Pennsylvania.

7 (h) Costs and fees.--Costs and fees incidental to this
8 conveyance shall be borne by the grantee. The conveyance under
9 this act shall be exempt from State and local realty transfer
10 taxes.

11 (i) Alternative disposition.--If the conveyance is not
12 effectuated within two years after the effective date of this
13 act, the authority under this act shall expire.

14 Section 6. Conveyance in Conewango Township, Warren County.

15 (a) Authorization.--The Department of General Services, with
16 the approval of the Department of Human Services and the
17 Governor, is authorized on behalf of the Commonwealth of
18 Pennsylvania to grant and convey, under terms, conditions and
19 for consideration specified in the agreement of sale, dated
20 August 7, 2020, the following tract of land together with any
21 buildings, structures or improvements thereon, situate in
22 Conewango Township, Warren County.

23 (b) Property description.--The property to be conveyed
24 pursuant to this section consists of one tract known as "Lot 2"
25 of approximately 3.16 acres of land and improvements located
26 thereon, to be subdivided from the residual lands of Warren
27 State Hospital known as Parcel I.D. WN-5-461, located in the
28 Township of Conewango, Warren County, being preliminarily
29 bounded and described as follows:

30 ALL THAT CERTAIN Piece or Parcel of Land situate in the
31 Township of Conewango, County of Warren and Commonwealth of
32 Pennsylvania, described as follows:

33 BEGINNING at a pipe, said pipe being situate at the
34 intersection of the northerly right of way for North State
35 Street, and the northerly right of way for Maple Leaf Place;

36 THENCE N 37°33'49" W along the northerly right of way for
37 North State Street, the lands of Michael and Meghann Chapman,
38 Gary and Dixie Burmagin and William Haskins and Nicole Genis a
39 distance of 252.12' to a point, said point being the southerly
40 most corner of Lot 2 and the easterly most corner of William
41 Haskins and Nicole Genis, being the Point of Beginning;

42 THENCE N 53°00'00" W along the westerly line of Lot 2 and the
43 easterly line of William and Nicole Genis, a distance of 172.49'
44 to a point;

45 THENCE continuing N 53°00'00" W along the westerly line of
46 Lot 2 and the easterly line of Darren Laih, a distance of 90.79'
47 to a rebar, said rebar being the westerly most corner of Lot 2;

48 THENCE N 37°00'00" E severing the lands of the Grantors, a
49 distance of 510.00' to a rebar, said rebar being the northerly
50 most corner of Lot 2;

51 THENCE S 53°00'00" E continuing to sever the lands of the

1 Grantor, passing a rebar at 275.22' a total distance of 275.72'
2 to a point, said point being situate on the northerly right of
3 way of North State Street, being the easterly most corner of Lot
4 2;

5 THENCE S 38°23'50" W along the northerly right of way of
6 North State Street, a distance of 510.15' to a point, said point
7 being the southerly most corner of Lot 2, a common corner with
8 William Haskins and Nicole Genis which is the point of
9 beginning, having an area of 137445.40 square feet, or 3.16
10 acres.

11 Being Lot 2 on a preliminary version of a plan entitled
12 "Minor Subdivision of Land for the Warren State Hospital,"
13 prepared by Hampson Surveying, dated November 18, 2019.

14 The actual description for the property to be conveyed shall
15 be determined based upon a final nonappealable subdivision plan
16 that has been approved in accordance with applicable law.

17 (c) Subdivision plan.--No conveyance shall be made under
18 this section until Bollinger Enterprises, Inc., has provided the
19 Department of General Services with a final, nonappealable
20 subdivision plan approved in accordance with applicable law.

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

33 (e) Restriction.--The conveyance shall be made under and
34 subject to all lawful and enforceable easements, servitudes and
35 rights of others, including, but not confined to, streets,
36 roadways and rights of any telephone, telegraph, water,
37 electric, gas or pipeline companies, as well as under and
38 subject to any lawful and enforceable estates or tenancies
39 vested in third persons appearing of record, for any portion of
40 the land or improvements erected thereon.

