

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1890 Session of 2010

INTRODUCED BY HANNA AND BENNINGHOFF, JUNE 17, 2010

REFERRED TO COMMITTEE ON STATE GOVERNMENT, JUNE 17, 2010

AN ACT

1 Authorizing the Department of General Services, with the  
2 approval of the Governor, to grant and convey to The  
3 Pennsylvania State University, certain lands situate in  
4 Benner Township, Centre County; authorizing the Department of  
5 General Services, with the approval of the Governor, to grant  
6 and convey to Benner Township, certain lands situate in  
7 Benner Township, Centre County; authorizing the Department of  
8 General Services, with the approval of the Governor, to grant  
9 and convey to the Pennsylvania Fish and Boat Commission,  
10 certain lands situate in Benner Township, Centre County; and  
11 authorizing the Department of General Services, with the  
12 approval of the Governor, to grant and convey to the  
13 Pennsylvania Game Commission, certain lands situate in Benner  
14 Township, Centre County.

15 The General Assembly of the Commonwealth of Pennsylvania  
16 hereby enacts as follows:

17 Section 1. Conveyance to The Pennsylvania State University in  
18 Benner Township, Centre County, Pennsylvania.

19 (a) Authorization.--The Department of General Services, with  
20 the approval of the Governor, is hereby authorized on behalf of  
21 the Commonwealth of Pennsylvania to grant and convey to The  
22 Pennsylvania State University certain land and improvements  
23 situate in Benner Township, Centre County for \$407,570 and under  
24 terms and conditions to be established in an agreement of sale.

1 (b) Description.--The property to be conveyed pursuant to  
2 subsection (a) consists of three parcels totaling 451.8505-acres  
3 and improvements thereon bounded and more particularly described  
4 as follows:

5 PARCEL PSU A

6 Beginning at a point in the northern right-of-way line for  
7 limited access of SR6026, Section C03 at the common southwestern  
8 corner of "Parcel Benner B", said point having coordinates  
9 referenced to the Pennsylvania State Plane Coordinate System  
10 North Zone, North American Datum of 1983 of Northing 248832.3303  
11 and Easting 1951111.9239;

12 Thence along the northern right-of-way line for limited access  
13 of SR6026, Section C03 the following nine (9) courses:

- 14 1. S 80-25-53 W a distance of 44.81 feet to a point; Thence
- 15 2. S 09-59-00 E a distance of 392.39 feet to a point; Thence
- 16 3. S 12-29-48 E a distance of 120.79 feet to a point; Thence
- 17 4. S 09-14-07 E a distance of 342.03 feet to a point; Thence
- 18 5. S 17-53-41 E a distance of 116.55 feet to a point; Thence
- 19 6. S 61-44-18 W a distance of 786.25 feet to a point; Thence
- 20 7. S 60-51-43 W a distance of 550.97 feet to a point; Thence
- 21 8. S 66-00-49 W a distance of 415.98 feet to a point; Thence
- 22 9. along a curve to the right having a radius of 2670.79,  
23 central angle of 03° 36' 12", chord bearing and distance of S  
24 68-18-02 W a distance of 167.93 feet, an arc distance of 167.97  
25 feet to a point; Thence along lands now or formerly of the  
26 University Area Joint Authority N 39-24-26 W a distance of  
27 105.63 feet to a point;

28 Thence along lands now or formerly of Betty H. Delafield the  
29 following two (2) courses:

- 30 1. N 51-04-20 E a distance of 1057.37 feet to a point;

1 Thence

2 2. N 38-46-35 W a distance of 1304.38 feet to a point;

3 Thence along "Parcel PGC B" the following (2) courses:

4 1. N 66-39-59 E a distance of 1233.16 feet to a point;

5 Thence

6 2. N 80-24-34 E a distance of 421.46 feet to a point;

7 Thence along "Parcel Benner B" S 09-35-26 E a distance of 496.39  
8 feet to the point of beginning.

9 Containing 2,159,073 square feet or 49.5655 acres of land, gross  
10 area, be the same more or less.

11 PARCEL PSU B

12 Beginning at a point in the northern right-of-way line of SR6026  
13 Section C03 at the common southern corner of "Parcel PGC C" and  
14 the southeastern corner of the herein described parcel, said  
15 point having coordinates referenced to the Pennsylvania State  
16 Plane Coordinate System North Zone, North American Datum of 1983  
17 of Northing 252516.7408 Easting 1956711.7022;

18 Thence along the northern right-of-way line of SR6026 Section  
19 C03 the following fourteen (14) courses:

20 1. S 60-20-57 W a distance of 219.32 feet to a point; Thence

21 2. S 37-12-08 W a distance of 573.89 feet to a point; Thence

22 3. S 11-11-54 W a distance of 336.11 feet to a point; Thence

23 4. along a curve to the right having a radius of 7469.44,  
24 central angle of 05° 13' 30", chord bearing and distance of S

25 45-18-46 W a distance of 680.92 feet, an arc distance of 681.16  
26 feet to a point; Thence

27 5. S 47-56-16 W a distance of 3.26 feet to a point; Thence

28 6. S 47-56-16 W a distance of 385.01 feet to a point; Thence

29 7. S 45-16-56 W a distance of 408.54 feet to a point; Thence

30 8. S 50-54-04 W a distance of 700.00 feet to a point; Thence

1        9.    S 89-33-39 W a distance of 256.12 feet to a point; Thence  
2        10.   S 53-45-48 W a distance of 400.50 feet to a point;  
3 Thence  
4        11.   S 48-59-31 W a distance of 600.33 feet to a point;  
5 Thence  
6        12.   S 60-40-07 W a distance of 359.56 feet to a point;  
7 Thence  
8        13.   S 17-28-34 W a distance of 299.54 feet to a point;  
9        14.   S 64-43-13 W a distance of 154.94 feet to a point;  
10 Thence along "Parcel PGC C" the following fifteen (15) courses:  
11        1.    N 21-32-16 W a distance of 1900.70 feet to a point;  
12 Thence  
13        2.    N 56-46-15 E a distance of 16.95 feet to a point; Thence  
14        3.    N 88-14-59 E a distance of 118.07 feet to a point; Thence  
15        4.    N 73-19-05 E a distance of 152.99 feet to a point; Thence  
16        5.    N 71-00-34 E a distance of 191.00 feet to a point; Thence  
17        6.    N 18-59-26 W a distance of 148.64 feet to a point; Thence  
18        7.    N 39-46-23 E a distance of 856.72 feet to a point; Thence  
19        8.    N 58-37-42 E a distance of 391.11 feet to a point; Thence  
20        9.    N 36-50-33 E a distance of 467.02 feet to a point; Thence  
21        10.   N 40-51-08 W a distance of 393.70 feet to a point;  
22 Thence  
23        11.   N 24-18-10 E a distance of 302.73 feet to a point;  
24 Thence  
25        12.   N 64-36-24 E a distance of 1678.24 feet to a point;  
26 Thence  
27        13.   N 83-40-05 E a distance of 488.71 feet to a point;  
28 Thence  
29        14.   N 63-00-59 E a distance of 200.82 feet to a point;  
30 Thence



