

AMENDMENTS TO HOUSE BILL NO. 121

Sponsor: SENATOR ARGALL

Printer's No. 89

1 Amend Bill, page 1, line 6, by striking out the period after
2 "Transportation" and inserting
3 ; authorizing the Department of General Services, with the
4 approval of the Governor, to grant and convey to Pennhurst
5 Holdings DE, LLC, certain lands and improvements situate in
6 East Vincent Township, Chester County; authorizing the
7 Department of General Services, with the approval of the
8 Governor, to grant and convey to the Bear Creek Township
9 Volunteer Hose Company certain lands, buildings and
10 improvements situate in Bear Creek Township, Luzerne County;
11 authorizing the Department of General Services, with the
12 approval of the Governor, to grant and convey to City Center
13 Investment Corp., certain lands situate in the City of
14 Allentown and the City of Bethlehem, Lehigh County;
15 authorizing the Department of General Services, with the
16 approval of the Governor, to grant and convey to the Centre
17 County Industrial Development Corporation certain lands and
18 improvements situate in Benner Township, Centre County;
19 authorizing the Department of General Services, with the
20 approval of the Governor, to grant and convey to Berks County
21 Intermediate Unit certain lands and improvements situate in
22 Windsor Township, Berks County, being a portion of the former
23 Hamburg Center; and making a related repeal.

24 Amend Bill, page 3, lines 26 and 27, by striking out all of
25 said lines and inserting

26 Section 2. Conveyance in East Vincent Township, Chester 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 certain
30 tracts of land together with any improvements thereon, being
31 portions of the lands of the Southeastern Pennsylvania Veterans
32 Center, situate in East Vincent Township, Chester County, to
33 Pennhurst Holdings DE, LLC, for \$220,000, under terms and
34 conditions to be established in an agreement of sale.

35 (b) Property description.--The property to be conveyed under
36 this section consists of the following:

1 ALL those certain parts or parcels of land situate, lying and
2 being in the Township of Vincent, County of Chester, and
3 Commonwealth of Pennsylvania, bounded and described as follows,
4 to wit:

5 Premises A, Area 1

6 This parcel is preliminarily described as follows, pursuant
7 to a proposed subdivision plan entitled, "Over-All Subdivision
8 Plan," prepared by Pennoni Associates, Inc., and dated August
9 23, 2022, which description is subject to change as necessary to
10 conform with a final subdivision plan approved by the Township
11 of East Vincent:

12 BEGINNING at Northeast comer Right-of-way of Brown Drive and
13 Commonwealth Drive. Thence, along Brown Drive Right-of-way North
14 89 degrees 12 minutes 25 seconds West, distance of 64.69' to a
15 point. Thence, leaving Brown Drive Right-of-way North 03 degrees
16 13 minutes 01 seconds West, distance of 435.98 feet to point.
17 Thence, South 71 degrees 50 minutes 15 seconds West, distance of
18 153.89 feet to a point. Thence, North 03 degrees 29 minutes 40
19 seconds East, distance of 89.31 feet to comer of now or late
20 Philadelphia Electric Company.

21 Thence, along the same, following the southern edge of the
22 abandoned railroad the following three course and distances: (1)
23 in a northeasterly direction by a line curving to the left
24 having a radius 1960.00 feet, length 149.70 feet, chord bearing
25 North 86 degrees 57 minutes 13 seconds East with chord distance
26 of 149.66 feet to a point. (2) South 5 degrees 10 minutes 7
27 seconds East, 10.17 feet. (3) in a northeasterly direction by a
28 line curving to the left having a radius of feet, length 458.27
29 feet, chord bearing North 78 degrees 10 minutes 2 seconds East
30 with a chord distance of 457.24 feet to point at the coming of
31 now or late Pennhurst Holdings DE LLC premises A. Thence, along
32 the same, following four course and distances: (1) S 9 degrees
33 15 minutes 43 seconds East, 221.19 feet to a point in the bed of
34 50 feet right-of-way of Commonwealth Drive. (2) South 60 degrees
35 41 minutes 58 seconds East, 366.07 feet. (3) South 77 degrees 51
36 minutes 5 seconds East, 275.97 feet. (4) South 3 degrees 1
37 minute 41 seconds East, 85.31 feet. Thence, N 86 degrees 14
38 minutes 3 seconds West, 986.22 feet to a point at the easterly
39 edge of 50 feet Right-of-way of Commonwealth Drive. Thence,
40 along the same in a southwesterly direction by a line curving to
41 the left having a radius 496.54 feet, length 45.82 feet, chord
42 bearing South 40 degrees 33 minutes 50 seconds West with chord
43 distance of 45.80 feet to a point. Thence, in a southeasterly
44 direction by a line curving to the left having a radius of 20
45 feet, length of 44.38 feet, chord bearing South 25 degrees 38
46 minutes 36 seconds East with a chord length of 35.82 feet to the
47 first mentioned point of BEGINNING.