41 (f) Deed of conveyance.--The deed of conveyance shall be by
42 Special Warranty Deed and shall be executed by the Secretary of
43 General Services in the name of the Commonwealth of
44 Pennsylvania.

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

47 (h) Alternate disposition.--In the event that this
48 conveyance is not executed in accordance with the agreement of
49 sale in section 1, the property may be disposed of in accordance
50 with section 2405-A of the act of April 9, 1929 (P.L.177,
51 No.175), known as The Administrative Code of 1929.

1 Section 7. Lands within the Delaware Riverbed.

2 (a) Authorization.--The Commonwealth owns lands within the
3 bed of the Delaware River, a portion of which lands are located
4 in the 18th Ward of the City of Philadelphia and are commonly
5 known as part of the former Philadelphia Electric Company (PECO)
6 Power Station property, 1325 Beach Street, also known as North
7 Beach Street. The Department of General Services, with the
8 concurrence of the Department of Environmental Protection,
9 acting on behalf of the Commonwealth, is hereby authorized to
10 lease to L-A Battery QOZ, LLC, or its nominee for an initial
11 term of 99 years, such lands within the bed of the Delaware
12 River in the City of Philadelphia and to extend the lease term
13 for all or any portion of the leased premises for an additional
14 term of up to 99 years.

15 (b) Description.--The property to be leased is approximately
16 10.80126 acres of partially filled lands more particularly
17 described as follows:

18 ALL THAT CERTAIN lot or piece of ground together with the
19 improvements thereon erected, situate in the 18th Ward of the
20 City of Philadelphia, Pennsylvania more particularly described
21 as follows to wit:

22 BEGINNING at a point on the dividing line between OPA #88-
23 435-7171, lands now or formerly of Delaware Station LLC and OPA
24 #88-5670040, lands now or formerly of the City of Philadelphia,
25 Penn Treaty Park, said point being distant the following two (2)
26 courses and distances from the intersection of the northeasterly
27 right-of-way line of Columbia Street Extended (50 foot wide
28 right-of-way, on City Plan) and the southeasterly right-of-way
29 line of Beach Street (50 foot wide right-of-way, on City Plan,
30 legally open);

31 A. Along the southeasterly right-of-way line of Beach
32 Street, North 59 degrees 19 minutes 33 seconds East, a distance
33 of 143.948 feet, thence;

34 B. Along the dividing line between OPA #88-4351717 and OPA
35 #88-5670040, South 28 degrees 11 minutes 54 seconds East, a
36 distance of 233.380 feet to a point on the bulkhead line
37 (approved by the Secretary of War January 5, 1894 and September
38 10, 1940) being the true point and place of BEGINNING and from
39 said point of BEGINNING running, thence;
40 The following two (2) courses and distances along the bulkhead
41 line:

42 1. North 58 degrees 21 minutes 15 seconds East, a distance
43 of 404.079 feet to a point, thence;

44 2. North 64 degrees 18 minutes 09 seconds East, a distance
45 of 534.095 feet to a point, thence;

46 3. Along the dividing line between OPA #88-4351717 and OPA
47 #88-4076002, lands now or formerly Berks Street Corp., South 28
48 degrees 28 minutes 57 seconds East, a distance of 494.364 feet
49 to a point on the pierhead line (approved by the Secretary of
50 War January 5, 1894 and September 10, 1940), thence;