1 C03 the following fourteen (14) courses:

2 1. S 05-39-50 E a distance of 50.32 feet to a point; Thence

3 2. S 00-47-09 W a distance of 507.02 feet to a point; Thence

4 3. along a curve to the right having a radius of 270.00,

5 central angle of  $67^{\circ} 23' 15''$ , chord bearing and distance of S

6 36-52-23 W a distance of 299.57 feet, an arc distance of 317.55

7 feet to a point; Thence

8 4. S 67-22-10 W a distance of 358.58 feet to a point; Thence

9 5. along a curve to the left having a radius of 650.00,

10 central angle of  $42^{\circ} 31' 14''$ , chord bearing and distance of S

11 49-18-23 W a distance of 471.39 feet, an arc distance of 482.38

12 feet to a point; Thence

13 6. along a curve to the left having a radius of 470.00,

14 central angle of  $16^{\circ} 01' 08''$ , chord bearing and distance of S

15 20-02-12 W a distance of 130.98 feet, an arc distance of 131.40

16 feet to a point; Thence

17 7. S 04-04-16 W a distance of 273.46 feet to a point; Thence

18 8. S 20-02-53 E a distance of 366.54 feet to a point; Thence

19 9. along a curve to the right having a radius of 390.00,

20 central angle of  $52^{\circ} 37' 50''$ , chord bearing and distance of S

21 06-16-02 W a distance of 345.78 feet, an arc distance of 358.24

22 feet to a point; Thence

23 10. S 32-52-49 W a distance of 425.25 feet to a point;

24 Thence

25 11. S 35-30-08 W a distance of 818.56 feet to a point;

26 Thence

27 12. S 36-41-39 W a distance of 400.02 feet to a point;

28 Thence

29 13. S 77-39-11 W a distance of 467.55 feet to a point;

30 Thence

1        14.    N 58-38-32 W a distance of 120.42 feet to a point;  
2    Thence along "Parcel PGC D" the following eight (8) courses:  
3        1.    N 59-41-39 W a distance of 130.00 feet to a point; Thence  
4        2.    along a curve to the right having a radius of 175.00,  
5    central angle of 16° 58' 41", chord bearing and distance of N  
6    49-47-02 W a distance of 51.67 feet, an arc distance of 51.86  
7    feet to a point; Thence  
8        3.    N 41-17-42 W a distance of 127.37 feet to a point; Thence  
9        4.    S 48-42-18 W a distance of 50.00 feet to a point; Thence  
10       5.    N 46-26-49 W a distance of 1021.22 feet to a point;  
11    Thence  
12       6.    N 11-30-56 E a distance of 278.82 feet to a point; Thence  
13       7.    N 31-09-05 E a distance of 2231.65 feet to a point;  
14    Thence  
15       8.    N 54-04-45 W a distance of 245.93 feet to a point;  
16    Thence along "Parcel PFBC D" the following five (5) courses:  
17       1.    N 09-11-53 E a distance of 397.70 feet to a point; Thence  
18       2.    N 11-25-08 E a distance of 143.11 feet to a point; Thence  
19       3.    N 10-47-15 E a distance of 163.47 feet to a point; Thence  
20       4.    N 15-32-46 W a distance of 176.33 feet to a point; Thence  
21       5.    N 32-17-55 W a distance of 263.05 feet to a point;  
22    Thence along lands now or formerly of Harry J. Foulkrod & Sandra  
23    B. Foulkrod, and concluding along lands now or formerly of Jerry  
24    L. Ross & Paula J. Ross S 59-41-55 E a distance of 1054.94 feet  
25    to a point;  
26    Thence continuing along lands now or formerly of Jerry L. Ross &  
27    Paula J. Ross and concluding along lands now or formerly of  
28    Harry J. Foulkrod & Sandra B. Foulkrod, N 33-59-02 E a distance  
29    of 1204.75 feet to the point of beginning.  
30    Containing 7,808,606 square feet or 179.2609 acres of land,

1 gross area, be the same more or less.

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

10 (d) Land use restriction.--

11 (1) The deed of conveyance shall contain the following  
12 restrictive covenant: "Under and subject to a condition that  
13 the land conveyed herein shall be used solely for  
14 agricultural purposes in the furtherance of the Grantee's  
15 mission of education related to agricultural sciences. Should  
16 the Grantee attempt to convey the property, or utilize it for  
17 any other purpose, the property shall immediately revert to  
18 the Grantor."

19 (2) The conveyance shall be made under and subject to a  
20 restrictive covenant that the Grantee shall convey and record  
21 a perpetual conservation easement to the Clearwater  
22 Conservancy and the Department of Conservation and Natural  
23 Resources as co-holders as that term is defined in the act of  
24 June 22, 2001 (P.L.390, No.29), known as the Conservation and  
25 Preservation Easements Act, their successors and assigns,  
26 that the Grantee shall negotiate with the Clearwater  
27 Conservancy and the Department of Conservation and Natural  
28 Resources and the perpetual conservation easement shall be in  
29 furtherance of the following conservation goals: to preserve  
30 the property's unique natural resources, including the



1 biological resources, native species and their supporting  
2 habitats which include native species that are uncommon in  
3 this Commonwealth; and to preserve the integrity of Spring  
4 Creek, currently designated as a high-quality cold water  
5 fishery which requires the protection of the property's  
6 groundwater recharge value and its springs, wetlands and  
7 floodplains, consistent with and guided by the Master Site  
8 Development Plan and Environmental Assessment, accepted by  
9 the Department of Conservation and Natural Resources and  
10 adopted by Benner Township. The covenant shall provide that  
11 in the event the perpetual conservation easement is not so  
12 conveyed and recorded within two years of the effective date  
13 of the conveyance under subsection (a), then the property  
14 shall immediately revert to the Commonwealth of Pennsylvania.

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

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

30 (g) Costs and fees.--Costs and fees incidental to this

1 conveyance shall be borne by the Grantee.

2 (h) Nonconveyance.--In the event that this conveyance is not  
3 executed within two years of the effective date of this section,  
4 the authority contained in this section shall expire.

5 Section 2. Conveyance to Benner Township in Benner Township,  
6 Centre County, Pennsylvania.

7 (a) Authorization.--The Department of General Services, with  
8 the approval of the Governor, is hereby authorized on behalf of  
9 the Commonwealth of Pennsylvania to grant and convey to Benner  
10 Township certain land and improvements situate in Benner  
11 Township, Centre County for \$1 and under terms and conditions to  
12 be established in an agreement of sale.