48 CONTAINING 7.20-acres.

49 Premises A, Area 2

50 This parcel is preliminarily described as follows, pursuant
51 to a proposed subdivision plan entitled, "Over-All Subdivision

1 Plan," prepared by Pennoni Associates, Inc., and dated August
2 23, 2022, which description is subject to change as necessary to
3 conform with a final subdivision plan approved by the Township
4 of East Vincent:

5 BEGINNING at the centerline of Brown Drive, comer of now or
6 late Commonwealth of Pennsylvania, thence South 14 degrees 37
7 minutes 23 seconds West, distance of 23.14 feet to southern side
8 of Brown Drive Right-of-way (50 feet). Thence, along the same
9 following the southern edge of the Right-of-way 7 course and
10 distances: (1) North 89 degrees 1 minute 46 seconds West,
11 distance of 207.72 feet. (2) line curving to the right having a
12 radius 533.57 feet, length 104.58 feet, chord bearing North 83
13 degrees 24 minutes 52 seconds West with chord distance of 104.41
14 feet. (3) North 77 degrees 47 minutes 58 seconds West, distance
15 of 336.96 feet. (4) North 78 degrees 12 minutes 50 seconds West,
16 distance 246.15 feet. (5) line curving to the right having a
17 radius 402.55 feet, length 53.23 feet, chord bearing North 74
18 degrees 25 minutes 32 seconds West with chord distance of 53.19
19 feet. (6) North 70 degrees 38 minutes 14 seconds West, distance
20 of 159.52 feet. (7) line curving to the left having a radius
21 580.33 feet, length 130.60 feet, chord bearing North 77 degrees
22 05 minutes 3 seconds West with chord distance of 130.32 feet to
23 a point on the southern side of Brown Drive. Thence, leaving the
24 southern side of Brown drive North 3 degrees 01 minutes 41
25 seconds West, distance of 27.19 feet to a point in bed of Brown
26 Drive. Thence, along the same following Brown Drive the
27 following five course and distances. (1) South 79 degrees 37
28 minutes 12 seconds East, distance of 105.61 feet. (2) South 69
29 degrees 35 minutes 14 seconds East, distance of 196.25 feet. (3)
30 South 75 degrees 05 minutes 2 seconds East, distance of 89.57
31 feet. (4) South 78 degrees 13 minutes 9 seconds East, distance
32 of 575.47 feet. (5) South 87 degrees 57 minutes 2 seconds East,
33 distance of 280.23 feet to mentioned point of BEGINNING.

34 CONTAINING 29,596.00 square feet of land, more or less.

35 Premises B

36 BEGINNING at a Mag Nail found at a point of intersection of
37 the center title line of Brown Drive (50' wide private right-of-
38 way) and the eastern property line of lands N/F Owen J. Roberts
39 School District said mag nail being located South 76°53'44" West
40 a distance of 244.25 feet from the intersection of center title
41 line of Brown Drive (50' wide private right-of-way) and center
42 title line of Pennhurst Drive (50' wide private right-of-way);

43 1. Thence along said lands N/F Owen J. Roberts School
44 District, passing over a broken concrete monument found 25.00
45 feet from beginning of this course, South 12°45'04" East for
46 a distance of 225.00 feet to a found capped rebar;

47 2. Thence along said lands, South 77°14'56" West, for a
48 distance of 326.70 feet to a found capped rebar;

49 3. Thence along said lands, passing over a concrete
50 monument found 25.00 feet from the terminus of this course,
51 North 12°45'27" West, for a distance of 230.60 feet to a

1 found Mag Nail at the center title line of Brown Drive (50'
2 wide private right-of-way);

3 4. Thence along said title line, North 78°13'50" East,
4 326.77 feet to a found Mag Nail , and the point of beginning.

5 CONTAINING 74,424.4 square feet (1.708 Acres) of land, more
6 or less, as shown as a Tract #2 on a map entitled "Southeastern
7 Pennsylvania Veterans Center Boundary Retracement Survey Plan"
8 as prepared by Navarro & Wright Consulting Engineers, Inc.,
9 dated April 09, 2020 to be attached hereto and made a part
10 hereof.

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

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

31 (e) Easements.--The Department of General Services may
32 reserve any easements in, over and across the lands to be
33 conveyed as it deems necessary, convenient or appropriate for
34 the continued operation of the Southeastern Pennsylvania
35 Veterans Center or the Spring City Readiness Center. The
36 Department of General Services may also grant or assign such
37 easements to Pennhurst Holdings DE, LLC, as the Department of
38 General Services deems necessary, convenient or appropriate to
39 provide access to the lands of Pennhurst Holdings DE, LLC.

40 (f) Release of condition and termination of perpetual
41 license.--The Department of General Services is authorized to
42 take such action as is necessary to release the interest of the
43 Commonwealth of Pennsylvania in that certain condition, and to
44 terminate a related perpetual license, concerning a garage as
45 provided in the deed from the Commonwealth of Pennsylvania to
46 Pennhurst Acquisition, L.P., dated February 14, 2008, and
47 recorded at the Office of the Recorder of Deeds of Montgomery
48 County at Book 7373 Page 1647.

49 (g) Deed.--The conveyance shall be made by special warranty
50 deed to be executed by the Secretary of General Services in the
51 name of the Commonwealth of Pennsylvania.

1 (h) Sunset.--In the event that the conveyance authorized
2 under this section is not completed within two years after the
3 effective date of this section, the authority to convey the
4 property under subsection (a) shall expire.

5 (i) Proceeds.--The proceeds from the sale shall be deposited
6 into the General Fund.

7 Section 3. Conveyance in Bear Creek Township, Luzerne County.

8 (a) Authorization.--The Department of General Services, with
9 the approval of the Governor, is hereby authorized on behalf of
10 the Commonwealth of Pennsylvania to grant and convey to the Bear
11 Creek Township Volunteer Hose Company the following tract of
12 land together with any buildings, structures or improvements
13 thereon, situate in Bear Creek Township, Luzerne County, for
14 \$61,000, under terms and conditions to be established in an
15 agreement of sale.