51 The following two (2) courses and distances along the pierhead

1 line:
2 4. South 64 degrees 16 minutes 52 seconds West, a distance
3 of 528.614 feet to a point, thence;
4 5. South 54 degrees 04 minutes 10 seconds West, a distance
5 of 415.040 feet to a point; thence;
6 6. Along the dividing line between OPA #88-4351717 and OPA
7 #88-5670040, North 28 degrees 11 minutes 54 seconds West, a
8 distance of 526.300 feet to the point and place of BEGINNING.
9 CONTAINING 470,503 square feet or 10.80126-acres.
10 BEING the same property as shown on a plan entitled
11 "ALTA/NSPS Land Title Survey, Delaware Station LLC, 1325 N.
12 Beach Street, Map 16 N 21, OPA #88-4351717 & 88-4351719, City &
13 County of Philadelphia, 18th Ward, Commonwealth of
14 Pennsylvania", prepared by Control Point Associates, Inc., dated
15 05/28/2019, File No. 02-150120-01, Sheet 1 of 1.
16 (c) Lease agreement.--The lease and any other documents
17 hereby contemplated shall be subject to approval as to form and
18 legality as prescribed by the act of October 15, 1980 (P.L.950,
19 No.164), known as the Commonwealth Attorneys Act, and shall be
20 executed by the Department of General Services, with the
21 concurrence of the Department of Environmental Protection, which
22 concurrence shall not be unreasonably withheld, in the name of
23 the Commonwealth. The lease shall grant the lessee, its
24 successors and assigns, the right to use the leased premises or
25 to assign the lease or sublease or permit the sublease of the
26 above described premises for the purposes of development for
27 residential, office, commercial, condominium, hotel, marina or
28 other uses all consistent with public and maritime uses and
29 amenities.
30 (d) Nondisturbance.--The Department of General Services,
31 with the concurrence of the Department of Environmental
32 Protection, acting on behalf of the Commonwealth, is also
33 specifically authorized to enter into one or more nondisturbance
34 agreements with any sublessee of the leased premises described
35 in this section pursuant to which the Commonwealth shall agree
36 that, if the Commonwealth succeeds to the interest of the
37 sublessor under a sublease, the Commonwealth will not terminate
38 the sublease unless the sublessee is in default.
39 (e) Land use restriction.--All leases authorized or referred
40 to under this section shall be made under and subject to the
41 condition, which shall be contained in the lease documents, that
42 no portion of the leased premises shall be used as a licensed
43 facility as defined in 4 Pa.C.S. § 1103 (relating to
44 definitions) or any other similar type of facility authorized
45 under the laws of this Commonwealth. This condition shall be a
46 covenant running with the land and shall be binding upon the
47 lessee and sublessees and their respective successors and
48 assigns. Should any portion of any parcel authorized to be
49 leased under this act be used in violation of this subsection,
50 the lease shall terminate immediately.
51 (f) Improvements.--

1 (1) The Department of General Services is hereby
2 authorized to execute, on behalf of the Commonwealth of
3 Pennsylvania, any declaration or other document necessary to
4 submit the leased premises or any portion thereof and any
5 improvements thereon to the provisions of 68 Pa.C.S. Pt. II
6 Subpt. B (relating to condominiums) as a leasehold
7 condominium.

8 (2) The lease agreement shall contain the following
9 terms and conditions:

10 (i) The lessee, all sublessees and their respective
11 successors and assigns, shall provide and maintain at
12 least the following free public access to the riverfront,
13 for fishing and other recreation activities, and public
14 parking in connection with such access:

15 (A) A minimum of 10 public parking spaces
16 available at all times located proximate to the
17 public walkway near the water edge and signage
18 indicating the public parking.

19 (B) Public walkways on the riverfront, including
20 promenades or trails along the entire water edge of
21 the leasehold and adjacent to the water edge of the
22 leasehold providing free public access to the water
23 and allowing for passive and active recreational
24 activities year-round and signage indicating the
25 walkways are open to the general public.

26 (C) A free public park area along the public
27 walkway near the water.

28 (D) Public access to the Delaware River which is
29 consistent with the Waterfront Setback requirements
30 set forth in Section 14-216(6)(g) of the Philadelphia
31 Code (enacted into law by an Ordinance enacting Bill
32 No. 050465, passed by the City Council on June 16,
33 2005, and signed by the Mayor on July 8, 2005, as
34 amended and updated) or in accordance with such other
35 plan and such other municipal ordinance as may govern
36 such public access in the future.

37 (ii) These conditions shall be covenants that run
38 with the land and shall be binding upon the lessee, any
39 sublessee and their respective successors and assigns.
40 Should the lessee, any sublessee or any of their
41 respective successors or assigns permit the parcels
42 authorized to be leased under this section, or any
43 portion thereof, to be used in a manner inconsistent with
44 the conditions contained in this subsection, all rights
45 and interests in the lease authorized by this act shall
46 terminate immediately.