13 (b) Description.--The property to be conveyed pursuant to  
14 subsection (a) consists of four parcels totaling 24.8813-acres  
15 and improvements thereon bounded and more particularly described  
16 as follows:

17 PARCEL BENNER A

18 ALL THAT CERTAIN PARCEL or tract of land in Benner Township,  
19 Centre County, Pennsylvania identified as "PARCEL BENNER A" on  
20 plans prepared by Sweetland Engineering and Associates, Inc.,  
21 more fully bounded and described as follows:

22 Beginning at a point in the centerline of Rock Road, Benner  
23 Township Road T-376, at the common southwestern corner of  
24 "Parcel PGC A" and the northwestern corner of the herein  
25 described parcel, said point having coordinates referenced to  
26 the Pennsylvania State Plane Coordinate System North Zone, North  
27 American Datum of 1983 of Northing 249820.5919 and Easting  
28 1947763.3680;

29 Thence along "Parcel Benner A" the following three (3) courses:

30 1. N 24-17-11 E a distance of 16.50 feet to a point; Thence



1        3.    along a curve to the left having a radius of 275.00,  
2    central angle of  $26^{\circ} 32' 18''$ , chord bearing and distance of N  
3    50-15-05 E a distance of 126.24 feet, an arc distance of 127.37  
4    feet to a point; Thence  
5        4.    along a curve to the left having a radius of 325.00,  
6    central angle of  $57^{\circ} 06' 25''$ , chord bearing and distance of N  
7    08-25-44 E a distance of 310.69 feet, an arc distance of 323.93  
8    feet to a point; Thence  
9        5.    N 20-07-28 W a distance of 231.37 feet to a point; Thence  
10       6.    along a curve to the right having a radius of 1025.00,  
11    central angle of  $36^{\circ} 17' 33''$ , chord bearing and distance of N  
12    01-58-42 W a distance of 638.46 feet, an arc distance of 649.26  
13    feet to a point; Thence  
14       7.    N 16-10-05 E a distance of 73.05 feet to a point; Thence  
15       8.    N 16-10-05 E a distance of 27.53 feet to a point; Thence  
16       9.    N 13-11-30 E a distance of 18.17 feet to a point;  
17    Thence continuing along "Parcel PGC B" and concluding along  
18    "Parcel PFBC A.1" N 10-12-55 E a distance of 188.06 feet to a  
19    point;  
20    Thence along "Parcel PFBC A.1" the following four (4) courses:  
21       1.    along a curve to the right having a radius of 225.00,  
22    central angle of  $08^{\circ} 29' 07''$ , chord bearing and distance of N  
23    14-27-29 E a distance of 33.29 feet, an arc distance of 33.32  
24    feet to a point; Thence  
25       2.    along a curve to the right having a radius of 225.00,  
26    central angle of  $04^{\circ} 23' 37''$ , chord bearing and distance of N  
27    20-53-51 E a distance of 17.25 feet, an arc distance of 17.25  
28    feet to a point; Thence  
29       3.    N 23-05-39 E a distance of 18.25 feet to a point; Thence  
30       4.    along a curve to the left having a radius of 175.00,

1 central angle of  $18^{\circ} 09' 42''$ , chord bearing and distance of N  
2 14-00-48 E a distance of 55.24 feet, an arc distance of 55.47  
3 feet to a point;  
4 Thence along "Parcel Benner C" S 85-04-03 E a distance of 50.00  
5 feet to a point;  
6 Thence along "Parcel PFBC B" the following two (2) courses:  
7 1. along a curve to the right having a radius of 225.00,  
8 central angle of  $18^{\circ} 09' 42''$ , chord bearing and distance of S  
9 14-00-48 W a distance of 71.02 feet, an arc distance of 71.32  
10 feet to a point; Thence  
11 2. S 23-05-39 W a distance of 18.25 feet to a point;  
12 Thence continuing along "Parcel PFBC B" and concluding along  
13 "Parcel PGC C" along a curve to the left having a radius of  
14 175.00, central angle of  $12^{\circ} 52' 44''$ , chord bearing and distance  
15 of S 16-39-17 W a distance of 39.25 feet, an arc distance of  
16 39.34 feet to a point;  
17 Thence along "Parcel PGC C" the following eleven (11) courses:  
18 1. S 10-12-55 W a distance of 188.06 feet to a point; Thence  
19 2. S 13-11-30 W a distance of 23.37 feet to a point; Thence  
20 3. S 16-10-05 W a distance of 0.70 feet to a point; Thence  
21 4. S 16-10-05 W a distance of 99.88 feet to a point; Thence  
22 5. along a curve to the left having a radius of 975.00,  
23 central angle of  $36^{\circ} 17' 33''$ , chord bearing and distance of S  
24 01-58-42 E a distance of 607.31 feet, an arc distance of 617.59  
25 feet to a point; Thence  
26 6. S 20-07-28 E a distance of 231.37 feet to a point; Thence  
27 7. along a curve to the right having a radius of 375.00,  
28 central angle of  $57^{\circ} 06' 24''$ , chord bearing and distance of S  
29 08-25-44 W a distance of 358.48 feet, an arc distance of 373.76  
30 feet to a point; Thence



3. N 77-55-12 W a distance of 100.00 feet to a point at the western corner of the herein described parcel;  
Thence along "Parcel PGC A" N 54-42-51 E a distance of 624.93 feet to a point at the northeastern corner of the herein described parcel;  
Thence along a line which is 75 feet north of and parallel to the high water mark of Spring Creek and along the northern line of "Parcel PFBC B" the following five (5) courses:

1. S 25-08-57 E a distance of 100.00 feet to a point; Thence
2. S 23-08-55 W a distance of 200.00 feet to a point; Thence
3. S 36-32-53 W a distance of 100.00 feet to a point; Thence
4. S 58-08-54 W a distance of 90.42 feet to a point; Thence
5. S 01-53-40 W a distance of 145.21 feet to the point of beginning.

Containing 106,692 square feet or 2.4493 acres of land, gross area, be the same more or less.

PARCEL BENNER D

Beginning at a point in the northern right-of-way line of SR0150, the Benner Pike, a variable width right-of-way at the intersection with the northeastern line of Prison Road "D", said point having coordinates referenced to the Pennsylvania State Plane Coordinate System North Zone, North American Datum of 1983 of Northing 255155.4238 and Easting 1960011.9833;

Thence along Prison Road "D" the following four (4) courses:

1. N 74-54-54 W a distance of 97.10 feet to a point; Thence
2. along a curve to the left having a radius of 555.00, central angle of 32° 40' 16", chord bearing and distance of S 88-44-58 W a distance of 312.20 feet, an arc distance of 316.47 feet to a point; Thence
3. S 72-24-50 W a distance of 316.85 feet to a point; Thence

1        4.    S 78-33-51 W a distance of 236.71 feet to a point;  
2    Thence along the southern right-of-way line of SR6026, Section  
3    C03 the following four (4) courses:

- 4        1.    N 41-04-29 E a distance of 77.10 feet to a point; Thence  
5        2.    N 36-07-17 E a distance of 700.65 feet to a point; Thence  
6        3.    along a curve to the right having a radius of 2759.79,  
7    central angle of 14° 31' 53", chord bearing and distance of N  
8    43-23-13 E a distance of 698.06 feet, an arc distance of 699.94  
9    feet to a point; Thence  
10       4.    along a curve to the right having a radius of 255.00,  
11    central angle of 41° 33' 59", chord bearing and distance of N  
12    71-26-09 E a distance of 180.96 feet, an arc distance of 184.99  
13    feet to a point;

14    Thence along the northern right-of-way line of SR0150, the  
15    Benner Pike, the following five (5) courses:

- 16       1.    S 25-13-03 E a distance of 123.39 feet to a point; Thence  
17       2.    S 15-05-06 W a distance of 294.87 feet to a point; Thence  
18       3.    S 12-13-21 W a distance of 200.25 feet to a point; Thence  
19       4.    S 15-05-06 W a distance of 453.78 feet to a point; Thence  
20       5.    S 15-52-44 E a distance of 35.97 feet to the point of  
21    beginning.