16 (b) Property description.--The property to be conveyed under
17 subsection (a) consists of a tract of land totaling
18 approximately 5.592 acres, including all buildings, structures
19 and improvements located thereon, more particularly described as
20 follows:

21 ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND, situate in
22 the Bear Creek Township, County of Luzerne and Commonwealth of
23 Pennsylvania bounded and described as follows:

24 Beginning at a point on the southwesterly side of a 100'
25 right of way of Bear Creek Boulevard, S.R. 0115, said point also
26 marking a common corner of the lands of the Commonwealth of
27 Pennsylvania and the northern corner of the lands N/F of the
28 Bear Creek Township Volunteer Hose Company; thence South 36° 11'
29 17" West, four hundred five and thirty-two hundredths (405.32)
30 feet to a point; thence continuing along the lands of the Bear
31 Creek Township Volunteer Hose Company, the Lands of Michael and
32 Charlotte Lyons, and partially along the lands of Lori Petlock,
33 South 89° 53' 25" West, one hundred ninety two and sixty nine
34 hundredth (192.69) feet to a point, marking the dividing line
35 between lot 1 and lot 2 the following (10) courses and distance;
36 (1) North 24° 06' 35" West, one hundred twelve and zero
37 hundredths (112.00) feet to a point; (2) North 50° 53' 25" East,
38 forty one and fifty hundredths (41.50) feet to a point; (3)
39 North 39° 06' 35" West, seventy four and zero hundredths (74.00)
40 feet to a point; (4) North 61° 06' 35" West, ninety two and zero
41 hundredths (92.00) feet to a point; (5) North 29° 06' 35" West,
42 fifty five and zero hundredths (55.00) feet to a point; (6)
43 North 12° 51' 20" East, seventy seven and zero hundredths
44 (77.00) feet to a point; (7) North 26° 57' 29" East, one hundred
45 eighteen and zero hundredths (118.00) feet to a point; (8) North
46 51° 35' 49" East, one hundred sixty six and zero hundredths
47 (166.00) feet to a point; (9) South 89° 06' 34" East, sixty and
48 zero hundredths (60.00) feet to a point; (10) North 51° 35' 49"
49 East, one hundred fifty and zero hundredths (150.00) feet to a
50 point on the southwesterly side on Bear Creek Boulevard; thence
51 along the southerly right of way on a curve to the right, having

1 a radius of nine hundred ninety one and seventy four hundredths
2 (991.74) feet, and an arc length of three hundred ninety seven
3 and zero two hundredths (397.02) feet, and a long cord of South
4 34° 07' 51" East, three hundred ninety four and thirty seven
5 hundredths (394.37) feet to the place of beginning.

6 Containing 5.592 acres of land and being all of Lot #1 as
7 shown on drawing entitled "Final Minor Subdivision Plan,
8 Commonwealth of Pennsylvania, Bear Creek Highway Maintenance
9 Facility, Bear Creek Boulevard, (S.R. 0115) Bear Creek Township,
10 Luzerne County, Pennsylvania" By Labella Associates; recorded in
11 Luzerne County Recorder of Deeds, Instrument No. 202218825.

12 BEING P/O PIN 04J11 00A036000.

13 BEING a portion of the same parcel of land conveyed by Henry
14 A. Behrens and Margaret E. Behrens, his wife, to the
15 Commonwealth of Pennsylvania, by deed dated February 9, 1939,
16 and recorded in the Office of the Recorder of Deeds of Luzerne
17 County, Pennsylvania, in Deed Book Volume 781, Page 421; and
18 also being a portion of the same parcel of land conveyed by
19 Margaret E. Behrens, widow, to the Commonwealth of Pennsylvania
20 by deed dated October 11, 1960 and recorded at the Office of the
21 Recorder of Deeds of Luzerne County, Pennsylvania, in Deed Book
22 Volume 1465, Page 228.

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

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

43 (e) Easements.--The Department of General Services may
44 reserve any easements in, over and across the lands to be
45 conveyed as it deems necessary, convenient or appropriate.

46 (f) Deed of conveyance.--The conveyance shall be by special
47 warranty deed to be executed by the Secretary of General
48 Services in the name of the Commonwealth of Pennsylvania.

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

51 (h) Alternate disposition.--If the conveyance is not

1 effectuated within two years after the effective date of this
2 subsection, the property may be disposed of in accordance with
3 section 2405-A of the act of April 9, 1929 (P.L.177, No.175),
4 known as The Administrative Code of 1929.

5 (i) Proceeds.--The proceeds from the sale shall be deposited
6 into the General Fund.

7 Section 4. Conveyance in the City of Allentown and the City of
8 Bethlehem, Lehigh County.

9 (a) Authorization.--The Department of General Services, with
10 the approval of the Governor, is hereby authorized and directed
11 on behalf of the Commonwealth of Pennsylvania to grant and
12 convey, for \$5,500,000, the following tracts of land together
13 with any buildings, structures or improvements thereon, situate
14 in the City of Allentown and the City of Bethlehem, Lehigh
15 County, to City Center Investment Corp.