47 (iii) Should the lessee or its successor or assigns
48 wish to modify the public access or parking required by
49 this section, it must obtain the prior written approval
50 of the Department of Environmental Protection and the
51 Department of General Services, which approval shall not

1 be unreasonably withheld. The public access and parking
2 shall be completed and open to the public no later than
3 the date the first tenant or resident occupies the leased
4 premises or the land adjacent to the leased premises.

5 (iv) Nothing herein shall affect or otherwise limit
6 the requirements of the provisions of the act of November
7 26, 1978 (P.L.1375, No.325), known as the Dam Safety and
8 Encroachments Act, which may require further measures to
9 provide for public access and use of the land and
10 adjacent water.

11 (g) Consideration.--The Department of General Services shall
12 lease the land within the bed of the Delaware River as described
13 in subsection (b) upon such terms and conditions and for such
14 consideration as it shall, with the concurrence of the
15 Department of Environmental Protection, establish through the
16 lease agreement. These terms may include a requirement to
17 commence and construct improvements authorized or required by
18 this section with certain time periods.

19 (h) Costs and fees.--Costs and fees incidental to the lease
20 authorized by this section shall be borne by the lessee.

21 (i) Sunset provision.--In the event that the lease
22 authorized by this section is not fully executed within 36
23 months following the effective date of this section, the
24 authority contained in this section shall be void.

25 Section 8. Authorization for conveyance.

26 (a) Authorization.--The Department of General Services, with
27 the approval of the Department of Transportation and the
28 Governor, is hereby authorized on behalf of the Commonwealth of
29 Pennsylvania to grant and convey to the Washington Health
30 System, or its assignee, the following tract of land together
31 with any buildings, structures or improvements thereon, situate
32 partially in the 6th Ward of the City of Washington, and
33 partially in South Strabane Township, Washington County, for
34 \$1,150,000.00, subject to such other terms and conditions as are
35 to be set forth in an agreement of sale.

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

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

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

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

10 BEGINNING.

11 CONTAINING 5.1860-acres.

12 BEING Tax Parcel Nos. 760-005-00-01-0002-00 and 600-005-00-
13 00-0002-00

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

22 (d) Restriction.--Costs and fees incidental to this
23 conveyance shall be borne by the Grantee.

24 (e) Deed of conveyance.--The conveyance shall be by Special
25 Warranty Deed to be executed by the Secretary of General
26 Services in the name of the Commonwealth of Pennsylvania.

27 (f) Alternate disposition.--In the event that the conveyance
28 authorized herein is not completed within one year after the
29 effective date of this act, the authority to convey the property
30 to the Washington Health System as set forth in subsection (a)
31 shall expire, and the property may be disposed of in accordance
32 with Article 2405-A of the act of April 9, 1929 (P.L.177,
33 No.175), known as The Administrative Code of 1929.

34 (g) Deposit of proceeds.--The proceeds from the sale shall
35 be deposited in the General Fund.

36 Section 9. Conveyance in Clinton Township, Lycoming County.

37 (a) Authorization.--The Department of General Services, with
38 the approval of the Governor, is hereby authorized on behalf of
39 the Commonwealth of Pennsylvania to grant and convey to Harry E.
40 Frey, Jr. and Jeffrey L. Frey a permanent easement across lands
41 of the Commonwealth of Pennsylvania situate in Clinton Township,
42 Lycoming County, for \$2,670.00, for the purpose of ingress and
43 egress to lands which Harry E. Frey, Jr. and Jeffrey L. Frey
44 propose to acquire from Harold James Carpenter and Carlene M.
45 Carpenter, such easement to be granted under terms and
46 conditions to be established in an easement agreement with the
47 Department of General Services.

