

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1429 Session of  
2008

INTRODUCED BY WONDERLING, RAFFERTY, FONTANA, MUSTO, GREENLEAF,  
WAUGH, BOSCOLA AND WASHINGTON, MAY 30, 2008

REFERRED TO STATE GOVERNMENT, MAY 30, 2008

AN ACT

1 Authorizing the Department of General Services, with the  
2 approval of the Governor and the Department of  
3 Transportation, to grant and convey to Parkwood Real Estate  
4 Trust LLC, approximately 1.645 acres including a building and  
5 all improvements thereon, situate at Parkwood Drive in the  
6 City of Allentown and Salisbury Township, Lehigh County.

7 The General Assembly of the Commonwealth of Pennsylvania  
8 hereby enacts as follows:

9 Section 1. Conveyance in City of Allentown and Salisbury  
10 Township, Lehigh County.

11 (a) Authorization.--The Department of General Services, with  
12 the approval of the Governor and the Department of  
13 Transportation, is hereby authorized on behalf of the  
14 Commonwealth of Pennsylvania to grant and convey to Parkwood  
15 Real Estate Trust LLC, approximately 1.645 acres including a  
16 building and all improvements thereon, as described in  
17 subsection (b), for \$805,000, in accordance to an Agreement of  
18 Sale dated September 12, 2007, with the Department of General  
19 Services, the Department of Transportation and Parkwood Real

1 Estate Trust LLC.

2 (b) Property description.--The property to be conveyed,  
3 pursuant to subsection (a) consists of approximately 1.645  
4 acres, building and improvements, more particularly described as  
5 follows as shown on a plan titled "Plan Showing Property Of The  
6 Commonwealth Of Pennsylvania - Department Of Transportation,  
7 Located in City of Allentown and Salisbury Township, Lehigh  
8 County, PA," dated November 6, 2007, bearing File No. S-11018,  
9 as prepared by The Pidcock Company, Civil Engineering and Land  
10 Planning - Architecture - Land Surveying, Oxford Drive at Fish  
11 Hatchery Road, Allentown, Pennsylvania:

12 Beginning at the intersection of the northerly legal right-  
13 of-way line for limited access for Pennsylvania State Route 0078  
14 (variable width) with the westerly legal right-of-way line for  
15 Pennsylvania State Route 2007, also known as Oxford Drive (60.00  
16 feet wide), and in line of lands of the Commonwealth of  
17 Pennsylvania, Department of Transportation; thence along the  
18 northerly legal right-of-way line for limited access for  
19 Pennsylvania State Route 0078 the seven following courses: (1) N  
20 53 degrees 34 minutes 02 seconds W 58.25 feet to a point, (2) S  
21 77 degrees 23 minutes 12 seconds W 210.41 feet to a point, (3) S  
22 05 degrees 05 minutes 09 seconds W 22.50 feet to a point, (4) N  
23 84 degrees 29 minutes 51 seconds W 275.01 feet to a point, (5) N  
24 05 degrees 05 minutes 09 seconds E 14.50 feet to a point, (6) N  
25 30 degrees 27 minutes 07 seconds W 43.01 feet to a point, and  
26 (7) N 83 degrees 51 minutes 55 seconds W 50.84 feet to a  
27 concrete monument in line of lands of Parkwood Real Estate Trust  
28 LLC; thence (8) along lands of the Parkwood Real Estate Trust  
29 LLC, N 39 degrees 54 minutes 00 seconds E 109.25 feet to a  
30 concrete monument in the southerly property line of Parkwood

1 Drive (a private road); continuing along lands of the Parkwood  
2 Real Estate Trust LLC and along the southerly property line of  
3 Parkwood Drive the eight following courses: (9) on a curve to  
4 the left having a radius of 60.00 feet (delta 118 degrees 48  
5 minutes 33 seconds, tangent 101.47 feet, chord N 70 degrees 30  
6 minutes 09 seconds E 103.29 feet) for an arc distance of 124.42  
7 feet to a point of reverse curvature, (10) on a curve to the  
8 right having a radius of 20.00 feet (delta 82 degrees 49 minutes  
9 09 seconds, tangent 17.64 feet, chord N 52 degrees 30 minutes 27  
10 seconds E 26.46 feet) for an arc distance of 28.91 feet to a  
11 point of tangency, (11) S 86 degrees 04 minutes 58 seconds E  
12 81.93 feet to a point of curvature, (12) on a curve to the right  
13 having a radius of 175.00 feet (delta 30 degrees 00 minutes 00  
14 seconds, tangent 46.89 feet, chord S 71 degrees 04 minutes 58  
15 seconds E 90.59 feet) for an arc distance of 91.63 feet to a  
16 point of tangency, (13) S 56 degrees 04 minutes 58 seconds E  
17 101.82 feet to a point of curvature, (14) on a curve to the left  
18 having a radius of 150.00 feet (delta 27 degrees 30 minutes 00  
19 seconds, tangent 36.70 feet, chord S 69 degrees 49 minutes 58  
20 seconds E 71.31 feet) for an arc distance of 71.99 feet to a  
21 point of tangency, (15) S 83 degrees 34 minutes 58 seconds E  
22 40.41 feet to a point of curvature, and (16) on a curve to the  
23 right having a radius of 44.00 feet (delta 60 degrees 00 minutes  
24 00 seconds, tangent 25.40 feet, chord S 53 degrees 34 minutes 58  
25 seconds E 44.00 feet) for an arc distance of 46.08 feet to a  
26 point of tangency in the westerly right-of-way line of  
27 Pennsylvania State Route 2007; thence (17) along the westerly  
28 right-of-way line of Pennsylvania State Route 2007, S 23 degrees  
29 34 minutes 58 seconds E 40.32 feet to the point of beginning.

30 CONTAINING 1.645 acres or 71,652 Square Feet.

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

9 (d) Land restrictions.--Any conveyance authorized under this  
10 act shall be made under and subject to the condition, which  
11 shall be contained in the deed of conveyance, that no portion of  
12 the property conveyed shall be used as a licensed facility, as  
13 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any  
14 other similar type of facility authorized under State law. The  
15 condition shall be a covenant running with the land and shall be  
16 binding upon the Grantee, its successors and assigns. Should the  
17 Grantee, its successors or assigns, permit any portion of the  
18 property authorized to be conveyed in this act to be used in  
19 violation of this subsection, the title shall immediately revert  
20 to and revest in the Grantor.

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

24 (f) Deposit of proceeds.--Proceeds from this conveyance  
25 shall be deposited in the Motor License Fund.

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

28 (h) Disposal.--In the event that this conveyance is not  
29 executed in accordance with the Agreement of Sale, the property  
30 may be disposed of in accordance with section 2003 of act of

1 April 9, 1929 (P.L.177, No.175), known as The Administrative  
2 Code of 1929.  
3 Section 2. This act shall take effect immediately.