16 (b) Property description.--The property to be conveyed
17 pursuant to subsection (a) consists of approximately 195.167
18 acres of land and improvements located thereon, bounded and more
19 particularly described as follows:

20 LOT #1

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

24 BEGINNING at a concrete monument found on the South side of
25 Hanover Avenue said point being at the Northeast Corner of the
26 lands of N/F 1514 Inc., thence FROM THE PLACE OF BEGINNING along
27 the South line of Hanover Avenue the following courses and
28 distances:

29 (1) S 55°31'17" E for a distance of 511.16' to a point,
30 thence

31 (2) Along a curve to the Right having a Delta Angle of
32 5°45'00", a radius of 957.11' for an arc length of 96.05' to a
33 point, thence

34 (3) N 61°16'18" E for a distance of 5.96' to a point, thence

35 (4) Along a curve to the Left having a Delta Angle of
36 5°47'00", a radius of 1034.11' for an arc length of 104.38' to a
37 point, thence

38 (5) N 55°29'17" E for a distance of 45.13' to the Northwest
39 corner of Hanover Avenue and North Quebec Street; thence along
40 the West line North Quebec Street S 7°57'43" E for a distance of
41 553.45' to a point at the Southwest corner of North Quebec
42 Street and East Allen Street; thence along the South line of
43 East Allen Street N 81°23'17" E for a distance of 678.83' to an
44 iron pin set at the Northwest corner of Lot #2;

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

46 (1) S 27°11'30" E for a distance of 1032.47' to an iron pin
47 set; thence

48 (2) S 55°10'20" W for a distance of 243.03' to an iron pin
49 set; thence

50 (3) S 34°49'40" E for a distance of 160.00' to an iron pin
51 set; thence

1 (4) N 54°56'04" E for a distance of 603.06' to an iron pin
2 set; thence
3 (5) N 43°48'06" E for a distance of 727.05' to an iron pin
4 set; thence
5 (6) N 72°56'55" E for a distance of 285.07' to an iron pin
6 set; thence
7 (7) N 76°19'04" E for a distance of 378.08' to an iron pin
8 set on the City of Allentown and the City of Bethlehem line;
9 thence
10 (8) Along the City of Allentown and the City of Bethlehem
11 line N 6°55'39" W for a distance of 413.29' to an iron pin set;
12 thence along the lands of N/F Bruce Loch and James Burkos, N/F
13 A-town Development Company, and N/F Raymond Perez, N 82°59'59" E
14 for a distance of 396.87' to a point; thence along the lands of
15 N/F Raymond Perez, the South line of Grandview Boulevard, and
16 N/F Geraldine P. Holzinger N 81°45'17" E for a distance of
17 396.71' to a concrete monument found; thence along the lands of
18 PA Lines LCC S 8°31'43" E for a distance of 469.16' to a point
19 on the North line of Central Boulevard;
20 Thence along the North line of Central Boulevard the
21 following courses and distances:
22 (1) Along a curve to the Right having a Delta Angle of
23 30°53'14", a radius of 798.97' for an arc length of 430.71' to a
24 point, thence
25 (2) S 75°44'07" W for a distance of 205.24' to a point,
26 thence
27 (3) S 66°28'27" W for a distance of 232.14' to a point,
28 Thence along the North line of River Drive the following
29 courses and distances:
30 (1) S 69°08'28" W for a distance of 282.83' to a point;
31 thence
32 (2) S 54°30'17" W for a distance of 507.39' to a point;
33 thence
34 (3) S 50°28'17" W for a distance of 411.58' to a point;
35 thence
36 (4) S 56°43'17" W for a distance of 384.03' to a point;
37 thence
38 (5) Along a curve to the Left having a Delta Angle of
39 39°02'00", a radius of 256.69' for an arc length of 174.87' to a
40 point, thence
41 (6) S 17°41'17" W for a distance of 83.85' to a point;
42 thence
43 (7) Along a curve to the Right having a Delta Angle of
44 8°00'03", a radius of 346.78' for an arc length of 48.47' to a
45 point,
46 Thence along the lands of N/F Norfolk Southern the following
47 courses and distances:
48 (1) S 39°24'36" W for a distance of 139.28' to a concrete
49 monument found; thence
50 (2) S 49°14'43" E for a distance of 6.14' to a point on the
51 North line of River Drive;

1 Thence along the North line of River Drive the following
2 courses and distances:
3 (1) S 44°33'17" W for a distance of 159.40' to a point;
4 thence
5 (2) Along a curve to the Left having a Delta Angle of
6 14°07'00", a radius of 541.84' for an arc length of 133.50' to a
7 point, thence
8 (3) S 30°26'17" W for a distance of 799.21' to a point;
9 thence
10 (4) Along a curve to the Right having a Delta Angle of
11 18°38'50", a radius of 891.50' for an arc length of 290.14' to a
12 point, thence
13 (5) S 49°05'07" W for a distance of 392.66' to a point;
14 thence
15 (6) Along a curve to the Right having a Delta Angle of
16 8°09'10", a radius of 536.50' for an arc length of 76.34' to a
17 point, thence
18 (7) S 57°14'17" W for a distance of 332.83' to a point;
19 thence
20 (8) Along a curve to the Right having a Delta Angle of
21 10°36'40", a radius of 663.50' for an arc length of 122.88' to a
22 point, thence
23 (9) S 46°37'37" W for a distance of 729.66' to a point;
24 thence
25 (10) Along a curve to the Right having a Delta Angle of
26 8°41'30", a radius of 536.50' for an arc length of 81.39' to a
27 point, thence
28 (11) S 55°19'07" W for a distance of 126.31' to a point at
29 the Southeast limit of unopened South Maxwell Street; thence
30 along East line of unopened South Maxwell Street N 7°40'54" W
31 for a distance of 1981.82' to a concrete monument found;
32 Thence along the lands of N/F the Community Services for
33 Children the following courses and distances:
34 (1) N 77°27'55" E for a distance of 343.59' to a point;
35 thence
36 (2) N 82°36'13" E for a distance of 264.92' to a point;
37 thence
38 (3) N 7°34'12" W for a distance of 48.78' to a point; thence
39 (4) N 10°07'23" E for a distance of 18.41' to a point;
40 thence
41 (5) N 33°51'14" E for a distance of 77.17' to a point;
42 thence
43 (6) N 6°18'35" W for a distance of 41.34' to a point; thence
44 (7) S 83°24'45" W for a distance of 56.39' to a point;
45 thence
46 (8) N 6°18'23" W for a distance of 35.42' to a point; thence
47 (9) N 83°44'46" E for a distance of 56.41' to an iron pipe
48 found; thence
49 (10) N 6°16'03" W for a distance of 223.32' to a point;
50 thence
51 (11) S 83°06'05" W for a distance of 6.70' to a point;