22    Containing 592,560 square feet or 13.6033 acres of land, gross  
23    area, be the same more or less.

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



1 the land or improvements erected thereon.

2 (d) Land use restriction.--

3 (1) The deed of conveyance shall contain the following  
4 restrictive covenant: "Under and subject to a restriction  
5 that the land conveyed herein shall be used solely for  
6 passive recreational open space for the benefit of the public  
7 at large. Should the Grantee attempt to convey the property,  
8 or utilize it for any other purpose, the property shall  
9 immediately revert to the Grantor."

10 (2) The conveyance shall be made under and subject to a  
11 restrictive covenant that the Grantee shall convey and record  
12 a perpetual conservation easement to the Clearwater  
13 Conservancy and the Department of Conservation and Natural  
14 Resources as co-holders as that term is defined in the act of  
15 June 22, 2001 (P.L.390, No.29), known as the Conservation and  
16 Preservation Easements Act, their successors and assigns,  
17 that the Grantee shall negotiate with the Clearwater  
18 Conservancy and the Department of Conservation and Natural  
19 Resources and the perpetual conservation easement shall be in  
20 furtherance of the following conservation goals: to preserve  
21 the property's unique natural resources, including the  
22 biological resources, native species and their supporting  
23 habitats which include native species that are uncommon in  
24 this Commonwealth; and to preserve the integrity of Spring  
25 Creek, currently designated as a high-quality cold water  
26 fishery which requires the protection of the property's  
27 groundwater recharge value and its springs, wetlands and  
28 floodplains, consistent with and guided by the Master Site  
29 Development Plan and Environmental Assessment, accepted by  
30 the Department of Conservation and Natural Resources and

1        adopted by Benner Township. The covenant shall provide that  
2        in the event the perpetual conservation easement is not so  
3        conveyed and recorded within two years of the effective date  
4        of the conveyance under subsection (a), then the property  
5        shall immediately revert to the Commonwealth of Pennsylvania.

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

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

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

23       (h) Nonconveyance.--In the event that this conveyance is not  
24       executed within two years of the effective date of this section,  
25       the authority contained in this section shall expire.

26       Section 3. Conveyance to the Pennsylvania Fish and Boat  
27                   Commission in Benner Township, Centre County,  
28                   Pennsylvania.

29       (a) Authorization.--The Department of General Services, with  
30       the approval of the Governor, is hereby authorized on behalf of

1 the Commonwealth of Pennsylvania to grant and convey to the  
2 Pennsylvania Fish and Boat Commission certain land and  
3 improvements situate in Benner Township, Centre County for  
4 \$19,000 and under terms and conditions to be established in an  
5 agreement of sale or other appropriate agreement.

6 (b) Description.--The property to be conveyed pursuant to  
7 subsection (a) consists of six parcels totaling 141.3022-acres  
8 and improvements thereon bounded and more particularly described  
9 as follows:

10 PARCEL PFBC A.1

11 Beginning at a point in the northwestern line of "Parcel Benner  
12 B" at the common eastern corner of "Parcel PGC B" and the  
13 southeastern corner of the herein described parcel, said point  
14 having coordinates referenced to the Pennsylvania State Plane  
15 Coordinate System North Zone, North American Datum of 1983 of  
16 Northing 251600.6722 and Easting 1951623.4896;

17 Thence along "Parcel PGC B" the following four (4) courses:

- 18 1. N 85-24-22 W a distance of 700.00 feet to a point; Thence  
19 2. S 86-46-03 W a distance of 700.00 feet to a point; Thence  
20 3. S 61-58-13 W a distance of 480.00 feet to a point; Thence  
21 4. S 63-53-59 W a distance of 1280.00 feet to a point;

22 Thence along a line which is 75 feet east of and parallel to the  
23 high water mark of Spring Creek and along the western line of  
24 "Parcel PGC B" the following eleven (11) courses:

- 25 1. S 02-25-05 E a distance of 200.00 feet to a point; Thence  
26 2. S 33-28-03 E a distance of 200.00 feet to a point; Thence  
27 3. S 36-53-58 E a distance of 200.00 feet to a point; Thence  
28 4. S 30-53-52 E a distance of 200.00 feet to a point; Thence  
29 5. S 20-29-48 E a distance of 200.00 feet to a point; Thence  
30 6. S 03-47-47 E a distance of 200.00 feet to a point; Thence

1        7.    S 13-39-49 W a distance of 200.00 feet to a point; Thence  
2        8.    S 34-56-58 W a distance of 200.00 feet to a point; Thence  
3        9.    S 44-23-35 W a distance of 200.00 feet to a point; Thence  
4        10.   S 47-37-56 W a distance of 200.00 feet to a point;  
5 Thence  
6        11.   S 53-57-43 W a distance of 73.77 feet to a point;  
7 Thence crossing Spring Creek and along the eastern line of  
8 "Parcel PFBC A.3" N 68-16-09 W a distance of 309.10 feet to a  
9 point;  
10 Thence continuing along the eastern line of "Parcel PFBC A.3" N  
11 35-59-57 W a distance of 16.50 feet to a point;  
12 Thence along the centerline of Rock Road, Benner Township Road  
13 T-376, the following two (2) courses:  
14        1.    N 54-00-03 E a distance of 150.00 feet to a point; Thence  
15        2.    along a curve to the left having a radius of 125.00,  
16 central angle of 44° 24' 29", chord bearing and distance of N  
17 31-47-48 E a distance of 94.48 feet, an arc distance of 96.88  
18 feet to a point;  
19 Thence along a line which is 75 feet north of and parallel to  
20 the high water mark of Spring Creek and along the southern line  
21 of "Parcel DGS\DOC A" the following four (4) courses:  
22        1.    S 80-24-26 E a distance of 16.50 feet to a point; Thence  
23        2.    N 78-09-51 E a distance of 177.20 feet to a point; Thence  
24        3.    N 31-29-51 E a distance of 279.62 feet to a point; Thence  
25        4.    N 17-44-53 E a distance of 176.53 feet to a point;  
26 Thence along the southern line of "Parcel PFBC A.2" the  
27 following thirty-three (33) courses:  
28        1.    N 00-15-54 E a distance of 68.36 feet to a point; Thence  
29        2.    N 28-08-28 W a distance of 88.17 feet to a point; Thence  
30        3.    N 14-32-35 W a distance of 223.17 feet to a point; Thence