48 (b) Property description.--The easement to be conveyed,
49 pursuant to Section 1, consists of 1.78 acres more or less of
50 land located upon the grounds of the Department of Corrections'
51 Muncy State Correctional Institution situate in Clinton

1 Township, Lycoming County, such easement area being more
2 particularly bounded and described as follows:
3 ALL THAT CERTAIN RIGHT OF WAY located in Clinton Township,
4 Lycoming County, Pennsylvania, depicted on a plan titled
5 "Exhibit for Proposed 24' Wide Private Access R/W and Land
6 Exchange," prepared by Sweetland Engineering and Associates,
7 Inc., drawing number D-10172, dated September 28, 2016, more
8 fully bounded and described as follows:
9 BEGINNING at a point being a common corner along a curve in the
10 centerline of State Home Road, T-425 a 33 foot wide right-of-
11 way, at the northeastern corner of land N/F of Robert L.
12 Keebler, and a southwestern corner of lands of the Commonwealth
13 of Pennsylvania, said point being referenced to the Pennsylvania
14 State Plane Coordinate System, North Zone, North American Datum
15 of 1983 (PAN-NAD83) and having coordinates expressed in units of
16 the United States Survey Foot (US-FT), Northing 377,917.4557 and
17 Easting 2,219,238.6057;
18 THENCE along said land N/F of Robert L. Keebler, N25° 42' 48"W,
19 302.17 feet to a point;
20 THENCE along same, S61° 58' 28"W, 137.11 feet to a point;
21 THENCE through lands of the Commonwealth of Pennsylvania,
22 parallel to and westerly from the centerline of the existing
23 overhead electric line and being in and along an existing dirt
24 lane, N45° 24' 20"W, 938.36 feet to a point;
25 THENCE continuing through lands of the Commonwealth of
26 Pennsylvania, N12° 33' 02"W, 1849.17 feet to a point along line
27 of lands N/F of Harold James Carpenter and Carlene M. Carpenter,
28 Parcel No. 3, which Harry E. Frey Jr. and Jeffrey L. Frey
29 propose to acquire;
30 THENCE along said land of Harold James Carpenter and Carlene M.
31 Carpenter, Parcel No. 3, which Harry E. Frey Jr. and Jeffrey L.
32 Frey propose to acquire, N88° 51' 53"E, 24.48 feet to a $\frac{3}{4}$ "
33 diameter rebar being a common corner of lands of the
34 Commonwealth of Pennsylvania;
35 THENCE through lands of the Commonwealth of Pennsylvania, S12°
36 33' 02"E, 1837.25 feet to a point in the centerline of the
37 existing overhead electric line and being in and along an
38 existing dirt lane;
39 THENCE through lands of the Commonwealth of Pennsylvania, 45°
40 24' 20"E, 913.65 feet to a point the centerline of the existing
41 overhead electric line and being along an existing dirt lane;
42 THENCE through lands of the Commonwealth of Pennsylvania, N61°
43 58' 28"E, 144.46 feet to a point;
44 THENCE through lands of the Commonwealth of Pennsylvania, being
45 parallel to the first course, S25° 42' 48"E, 330.93 feet to a
46 point in centerline of State Home Road, T-425, a 33-foot-wide
47 right-of-way;
48 THENCE in and along the centerline of State Home Road, T-425,
49 S73° 12' 45"W, 24.29 feet to the point of BEGINNING.
50 CONTAINING 77,437.3 square feet or 1.78 acres of land, more or
51 less.

1 (c) Conditions.--The Easement Agreement shall contain such
2 terms and conditions as shall be acceptable to the Department of
3 General Services and said Easement Agreement shall be executed
4 by the Secretary of General Services in the name of the
5 Commonwealth of Pennsylvania.

6 (d) Restriction.--The Easement Agreement shall contain a
7 provision that the easement shall be utilized by the Grantees,
8 their heirs and assigns, solely for the purpose of ingress and
9 egress to property of the Grantees and for no other purpose.
10 Should the easement be utilized for a purpose other than ingress
11 and egress, the easement shall automatically extinguish.

12 (e) Costs and fees.--All costs and fees incidental to the
13 conveyance authorized under this section shall be borne by the
14 Grantees. The proceeds from the sale shall be deposited into the
15 General Fund.

16 (f) Expiration.--If the conveyance authorized under this
17 section is not effectuated within two years after the effective
18 date of this section, the authority provided under this section
19 shall expire.