1 thence
2 (12) N 7°22'55" W for a distance of 78.48' to an iron pipe
3 found; thence
4 (13) S 76°24'27" W for a distance of 46.07' to a point;
5 thence
6 (14) N 13°36'19" W for a distance of 35.10' to an iron pipe
7 found; thence
8 (15) N 76°12'08" E for a distance of 49.86' to an iron pipe
9 found; thence
10 (16) N 7°25'05" W for a distance of 258.86' to an iron pipe
11 found; thence
12 (17) S 83°23'26" W for a distance of 257.59' to a point;
13 Thence along the lands of N/F Baldeu Raj SharmaTrust, the
14 East limit of East Pine Street and N/F Richard C. Birch Sr. N
15 1°54'54" W for a distance of 250.32' to a concrete monument
16 found on the South line of East Gordon Street; thence along the
17 South line of East Gordon street N 82°02'47" E for a distance of
18 319.05' to an iron pipe found at the Southeast corner of East
19 Gordon North Oswego Streets; thence along the East line of North
20 Oswego Street N 6°39'00" W for a distance of 8.01' to a point;
21 thence along the lands of Kelly Brookhart and Mark MacNemara N
22 81°51'17" E for a distance of 229.30' to a concrete monument
23 found; thence along the lands of N/F Tina Rivera, N/F Karl &
24 Ruth Schuster, N/F Dee Ann Diaz, N/F Timothy Koppenhaver, N/F
25 David & Ruth Koppenhaver, N/F Eugene & Constance Fritz, N/F
26 Miriam Estrella, N/F David & Helen Galbraith, N/F Gary & Kay
27 Matsco, N/F Charles & Jacqueline Scherer, N/F Sharon Peters, N/F
28 Jeremy Ingle, and the East Limit of East Clair Street N 8°17'43"
29 W for a distance of 733.25' to a point, thence along the East
30 line of 1514 Inc. N 34°22'50" W for a distance of 152.66' to the
31 place of BEGINNING.
32 CONTAINING 165.846-Acres.
33 BEING shown as Lot #1 on the Final Minor Subdivision Plan of
34 the Allentown State Hospital prepared by the City of Allentown
35 Department of Public Works, Drawing #06-005, dated July 20,
36 2007, last revised March 25, 2009.
37 LOT #2
38 ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the City
39 of Allentown, Lehigh County, bounded and described as follows,
40 to wit:
41 BEGINNING at an iron pin set on the south line of East Allen
42 Street, said point being located North 81° 23' 17" East for a
43 distance of 678.83 feet from the Southwest corner of North
44 Quebec Street and the said point of BEGINNING being the
45 Northwest corner of this described parcel; thence from the place
46 of BEGINNING along the South line of East Allen Street and the
47 South Line of Oil Process Systems North 81° 23' 17" East for a
48 distance of 531.03 feet to a concrete monument found; thence
49 along the lands of Bruce Loch and James Burkos the following
50 nine (9) courses and distances;
51 (1) South 43° 13' 28" East - 11.42 feet to a concrete

1 monument found; thence
2 (2) South 80° 16' 15" West - 54.97 feet to an iron pin
3 found; thence
4 (3) South 7° 57' 07" West - 61.34 feet to a concrete
5 monument found; thence
6 (4) South 61° 19' 56" East - 163.09 feet to a concrete
7 monument found; thence
8 (5) North 68° 57' 39" East - 177.92 feet to a concrete
9 monument found; thence
10 (6) North 58° 25' 17" East - 238.88 feet to a concrete
11 monument found; thence
12 (7) North 23° 18' 43" West - 36.00 feet to a concrete
13 monument found; thence
14 (8) North 82° 58' 20" East - 987.96 feet to a concrete
15 monument found; thence
16 (9) North 82° 59' 59" East - 1.43 feet to a point; thence
17 along Lot #1, the residue lands of the Commonwealth of
18 Pennsylvania the following eight (8) courses and distances;
19 (1) South 6° 55' 39" East - 413.29 feet to a iron pin set;
20 thence
21 (2) South 76° 19' 04" West - 378.08 feet to a iron pin set;
22 thence
23 (3) South 72° 56' 55" West - 285.07 feet to a iron pin set;
24 thence
25 (4) South 43° 48' 06" West - 727.05 feet to a iron pin;
26 thence
27 (5) South 54° 56' 04" West - 603.06 feet to a iron pin;
28 thence
29 (6) North 34° 49' 40" West - 160.00 feet to a iron pin set;
30 thence
31 (7) North 55° 10' 20" East - 243.03 feet to a iron pin set;
32 thence
33 (8) North 27° 11' 30" West - 1032.47 feet to the place of
34 BEGINNING.

35 CONTAINING 29.321-Acres.

36 BEING shown as Lot #2 on the Final Minor Subdivision Plan of
37 the Allentown State Hospital prepared by the City of Allentown
38 Department of Public Works, Drawing #06-005, dated July 20,
39 2007, last revised March 25, 2009.