1 4. N 27-49-34 W a distance of 116.67 feet to a point; Thence  
2 5. N 37-54-59 W a distance of 108.43 feet to a point; Thence  
3 6. N 45-12-17 W a distance of 204.63 feet to a point; Thence  
4 7. N 52-19-45 W a distance of 122.46 feet to a point; Thence  
5 8. N 31-02-11 W a distance of 147.00 feet to a point; Thence  
6 9. N 14-45-15 W a distance of 85.24 feet to a point; Thence  
7 10. N 02-01-18 W a distance of 125.84 feet to a point;  
8 Thence  
9 11. N 01-16-42 E a distance of 261.97 feet to a point;  
10 Thence  
11 12. N 17-29-15 E a distance of 105.26 feet to a point;  
12 Thence  
13 13. N 37-51-33 E a distance of 137.92 feet to a point;  
14 Thence  
15 14. N 53-29-48 E a distance of 97.99 feet to a point; Thence  
16 15. N 60-33-06 E a distance of 249.61 feet to a point;  
17 Thence  
18 16. N 69-48-02 E a distance of 238.48 feet to a point;  
19 Thence  
20 17. N 78-54-44 E a distance of 173.82 feet to a point;  
21 Thence  
22 18. N 83-30-53 E a distance of 170.71 feet to a point;  
23 Thence  
24 19. N 76-25-31 E a distance of 267.17 feet to a point;  
25 Thence  
26 20. N 74-00-03 E a distance of 145.21 feet to a point;  
27 Thence  
28 21. N 69-51-05 E a distance of 183.44 feet to a point;  
29 Thence  
30 22. N 66-53-24 E a distance of 376.04 feet to a point;

1 Thence  
2 23. N 73-43-57 E a distance of 132.10 feet to a point;  
3 Thence  
4 24. N 84-55-09 E a distance of 118.94 feet to a point;  
5 Thence  
6 25. S 86-40-10 E a distance of 244.97 feet to a point;  
7 Thence  
8 26. S 83-18-47 E a distance of 331.56 feet to a point;  
9 Thence  
10 27. S 76-20-57 E a distance of 165.43 feet to a point;  
11 Thence  
12 28. S 57-13-18 E a distance of 126.23 feet to a point;  
13 Thence  
14 29. S 82-32-40 E a distance of 92.30 feet to a point; Thence  
15 30. S 71-57-02 E a distance of 115.26 feet to a point;  
16 Thence  
17 31. S 76-07-01 E a distance of 87.66 feet to a point; Thence  
18 32. S 87-19-03 E a distance of 111.46 feet to a point;  
19 Thence  
20 33. N 82-57-33 E a distance of 18.18 feet to a point;  
21 Thence along "Parcel Benner C" S 01-53-41 W a distance of 32.61  
22 feet to a point at the common southwestern corner of "Parcel  
23 Benner C" and the northwestern corner of "Parcel Benner B";  
24 Thence along "Parcel Benner B" the following four (4) courses:  
25 1. along a curve to the right having a radius of 175.00,  
26 central angle of 18° 09' 40", chord bearing and distance of S  
27 14-00-49 W a distance of 55.24 feet, an arc distance of 55.47  
28 feet to a point;  
29 Thence  
30 2. S 23-05-39 W a distance of 18.25 feet to a point; Thence



1        12.    S 66-53-24 W a distance of 376.04 feet to a point;  
2    Thence  
3        13.    S 69-51-05 W a distance of 183.44 feet to a point;  
4    Thence  
5        14.    S 74-00-03 W a distance of 145.21 feet to a point;  
6    Thence  
7        15.    S 76-25-31 W a distance of 267.17 feet to a point;  
8    Thence  
9        16.    S 83-30-53 W a distance of 170.71 feet to a point;  
10   Thence  
11       17.    S 78-54-44 W a distance of 173.82 feet to a point;  
12   Thence  
13       18.    S 69-48-02 W a distance of 238.48 feet to a point;  
14   Thence  
15       19.    S 60-33-06 W a distance of 249.61 feet to a point;  
16   Thence  
17       20.    S 53-29-48 W a distance of 97.99 feet to a point; Thence  
18       21.    S 37-51-33 W a distance of 137.92 feet to a point;  
19   Thence  
20       22.    S 17-29-15 W a distance of 105.26 feet to a point;  
21   Thence  
22       23.    S 01-16-42 W a distance of 261.97 feet to a point;  
23   Thence  
24       24.    S 02-01-18 E a distance of 125.84 feet to a point;  
25   Thence  
26       25.    S 14-45-15 E a distance of 85.24 feet to a point; Thence  
27       26.    S 31-02-11 E a distance of 147.00 feet to a point;  
28   Thence  
29       27.    S 52-19-45 E a distance of 122.46 feet to a point;  
30   Thence



1        28.    S 45-12-17 E a distance of 204.63 feet to a point;  
2    Thence  
3        29.    S 37-54-59 E a distance of 108.43 feet to a point;  
4    Thence  
5        30.    S 27-49-34 E a distance of 116.67 feet to a point;  
6    Thence  
7        31.    S 14-32-35 E a distance of 223.17 feet to a point;  
8    Thence  
9        32.    S 28-08-28 E a distance of 88.17 feet to a point; Thence  
10       33.    S 00-15-54 W a distance of 68.36 feet to a point at the  
11    southern corner of the herein described parcel;  
12    Thence along "Parcel DGS\DOC A" the following two (2) courses:  
13       1.    N 72-15-07 W a distance of 150.00 feet to a point; Thence  
14       2.    N 68-49-38 W a distance of 300.54 feet to a point at the  
15    common northern corner of "Parcel DGS\DOC A", the eastern corner  
16    of "Parcel Benner A", a southwestern corner of "Parcel PGC A",  
17    and the western corner of the herein described parcel;  
18    Thence along "Parcel PGC A" N 17-44-53 E a distance of 365.30  
19    feet to a point;  
20    Thence along a line which is 75 feet north of and parallel to  
21    the high water mark of Spring Creek and along the southern line  
22    of "Parcel PGC A" the following twenty-two (22) courses:  
23       1.    N 45-15-05 W a distance of 111.36 feet to a point; Thence  
24       2.    N 54-17-58 W a distance of 200.00 feet to a point; Thence  
25       3.    N 23-22-25 W a distance of 150.00 feet to a point; Thence  
26       4.    N 16-02-38 W a distance of 200.00 feet to a point; Thence  
27       5.    N 01-54-23 W a distance of 200.00 feet to a point; Thence  
28       6.    N 06-26-37 E a distance of 200.00 feet to a point; Thence  
29       7.    N 25-35-50 E a distance of 200.00 feet to a point; Thence  
30       8.    N 49-38-01 E a distance of 200.00 feet to a point; Thence