20 Section 10. Conveyance in Borough of West Pittston, Luzerne
21 County.

22 (a) Authorization.--The Department of General Services, with
23 the approval of the Department of Military and Veterans Affairs
24 and the Governor, is hereby authorized on behalf of the
25 Commonwealth of Pennsylvania to grant and convey, at a price to
26 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 West
29 Pittston, Luzerne County.

30 (b) Property description.--The property to be conveyed
31 pursuant to subsection (a) consists of a tract of land totaling
32 approximately 3.33-acres, including all improvements located
33 thereon, more particularly described as follows:

34 ALL THAT CERTAIN piece or parcel of land situate in the
35 Borough of West Pittston, County of Luzerne, and Commonwealth of
36 Pennsylvania, bounded and described as follows, to wit:

37 BEGINNING at a corner on the southeasterly side of Second
38 Street, said corner being 200.00 feet south 58 degrees 00
39 minutes west from the southwesterly intersection of Second and
40 Atlantic Streets; thence south 32 degrees 00 minutes east,
41 406.00 feet, more or less, to the westerly line of Susquehanna
42 Avenue to an iron pipe; thence along the westerly line of
43 Susquehanna Avenue south 70 degrees 07 minutes west 409.12 feet
44 to a corner; thence north 32 degrees 00 minutes west, 320.13
45 feet, more or less, to the southerly line of Second Street;
46 thence along the southerly line of Second Street, north 58
47 degrees 00 minutes east, 400.00 feet, to the place of BEGINNING.

48 CONTAINING 3.33-acres of land, more or less.

49 BEING Tax Parcel No. 65-E11NE4-013-006-0.

50 BEING the same parcel of land conveyed by the Borough of West
51 Pittston, to the Commonwealth of Pennsylvania, by deed dated

1 September 17, 1955 and recorded September 27, 1955, in the
2 Office of the Recorder of Deeds of Luzerne County, Pennsylvania,
3 in Deed Book Volume 1289, Page 291.

4 (c) Conditions.--The 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 of conveyance.--The conveyance shall be by special
13 warranty deed to be executed by the Secretary of General
14 Services in the name of the Commonwealth of Pennsylvania.

15 (e) Deposit of proceeds.--The proceeds from the sale shall
16 be deposited in the State Treasury Armory Fund.

17 Section 11. Release of restrictions in Glen Rock Borough, York
18 County.

19 (a) Authorization.--Pursuant to the requirements of section
20 20(b) of the act of June 22, 1964 (Sp.Sess., P.L.131, No.8),
21 known as the Project 70 Land Acquisition and Borrowing Act, the
22 General Assembly hereby authorizes the release of Project 70
23 restrictions from the land owned by Glen Rock Borough, York
24 County, which is more particularly described in subsection (c),
25 in exchange for the development of park and open space lands
26 described in subsection (d).

27 (b) Land to be released from Project 70 restrictions.--Glen
28 Rock Borough intends to sell a parcel of land it owns and
29 therefore wishes to release the land described in subsection (c)
30 from Project 70 restrictions.

31 (c) Description of premises to be conveyed.--ALL that
32 certain tract of land, with any improvements thereon erected,
33 situate, lying and being in the Township of Codorus, and
34 Township of Shrewsbury, County of York, Commonwealth of
35 Pennsylvania, being more particularly described as follows:
36 BEGINNING at a spike in Pennsylvania Legislative Route No. 66122
37 at a corner of land now or formerly of Glen Rock Water
38 Authority; thence along land of said Authority, and passing
39 through an iron pipe set back sixteen and five-tenths (16.5)
40 feet from said spike, South fifty-two (52) degrees East, two
41 hundred thirty (230) feet, crossing the boundary between Codorus
42 and Shrewsbury Townships, to an iron pipe; thence along land now
43 or formerly of A. P. Dise, South forty-one (41) degrees thirty
44 (30) minutes West, two hundred eighty-four (284) feet to an iron
45 pipe; thence along same, South twenty-five (25) degrees two (02)
46 minutes West, eight hundred thirty-three and thirty-nine one-
47 hundredths (833.39) feet to an iron pipe; thence along land now
48 or formerly of Hazel Kopp, North fifty-nine (59) degrees forty-
49 five (45) minutes West, thirty-six (36) feet to an iron pipe at
50 Centerville Creek; thence along said land now or formerly of
51 Hazel Kopp, South fifty (50) degrees West, three hundred ten