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

48 (d) Gaming restriction.--Any conveyance authorized under
49 this section shall be made under and subject to the condition,
50 which shall be contained in the deed of conveyance, that no
51 portion of the property conveyed shall be used as a licensed

1 facility, as defined in 4 Pa.C.S. § 1103 (relating to
2 definitions), or any other similar type of facility authorized
3 under State law. The condition shall be a covenant running with
4 the land and shall be binding upon the grantee, its successors
5 and assigns. Should the grantee, its successors or assigns
6 permit any portion of the property authorized to be conveyed in
7 this section to be used in violation of this subsection, the
8 title shall immediately revert to and revest in the grantor.

9 (e) Covenants, conditions and restrictions.--The Secretary
10 of General Services may impose any covenants, conditions,
11 restrictions and reservations on the sale of the property as is
12 deemed in the best interests of the Commonwealth of
13 Pennsylvania.

14 (f) Easements.--The Secretary of General Services may grant
15 or retain any easements necessary to effectuate this section.

16 (g) Deed of conveyance.--The deed of conveyance shall be by
17 special warranty deed and shall be executed by the Secretary of
18 General Services in the name of the Commonwealth of
19 Pennsylvania.

20 (h) Costs and fees.--All costs and fees incurred by the
21 Department of General Services shall be borne by the grantee.

22 (i) Alternate disposition.--In the event that the conveyance
23 authorized under subsection (a) is not completed within two
24 years of the effective date of this subsection, the authority to
25 convey the property under this section shall expire and the
26 property may be disposed of in accordance with section 2405-A of
27 the act of April 9, 1929 (P.L.177, No.175), known as The
28 Administrative Code of 1929.

29 (j) Proceeds.--The proceeds from the sale shall be deposited
30 into the General Fund.

31 Section 5. Conveyance in Benner Township, Centre County.

32 (a) Authorization.--The Department of General Services, with
33 the approval of the Governor, is hereby authorized on behalf of
34 the Commonwealth of Pennsylvania to grant and convey the
35 following tract of land together with any improvements thereon,
36 being a portion of the lands of SCI-Rockview, situate in Benner
37 Township, Centre County, to the Centre County Industrial
38 Development Corporation for \$1,560,000, under terms and
39 conditions to be established in an agreement of sale.

40 (b) Property description.--The property to be conveyed under
41 subsection (a) consists of the following:

42 ALL that certain part or parcel of land situate, lying and
43 being in the Township of Benner, County of Centre, and
44 Commonwealth of Pennsylvania, as more fully provided and shown
45 on that certain plan entitled, "Four lot subdivision of lands of
46 the Commonwealth of Pennsylvania for the Centre County
47 Correctional Facility," prepared by Sweetland Engineering &
48 Associates, Inc., and dated February 8, 2003, to wit:

49 BEGINNING at a point which is located in the right of way of
50 State Route 150, Benner Pike, and a point common with lands now
51 or formerly of the Centre County Correctional Facility; thence

1 along State Route 150, Benner Pike, a 150 foot wide right of
2 way, the following two courses and distances: 1) along a curve
3 to the left, having a radius 6965.55 feet, a central angle of 1°
4 31' 44", a chord bearing and distance of North 14° 22' 02" West,
5 185.86 feet, and an arch length of 185.86 feet; and 2) North 15°
6 07' 54" West, 348.86 feet to a point, being the northwesterly
7 most corner of the within lot, which is common with lands now or
8 formerly of GM McCrossin, Inc. (Deed Book 350, Page 919); thence
9 along lands now or formerly of GM McCrossin, Inc., North 46° 49'
10 50" East, 589.45 feet to a point, being the northeasterly most
11 corner of the within lot and a common corner with lands now or
12 formerly of GM McCrossin, Inc. and now or formerly of Gerald E.
13 Rogers, et. ux. (Deed Book 753, Page 884); thence along lands
14 now or formerly of Gerald E. Rogers, et. ux., South 47° 10' 10"
15 East, 1,006.15 feet to a point, being the southeasterly most
16 corner of the within lot and a common corner with lands now or
17 formerly of Gerald E. Rogers et. ux. and lasts now or formerly
18 of Centre County Government, specifically the Centre County
19 Correctional Facility; thence along lands now or formerly of the
20 Centre County Correctional Facility and Lot 1 of the hereinafter
21 identified subdivision, South 77° 05' 54" West, 1,057.29 feet to
22 a point and place of BEGINNING, being the southwesterly most
23 corner of the within lot and a point in common with the line of
24 State Route 150, Benner Pike.

25 CONTAINING 13.26-acres.

26 BEING identified as Lot No. 2 on a plan entitled, "4 Lot
27 Subdivision of Lands of the Commonwealth of Pennsylvania for the
28 Centre County Correctional Facility," prepared by Sweetland
29 Engineering & Associates, Inc., and dated February 8, 2003, last
30 revised March 31, 2003, recorded June 5, 2003, in Centre County
31 Plat Book Volume 68, Pages 126-127.

32 BEING a portion of the same premises which became vested in
33 the Commonwealth of Pennsylvania by deed of S. H. Hoy, et. ux.,
34 dated December 2, 1929, and recorded in Centre County Deed Book
35 142, Page 39.