1        9.    N 60-42-17 E a distance of 200.00 feet to a point; Thence  
2        10.   N 67-20-31 E a distance of 200.00 feet to a point;  
3 Thence  
4        11.   N 74-43-47 E a distance of 200.00 feet to a point;  
5 Thence  
6        12.   N 81-26-27 E a distance of 200.00 feet to a point;  
7 Thence  
8        13.   N 80-12-24 E a distance of 200.00 feet to a point;  
9 Thence  
10       14.   N 75-26-31 E a distance of 200.00 feet to a point;  
11 Thence  
12       15.   N 72-27-15 E a distance of 200.00 feet to a point;  
13 Thence  
14       16.   N 65-15-58 E a distance of 200.00 feet to a point;  
15 Thence  
16       17.   N 69-20-43 E a distance of 200.00 feet to a point;  
17 Thence  
18       18.   N 74-18-54 E a distance of 200.00 feet to a point;  
19 Thence  
20       19.   S 88-35-04 E a distance of 300.00 feet to a point;  
21 Thence  
22       20.   S 83-47-42 E a distance of 400.00 feet to a point;  
23 Thence  
24       21.   S 76-53-53 E a distance of 200.00 feet to a point;  
25 Thence  
26       22.   S 66-27-44 E a distance of 200.00 feet to a point;  
27 Thence along a line which is 75 feet north of and parallel to  
28 the high water mark of Spring Creek and along the southern line  
29 of "Parcel Benner C" the following two (2) courses.  
30       1.    S 77-55-12 E a distance of 100.00 feet to a point; Thence



1 Thence along lands now or formerly of Kathryn N. Williams &  
2 Kelly D. Stocker S 49-16-53 W a distance of 202.25 feet to a  
3 point;  
4 Thence continuing along lands of Kathryn N. Williams & Kelly D.  
5 Stocker and concluding along lands now or formerly of Betty H.  
6 Delafield S 00-28-07 E a distance of 395.13 feet to a point;  
7 Thence continuing along lands of Betty H. Delafield S 49-34-41 W  
8 a distance of 35.38 feet to a point;  
9 Thence along the centerline of Rock Road, Benner Township Road  
10 T-376, the following nine (9) courses:  
11 1. along a curve to the right having a radius of 275.00,  
12 central angle of 32° 29' 26", chord bearing and distance of N  
13 12-59-49 W a distance of 153.86 feet, an arc distance of 155.94  
14 feet to a point; Thence  
15 2. N 03-14-55 E a distance of 84.14 feet to a point; Thence  
16 3. N 05-39-58 E a distance of 206.45 feet to a point; Thence  
17 4. along a curve to the left having a radius of 650.00,  
18 central angle of 17° 16' 07", chord bearing and distance of N  
19 02-58-05 W a distance of 195.17 feet, an arc distance of 195.91  
20 feet to a point; Thence  
21 5. N 11-36-09 W a distance of 474.71 feet to a point; Thence  
22 6. along a curve to the right having a radius of 190.00,  
23 central angle of 91° 34' 54", chord bearing and distance of N  
24 34-11-18 E a distance of 272.38 feet, an arc distance of 303.70  
25 feet to a point; Thence  
26 7. N 79-58-45 E a distance of 236.84 feet to a point; Thence  
27 8. along a curve to the left having a radius of 600.00,  
28 central angle of 25° 58' 42", chord bearing and distance of N  
29 66-59-24 E a distance of 269.72 feet, an arc distance of 272.04  
30 feet to a point; Thence

1 9. N 54-00-03 E a distance of 242.64 feet to the point of  
2 beginning.

3 Containing 366,243 square feet or 8.4078 acres of land, gross  
4 area, be the same more or less.

5 PARCEL PFBC B

6 Beginning at a point in the eastern line of "Parcel Benner B" at  
7 the common northwestern corner of "Parcel PGC C" and the  
8 southwestern corner of the herein described parcel, said point  
9 having coordinates referenced to the Pennsylvania State Plane  
10 Coordinate System North Zone, North American Datum of 1983 of  
11 Northing 251677.6887 and Easting 1951689.0572;

12 Thence along "Parcel Benner B" the following three (3) courses:

13 1. along a curve to the right having a radius of 175.00,  
14 central angle of  $07^{\circ} 09' 54''$ , chord bearing and distance of N  
15 19-30-43 E a distance of 21.87 feet, an arc distance of 21.88  
16 feet to a point; Thence

17 2. N 23-05-39 E a distance of 18.25 feet to a point; Thence

18 3. along a curve to the left having a radius of 225.00,  
19 central angle of  $18^{\circ} 09' 42''$ , chord bearing and distance of N  
20 14-00-48 E a distance of 71.02 feet, an arc distance of 71.32  
21 feet to a point at the common northeastern corner of "Parcel  
22 Benner B" and the southern corner of "Parcel Benner C";

23 Thence along "Parcel Benner C" N 01-53-40 E a distance of 145.21  
24 feet to a point;

25 Thence along a line which is 75 feet northerly of and parallel  
26 to the high water mark of Spring Creek and continuing along the  
27 southern line of "Parcel Benner C" the following four (4)  
28 courses:

29 1. N 58-08-54 E a distance of 90.42 feet to a point; Thence

30 2. N 36-32-53 E a distance of 100.00 feet to a point; Thence

1        3.    N 23-08-55 E a distance of 200.00 feet to a point; Thence  
2        4.    N 25-08-57 W a distance of 100.00 feet to a point;  
3 Thence continuing along a line which is 75 feet northerly of and  
4 parallel to the high water mark of Spring Creek and along the  
5 southern line of "Parcel PGC A" the following thirty-four (34)  
6 courses:

7        1.    N 14-20-15 E a distance of 200.00 feet to a point; Thence  
8        2.    N 19-21-44 E a distance of 200.00 feet to a point; Thence  
9        3.    N 27-15-09 E a distance of 400.00 feet to a point; Thence  
10       4.    N 34-13-11 E a distance of 100.00 feet to a point; Thence  
11       5.    N 60-39-01 E a distance of 100.00 feet to a point; Thence  
12       6.    N 86-01-41 E a distance of 200.00 feet to a point; Thence  
13       7.    S 67-46-47 E a distance of 200.00 feet to a point; Thence  
14       8.    S 62-43-50 E a distance of 200.00 feet to a point; Thence  
15       9.    S 83-51-54 E a distance of 275.00 feet to a point; Thence  
16       10.   N 42-51-30 E a distance of 200.00 feet to a point;

17 Thence

18       11.   N 03-17-43 E a distance of 200.00 feet to a point;

19 Thence

20       12.   N 07-18-20 W a distance of 200.00 feet to a point;