1 (310) feet to an iron pipe at the confluence of Centerville
2 Creek and Pierceville Run; thence along land of William Wilson
3 and re-crossing the boundary between Shrewsbury and Codorus
4 Townships, North thirty-eight (38) degrees twenty-seven (27)
5 minutes West, one hundred seventy-seven and twenty-three one-
6 hundredths (177.23) feet to a post; thence along same, North
7 fifty-five (55) degrees thirty (30) minutes East, one hundred
8 thirty-five and seventy-two one-hundredths (135.72) feet to an
9 iron pipe; thence along same, North forty-two (42) degrees
10 forty-eight (48) minutes West, one hundred two and thirty-six
11 one-hundredths (102.36) feet to a spike in said Pennsylvania
12 Legislative Route No. 66122; thence in and along said
13 Legislative Route, South forty-nine (49) degrees forty-two (42)
14 minutes West, nineteen and fourteen one-hundredths (19.14) feet
15 to a spike in said Legislative Route; thence along land now or
16 formerly of William Wilson, North forty (40) degrees thirty (30)
17 minutes West, three hundred sixty-eight (368) feet to an iron
18 pipe; thence along land now or formerly of Robert E. Haugh,
19 North twenty-six (26) degrees West, two hundred thirty-one (231)
20 feet to an iron pipe; thence along same, North seven (07)
21 degrees thirty (30) minutes East, four hundred ninety-nine (499)
22 feet to an iron pipe; thence along same, North thirteen (13)
23 degrees thirty-two (32) minutes East, four hundred nineteen and
24 ninety-four one-hundredths (419.94) feet to a Black Oak (36" in
25 diameter); thence along land now or formerly of Elmo M.
26 Rodenberger, South sixty-three (63) degrees eighteen (18)
27 minutes East, nine hundred fifty-three and seven-tenths (953.7)
28 feet to a spike in Pennsylvania Legislative Route No. 66122;
29 thence in and along said Legislative Route, North thirty-five
30 (35) degrees seventeen (17) minutes East, sixty-one and three-
31 tenths (61.3) feet to the spike and the place of BEGINNING. The
32 foregoing description is based upon a field survey on September
33 24, 1968, by Gordon L. Brown, Registered Surveyor.
34 CONTAINING 25.617 acres.

35 BEING the same premisise Mae Wilson, widow, granted and conveyed
36 to Glen Rock Borough by virtue of deed dated November 16, 1968,
37 and recoded in the office of the Recorder of Deeds of York
38 County, Pennsylvania, in Deed Book 61-S, Page 698.

39 (d) Use of sale proceeds and interest.--An amount equal to
40 the sales price payment made to Glen Rock Borough for the land
41 described in subsection (c) or the appraised value as determined
42 by an appraisal report prepared by Agrarian Associates Inc. on
43 July 18, 2018, whichever is greater, but not to be lesser than
44 the appraised value, shall be deposited into a special interest-
45 bearing account established by Glen Rock Borough for development
46 of park and open space lands owned by Glen Rock Borough. None of
47 the funds shall be disbursed from this special account until a
48 plan is developed by Glen Rock Borough for the intended use of
49 the funds and until such plan has been approved by the
50 Department of Conservation and Natural Resources. Any funds
51 remaining in the special account five years after the date of

1 deposit by Glen Rock Borough shall immediately be paid to the
2 Commonwealth for deposit into the Project 70 Land Acquisition
3 Sinking Fund or current equivalent.

4 Section 12. Conveyance in Borough of West Chester, Chester
5 County.

6 (a) Authorization.--The Department of General Services, with
7 the approval of the Governor, is hereby authorized and directed
8 on behalf of the Commonwealth of Pennsylvania to grant and
9 convey, for \$1.00, the following tracts of land together with
10 any buildings, structures or improvements thereon, situate in
11 the Borough of West Chester, Chester County to Human Services,
12 Inc.