36 ALSO BEING Centre County Tax Parcel Identifier Number 12-03-
37 213.

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

46 (d) Gaming restriction.--The conveyance authorized under
47 this section shall be made under and subject to the condition,
48 which shall be contained in the deed of conveyance, that no
49 portion of the property conveyed shall be used as a licensed
50 facility, as defined in 4 Pa.C.S. § 1103 (relating to
51 definitions), or any other similar type of facility authorized

1 under State law. The condition shall be a covenant running with
2 the land and shall be binding upon the grantee, its successors
3 and assigns. Should the grantee, its successors or assigns,
4 permit any portion of the property authorized to be conveyed in
5 this section to be used in violation of this subsection, the
6 title shall immediately revert to and re-vest in the grantor.

7 (e) Easements.--The Department of General Services may
8 reserve any easements in, over and across the lands to be
9 conveyed as it deems necessary, convenient or appropriate for
10 the continued operation of SCI-Rockview and/or SCI-Benner.

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

14 (g) Alternate disposition.--In the event that the conveyance
15 authorized under subsection (a) is not completed within two
16 years of the effective date of this subsection, the authority to
17 convey the property as set forth in this section shall expire
18 and the property may be disposed of in accordance with section
19 2405-A of the act of April 9, 1929 (P.L.177, No.175), known as
20 the Administrative Code of 1929.

21 (h) Proceeds.--The proceeds from the sale shall be deposited
22 into the General Fund.

23 Section 6. Conveyance in Windsor Township, Berks County.

24 (a) Authorization.--The Department of General Services, with
25 the approval of the Governor, is hereby authorized on behalf of
26 the Commonwealth of Pennsylvania to grant and convey, to Berks
27 County Intermediate Unit, the following tract of land together
28 with any buildings, structures and improvements thereon, situate
29 in Windsor Township, Berks County, being a portion of the former
30 Hamburg Center, for \$25,000, under terms and conditions to be
31 established in an agreement of sale.

32 (b) Property description.--The property to be conveyed under
33 subsection (a) consists of a tract of land totaling
34 approximately 5.80 acres, including all buildings, structures
35 and improvements located thereon, more particularly described as
36 follows:

37 ALL THAT CERTAIN piece or parcel of land situate in Windsor
38 Township, County of Berks, Commonwealth of Pennsylvania, shown
39 as Lot 4 on a Final Subdivision Plan for Commonwealth of
40 Pennsylvania, Department of General Services, prepared by
41 NAVTech, Inc., dated February 8, 2019, last revised April 16,
42 2021, and recorded October 28, 2021, in Berks County Recorder of
43 Deeds Office, as Instrument Number 2021053915, bounded and
44 described as follows:

45 BEGINNING at an iron pin on the legal right-of-way line of
46 S.R. 4028 (Old 22); thence along the lands now or formerly of
47 Salvatore Fiore North 32°43'00" West a distance of 402.66 feet
48 to an iron pipe; thence along the same North 30°40'06" West a
49 distance of 63.14 feet to an iron pin; thence along Residual Lot
50 1 of the Final Subdivision Plan for the Lands of Commonwealth of
51 PA Dept. of General Services recorded October 28, 2021 in the

1 Berks County, Pennsylvania Recorder of Deeds office as
2 Instrument No. 2021053915 North 67°24'11" East a distance of
3 396.02 feet to an iron pin; thence along the same North
4 58°07'13" East a distance of 233.22 feet (erroneously described
5 as 342.45 feet on plan) to an iron pin; thence along Lot 3 of
6 the above mentioned subdivision plan South 36°17'19" East a
7 distance of 353.05 feet to an iron pin on the legal right-of-way
8 line of S.R. 4028 (Old 22); thence following the legal right-of-
9 way line of S.R. 4028 (Old 22) South 53°42'42" West a distance
10 of 648.56 feet to an iron pin, the place of BEGINNING.

11 Containing: 252,671.88 square feet or 5.80 acres TOGETHER
12 WITH a 50' right-of-way through Lot 3, as shown on a Final
13 Subdivision Plan for Commonwealth of Pennsylvania, Department of
14 General Services, prepared by NAVTech, Inc., dated February 8,
15 2019, last revised April 16, 2021, and recorded October 28,
16 2021, in Berks County Recorder of Deeds Office, as Instrument
17 Number 2021053915, bounded and described as follows:

18 BEGINNING at a concrete monument set on the right-of-way line
19 of S.R. 4028 (Old 22); thence along a curve to the left having a
20 radius of 10.00 feet, an arc length of 13.14 feet and a chord
21 bearing of North 16°03'56" East a distance of 12.22 feet to a
22 point; thence North 21°34'50" West a distance of 8.98 feet to
23 the BEGINNING of said 50' right-of-way; thence along a curve to
24 the left having a radius of 10.00 feet, an arc length of 18.21
25 feet and a chord bearing of North 73°44'36" West a distance of
26 15.80 feet to a point; thence South 54°05'37" West a distance of
27 172.26 feet to a point; thence along a curve to the right having
28 a radius of 50.00 feet, an arc length of 17.85 feet and a chord
29 bearing of South 64°19'19" West a distance of 17.76 feet to a
30 point; thence South 74°33'01" West a distance of 100.13 feet to
31 a point on the dividing line of Lot 3 and Lot 4; thence North
32 36°17'18" West a distance of 53.50 feet to a point; thence North
33 74°33'01" East a distance of 119.16 feet to a point; thence
34 North 54°05'37" East a distance of 191.52 feet to a point;
35 thence along a curve to the left having a radius of 10.00 feet,
36 an arc length of 12.45 feet and a chord bearing of North
37 18°25'43" East a distance of 11.66 feet to a point; thence along
38 a curve to the left having a radius of 455.00 feet, an arc
39 length of 34.50 feet and a chord bearing of South 19°24'30" East
40 a distance of 34.49 feet to a point; thence South 21°34'50" East
41 a distance of 37.36 feet to a point; the place of BEGINNING.

42 EXCEPTING AND RESERVING a 50' right-of-way through Lot 4 to
43 provide access for Lot 3, Residual Lot 1, and Lot 4, as shown on
44 a Final Subdivision Plan for Commonwealth of Pennsylvania,
45 Department of General Services, prepared by NAVTech, Inc., dated
46 February 8, 2019, last revised April 16, 2021, and recorded
47 October 28, 2021, in Berks County Recorder of Deeds Office, as
48 Instrument Number 2021053915, bounded and described as follows:

49 BEGINNING at an iron pin at the southwest corner of Lot 4;
50 thence North 32°43'00" West a distance of 227.78 feet to the
51 BEGINNING of said 50' right-of-way; thence North 32°43'00" West

1 a distance of 85.68 feet to a point; thence along a curve to the
2 right having a radius of 10.00 feet, an arc length of 12.28 feet
3 and a chord bearing of South 67°53'49" East a distance of 11.52
4 feet to a point; thence along a curve to the right having a
5 radius of 75.00 feet, an arc length of 29.46 feet and a chord
6 bearing of North 88°10'31" East a distance of 29.27 feet to a
7 point; thence South 80°34'21" East a distance of 195.27 feet to
8 a point; thence along a curve to the left having a radius of
9 25.00 feet, an arc length of 19.89 feet and a chord bearing of
10 North 76°38'14" East a distance of 19.37 feet to a point; thence
11 North 53°50'50" East a distance of 389.07 feet to a point;
12 thence along a curve to the right having a radius of 75.00 feet,
13 an arc length of 27.10 feet and a chord bearing of North
14 64°11'56" East a distance of 26.95 feet to a point; thence North
15 74°33'01" East a distance of 31.15 feet to a point on the
16 boundary line of Lot 4 and 3; thence South 36°17'18" East a
17 distance of 53.50 feet to a point; thence South 74°33'01" West a
18 distance of 50.18 feet to a point; thence along a curve to the
19 left having a radius of 25.00 feet, an arc length of 9.03 feet
20 and a chord bearing of South 64°11'56" West a distance of 8.98
21 feet to a point; thence South 53°50'50" West a distance of
22 389.07 feet to a point; thence along a curve to the right having
23 a radius of 75.00 feet, an arc length of 59.66 feet and a chord
24 bearing of South 76°38'14" West a distance of 58.10 feet to a
25 point; thence North 80°34'21" West a distance of 170.32 feet to
26 a point; thence along a curve to the left having a radius of
27 10.00 feet, an arc length of 23.06 feet and a chord bearing of
28 South 33°21'19" West a distance of 18.28 feet to a point, the
29 place of BEGINNING.

30 BEING part of PIN 449514431213.

31 BEING part of the same premises that Sarah Stine, et al,
32 conveyed to the Commonwealth of Pennsylvania, by deed date July
33 1, 1910, and recorded July 2, 1910, in the Office of the
34 Recorder of Deeds of Berks County, Pennsylvania, in Deed Book
35 Volume 363, Page 425.

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

44 (d) Conditions.--

45 (1) Any conveyance authorized under this section shall
46 be made under and subject to the condition, which shall be
47 contained in the deed of conveyance, that no portion of the
48 property conveyed shall be used as a licensed facility, as
49 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any
50 other similar type of facility authorized under State law.
51 The condition shall be a covenant running with the land and

1 shall be binding upon the grantee and its successors and
2 assigns. Should the grantee, its successors or assigns permit
3 any portion of the property authorized to be conveyed in this
4 section to be used in violation of this subsection, the title
5 shall immediately revert to and revest in the grantor.

6 (2) Any conveyance authorized under this section shall
7 be made under and subject to the condition that the grantee,
8 its successors and assigns shall utilize the property solely
9 for the operation of an Education Center and for no other
10 purpose. Should the grantee, its successors or assigns
11 utilize the property for any other purpose, the grantee, by
12 its acceptance of this deed, on behalf of itself and its
13 successors and assigns, agrees to pay \$207,000 to the grantor
14 within 90 days after the change in use. Should the grantee
15 fail to pay such sum within such time frame, the property
16 shall, at the grantor's election, revert and revest in the
17 grantor. This provision is intended to create a fee simple
18 subject to a condition subsequent. This condition shall
19 terminate on the 10th anniversary of the date of this deed
20 and thereafter be of no further force or effect.

21 (e) Deed.--The conveyance shall be made by special warranty
22 deed to be executed by the Secretary of General Services in the
23 name of the Commonwealth of Pennsylvania.

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

26 (g) Alternate disposition.--If the conveyance is not
27 effectuated within two years after the effective date of this
28 subsection, the property may be disposed of in accordance with
29 section 2405-A of the act of April 9, 1929 (P.L.177, No.175),
30 known as The Administrative Code of 1929.

31 (h) Proceeds.--The proceeds from the sale shall be deposited
32 into the General Fund.

33 Section 7. Repeals.

34 Repeals are as follows:

35 (1) The General Assembly declares that the repeal under
36 paragraph (2) is necessary to effectuate section 4.

37 (2) The act of July 2, 2019 (P.L.428, No.71), entitled
38 "An act authorizing and directing the Department of General
39 Services, with the approval of the Governor, to grant and
40 convey certain lands and improvements situate in the City of
41 Allentown and the City of Bethlehem, Lehigh County, through a
42 competitive solicitation process; and making a related
43 repeal," is repealed.

44 Section 8. Effective date.

45 This act shall take effect immediately.