13 (b) Property description.--The property to be conveyed under
14 subsection (a) consists of two approximately .15-acre tracts of
15 land and improvements located thereon, bounded and more
16 particularly described as follows:

17 ALL THOSE two certain pieces, parcels or tracts of land,
18 situate, lying and being in the Borough of West Chester, County
19 of Chester and Commonwealth of Pennsylvania, bounded and
20 described as follows, to wit:

21 FIRST PARCEL

22 BEGINNING at a point in the north street line of Price Street
23 (sixty feet wide at the distance of 168.81 feet measured south
24 68 degrees 40 minutes west along the said north street line of
25 Price Street, from its intersection with the west street line of
26 Church Street (fifty-five feet wide); extending thence from said
27 beginning point along the said north street line of Price Street
28 south 68 degrees 40 minutes west 25.32 feet to a point; thence
29 extending north 21 degrees 20 minutes west, passing partly
30 through the center line of a party wall between these premises
31 and the premises adjoining to the southwest; 143.89 feet to a
32 point; thence extending north 68 degrees 15 minutes 30 seconds
33 east 25.32 feet to a point; thence extending south 21 degrees
34 20 minutes east 144.07 feet to the first mentioned point and
35 place of beginning;

36 BEING known for street address purposes as 113 Price Street,
37 West Chester, Chester County, Pennsylvania.

38 SECOND PARCEL

39 BEGINNING at a point on the north street line of Price Street
40 (sixty feet wide) at the distance of 194.13 feet measured south
41 68 degrees 40 minutes west along the said north street line of
42 Price Street, from its intersection with the west street line of
43 Church Street (fifty-five feet wide); extending thence from
44 said beginning point along the said north street line of Price
45 Street south 68 degrees 40 minutes west 25.31 feet to a point;
46 thence extending north 21 degrees 20 minutes west 143.71 feet to
47 a point; thence extending north 68 degrees 15 minutes 30
48 seconds east 25.31 feet to a point; thence extending south 21
49 degrees 20 minutes east passing partly through the center line
50 of party wall between these premises and the premises adjoining
51 to the northeast 143.89 feet to the first mentioned point and

1 place of beginning.

2 BEING known for street address purposes as 115 Price Street,
3 West Chester, Chester County, Pennsylvania.

4 BEING UPI Number 1-9-1007-E.

5 BEING the same premises which Delco Holding Company, by its
6 deed dated May 28, 1953 and recorded on May 28, 1953 in the
7 office of the Recorder of Deeds in and for Chester County,
8 Pennsylvania in Deed Book Q-24, page 212, granted and conveyed
9 unto the Commonwealth of Pennsylvania, in fee.

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

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

30 (e) Covenants, conditions and restrictions.--The Secretary
31 of General Services may impose any covenants, conditions,
32 restrictions and/or reservations on the sale of the property as
33 is deemed in the best interests of the Commonwealth of
34 Pennsylvania.

35 (f) Deed.--The conveyance shall be by special warranty deed
36 and shall be executed by the Secretary of General Services in
37 the name of the Commonwealth of Pennsylvania.

38 (g) Costs and fees.--All costs and fees incurred by the
39 Department of General Services shall be borne by the Grantee.

40 (h) Alternate disposition.--In the event that an Agreement
41 of Sale is not executed between the Department of General
42 Services and the aforementioned Grantee within two years after
43 the effective date of this act, the property may be disposed of
44 through a public bidding process.

45 (i) Proceeds.--All proceeds from the sale of the property
46 shall be deposited into the General Fund.

47 Section 13. Repeals.

48 Section 5 of the act of October 24, 2018 (P.L.787, No.128),
49 entitled "An act authorizing the Department of General Services,
50 with the approval of the Governor and the Department of Military
51 and Veterans Affairs, to grant and convey to the Pennhurst

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

26 Amend Bill, page 3, line 25, by striking out "2" and
27 inserting

28 14

29 Amend Bill, page 3, line 26, by striking out the period after
30 "immediately" and inserting

31 as follows:

32 (1) Sections 9 and 12 of this act shall take effect in
33 60 days.

34 (2) The remainder of this act shall take effect
35 immediately.