21 Thence

22       13.   N 11-42-32 W a distance of 200.00 feet to a point;

23 Thence

24       14.   N 01-00-28 W a distance of 399.95 feet to a point;

25 Thence

26       15.   N 27-09-59 E a distance of 200.00 feet to a point;

27 Thence

28       16.   N 15-42-25 E a distance of 200.00 feet to a point;

29 Thence

30       17.   N 29-26-17 E a distance of 200.00 feet to a point;

1 Thence  
2 18. N 59-33-35 E a distance of 200.00 feet to a point;  
3 Thence  
4 19. N 73-33-17 E a distance of 200.00 feet to a point;  
5 Thence  
6 20. N 89-50-51 E a distance of 200.00 feet to a point;  
7 Thence  
8 21. S 75-17-03 E a distance of 200.00 feet to a point;  
9 Thence  
10 22. S 65-28-09 E a distance of 200.00 feet to a point;  
11 Thence  
12 23. S 73-44-21 E a distance of 531.35 feet to a point;  
13 Thence  
14 24. S 66-02-14 E a distance of 200.00 feet to a point;  
15 Thence  
16 25. N 74-46-00 E a distance of 200.00 feet to a point;  
17 Thence  
18 26. N 45-22-46 E a distance of 200.00 feet to a point;  
19 Thence  
20 27. N 15-52-08 E a distance of 200.00 feet to a point;  
21 Thence  
22 28. N 06-46-03 E a distance of 200.00 feet to a point;  
23 Thence  
24 29. N 16-30-00 W a distance of 200.00 feet to a point;  
25 Thence  
26 30. N 03-02-20 W a distance of 200.00 feet to a point;  
27 Thence  
28 31. N 19-14-02 E a distance of 200.00 feet to a point;  
29 Thence  
30 32. N 19-00-42 E a distance of 200.00 feet to a point;

1 Thence  
2 33. N 60-22-11 E a distance of 200.00 feet to a point;  
3 Thence  
4 34. N 71-36-30 E a distance of 56.86 feet to a point at the  
5 northeastern corner of the herein described parcel;  
6 Thence continuing along "Parcel PGC A" S 17-04-41 E a distance  
7 of 53.02 feet to a point at a northwestern corner of "Parcel  
8 PFBC C";  
9 Thence along "Parcel PFBC C" S 17-04-41 E a distance of 145.56  
10 feet to a point in the northern line of "Parcel PGC D" at the  
11 common southwestern corner of "Parcel PFBC C and the  
12 southeastern corner of the herein described parcel; Thence along  
13 a line which is 75 feet southerly of and parallel to the high  
14 water mark of Spring Creek and along the northern line of  
15 "Parcel PGC D" the following five (5) courses:  
16 1. S 66-10-55 W a distance of 100.00 feet to a point; Thence  
17 2. S 25-26-01 W a distance of 100.00 feet to a point; Thence  
18 3. S 13-59-17 W a distance of 200.00 feet to a point; Thence  
19 4. S 06-45-25 E a distance of 200.00 feet to a point; Thence  
20 5. S 03-13-44 E a distance of 200.00 feet to a point in the  
21 eastern line of "Parcel DGS\DOC C"; Thence along the eastern,  
22 northern and western lines of "Parcel DGS\DOC C" the following  
23 three (3) courses:  
24 1. N 83-31-21 W a distance of 19.82 feet to a point; Thence  
25 2. S 06-28-39 W a distance of 150.00 feet to a point; Thence  
26 3. S 83-31-21 E a distance of 45.69 feet to a point at the  
27 northeastern corner of "Parcel PGC C";  
28 Thence along a line which is 75 feet southerly of and parallel  
29 to the high water mark of Spring Creek and along the northern  
30 line of "Parcel PGC C" the following twenty-five (25) courses:



1        1.    S 08-52-47 W a distance of 264.06 feet to a point; Thence  
2        2.    S 50-06-08 W a distance of 200.00 feet to a point; Thence  
3        3.    S 34-44-06 W a distance of 200.00 feet to a point; Thence  
4        4.    S 59-53-33 W a distance of 200.00 feet to a point; Thence  
5        5.    N 74-04-29 W a distance of 350.00 feet to a point; Thence  
6        6.    N 72-35-33 W a distance of 1000.00 feet to a point;  
7 Thence  
8        7.    S 80-59-33 W a distance of 200.00 feet to a point; Thence  
9        8.    S 50-42-08 W a distance of 200.00 feet to a point; Thence  
10       9.    S 22-31-04 W a distance of 400.00 feet to a point; Thence  
11       10.   S 05-33-01 E a distance of 850.00 feet to a point;  
12 Thence  
13       11.   S 18-13-11 W a distance of 200.00 feet to a point;  
14 Thence  
15       12.   S 29-56-54 W a distance of 200.00 feet to a point;  
16 Thence  
17       13.   S 61-22-31 W a distance of 200.00 feet to a point;  
18 Thence  
19       14.   N 87-43-29 W a distance of 200.00 feet to a point;  
20 Thence  
21       15.   N 81-27-29 W a distance of 200.00 feet to a point;  
22 Thence  
23       16.   N 72-54-05 W a distance of 200.00 feet to a point;  
24 Thence  
25       17.   N 72-05-47 W a distance of 200.00 feet to a point;  
26 Thence  
27       18.   S 33-10-18 W a distance of 300.00 feet to a point;  
28 Thence  
29       19.   S 24-26-52 W a distance of 200.00 feet to a point;  
30 Thence



1 E a distance of 462.09 feet to a point;  
2 Thence along a line which is 75 feet southerly of and parallel  
3 to the high water mark of Spring Creek and along the  
4 Northwestern line of "Parcel PGC D" the following eight (8)  
5 courses:

6 1. S 11-11-35 W a distance of 122.33 feet to a point; Thence  
7 2. S 23-31-50 W a distance of 61.33 feet to a point; Thence  
8 3. S 57-22-30 W a distance of 132.86 feet to a point; Thence  
9 4. S 71-24-08 W a distance of 131.36 feet to a point; Thence  
10 5. S 75-27-57 W a distance of 118.52 feet to a point; Thence  
11 6. S 75-20-56 W a distance of 207.47 feet to a point; Thence  
12 7. S 80-41-09 W a distance of 148.12 feet to a point; Thence  
13 8. S 70-43-44 W a distance of 93.07 feet to a point at the  
14 common southeastern corner of "Parcel PFBC B" and the  
15 southwestern corner of the herein described parcel;

16 Thence along "Parcel PFBC B" N 17-04-41 W a distance of 145.56  
17 feet to a point in the eastern line of "Parcel PFBC B" at a  
18 southwestern corner of "Parcel PGC A" and the northwestern  
19 corner of the herein described parcel;

20 Thence along a line which is 75 feet northerly of and parallel  
21 to the high water mark of Spring Creek and along the  
22 southeastern line of "Parcel PGC A" the following twelve (12)  
23 courses:

24 1. N 74-44-21 E a distance of 99.88 feet to a point; Thence  
25 2. N 77-55-55 E a distance of 153.16 feet to a point; Thence  
26 3. N 76-24-41 E a distance of 202.18 feet to a point; Thence  
27 4. N 75-13-08 E a distance of 115.85 feet to a point; Thence  
28 5. N 74-06-26 E a distance of 112.91 feet to a point; Thence  
29 6. N 60-58-26 E a distance of 79.87 feet to a point; Thence  
30 7. N 11-11-35 E a distance of 75.95 feet to a point; Thence



1        3.    S 73-37-17 W a distance of 411.21 feet to a point; Thence  
2        4.    N 60-16-51 W a distance of 291.70 feet to a point; Thence  
3        5.    N 47-46-09 W a distance of 380.21 feet to a point in the  
4    southeastern line of lands now or formerly of the Pennsylvania  
5    Fish & Boat Commission, Centre County Deed Book 152, Page 30 the  
6    "Bressler Tract", at the northern corner of "Parcel PGC D";  
7    Thence along various tracts of land the Pennsylvania Fish & Boat  
8    Commission the following twenty eight (28) courses:  
9        1.    N 29-13-00 E a distance of 76.75 feet to a point; Thence  
10       2.    N 35-01-00 W a distance of 132.00 feet to a point; Thence  
11       3.    N 44-14-00 E a distance of 112.20 feet to a point; Thence  
12       4.    N 44-41-00 W a distance of 429.00 feet to a point; Thence  
13       5.    S 61-14-00 W a distance of 198.00 feet to a point; Thence  
14       6.    N 69-01-00 W a distance of 47.85 feet to a point; Thence  
15       7.    N 87-31-00 W a distance of 85.80 feet to a point; Thence  
16       8.    S 77-29-00 W a distance of 75.90 feet to a point; Thence  
17       9.    S 63-09-44 W a distance of 68.80 feet to a point; Thence  
18       10.   N 61-19-51 W a distance of 85.80 feet to a point; Thence  
19       11.   N 01-54-51 W a distance of 173.25 feet to a point;  
20    Thence  
21       12.   N 42-50-09 E a distance of 84.15 feet to a point; Thence  
22       13.   N 68-50-09 E a distance of 193.05 feet to a point;  
23    Thence  
24       14.   S 82-54-51 E a distance of 277.20 feet to a point;  
25    Thence  
26       15.   S 55-49-51 E a distance of 181.50 feet to a point;  
27    Thence  
28       16.   S 39-09-51 E a distance of 174.90 feet to a point;  
29    Thence  
30       17.   S 38-50-43 E a distance of 323.09 feet to a point;

1 Thence  
2 18. S 41-10-03 E a distance of 218.21 feet to a point;  
3 Thence  
4 19. S 53-47-45 E a distance of 165.00 feet to a point;  
5 Thence  
6 20. S 74-32-45 E a distance of 82.50 feet to a point; Thence  
7 21. N 80-42-15 E a distance of 184.80 feet to a point;  
8 Thence  
9 22. N 27-03-45 E a distance of 734.60 feet to a point;  
10 Thence  
11 23. N 31-57-45 W a distance of 108.90 feet to a point;  
12 Thence  
13 24. N 44-02-45 W a distance of 188.10 feet to a point;  
14 Thence  
15 25. N 55-32-45 W a distance of 120.45 feet to a point;  
16 Thence  
17 26. N 62-36-06 W a distance of 675.99 feet to a point;  
18 Thence  
19 27. N 50-27-37 W a distance of 209.00 feet to a point;  
20 Thence  
21 28. S 69-22-38 E a distance of 1278.90 feet to the point of  
22 beginning.

23 Containing 1,130,364 square feet or 25.9496 acres of land, gross  
24 area, be the same more or less.

25 (c) Easements.--The conveyance shall be made under and  
26 subject to all lawful and enforceable easements, servitudes and  
27 rights of others, including but not confined to streets,  
28 roadways and rights of any telephone, telegraph, water,  
29 electric, gas or pipeline companies, as well as under and  
30 subject to any lawful and enforceable estates or tenancies

1 vested in third persons appearing of record, for any portion of  
2 the land or improvements erected thereon.

3 (d) Land use restriction.--The deed of conveyance shall  
4 contain the following restrictive covenant: "Under and subject  
5 to a condition that the land conveyed herein shall be used  
6 solely by the Pennsylvania Fish and Boat Commission to carry out  
7 their legislatively mandated functions and for no other purpose.  
8 Should the Grantee attempt to convey the property, or utilize it  
9 for any other purpose, the property shall immediately revert to  
10 the Grantor."

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

14 (f) Cost and fees.--Costs and fees incidental to this  
15 conveyance shall be borne by the Grantee.

16 (g) Nonconveyance.--In the event that this conveyance is not  
17 executed within two years of the effective date of this section,  
18 the authority contained in this section shall expire.

19 Section 4. Conveyance to the Pennsylvania Game Commission in  
20 Benner Township, Centre County, Pennsylvania.

21 (a) Authorization.--The Department of General Services, with  
22 the approval of the Governor, is hereby authorized on behalf of  
23 the Commonwealth of Pennsylvania to grant and convey to the  
24 Pennsylvania Game Commission certain land and improvements  
25 situate in Benner Township, Centre County for \$1,092,501 and  
26 under terms and conditions to be established in an agreement of  
27 sale or other appropriate agreement.

28 (b) Description.--The property to be conveyed pursuant to  
29 subsection (a) consists of four parcels of land totaling  
30 1,211.1990-acres and improvements thereon bounded and more

1 particularly described as follows:

2 PARCEL PGC A

3 Beginning at a point at the intersection of the centerline of  
4 Rock Road, Benner Township Road T-376 with the centerline of  
5 Barnes Lane, Benner Township Road T-343 at the western corner of  
6 the herein described parcel, said point having coordinates  
7 referenced to the Pennsylvania State Plane Coordinate System  
8 North Zone, North American Datum of 1983 of Northing 250867.8777  
9 and Easting 1946233.7424;

10 Thence along the centerline of Barnes Lane N 75-52-24 E a  
11 distance of 906.10 feet to a point;

12 Thence continuing along the centerline of Barnes Lane and  
13 concluding along lands now or formerly of The Pennsylvania State  
14 University N 76-16-00 E a distance of 729.03 feet to a point;

15 Thence along lands now or formerly of The Pennsylvania State  
16 University the following two (2) courses:

17 1. N 46-01-11 E a distance of 1174.65 feet to a point;

18 Thence

19 2. N 37-20-05 W a distance of 1121.00 feet to a point;

20 Thence along the centerline of Barnes Lane the following five  
21 (5) courses:

22 1. along a curve to the right having a radius of 222.50,  
23 central angle of 33° 58' 59", chord bearing and distance of N  
24 38-12-46 E a distance of 130.04 feet, an arc distance of 131.97  
25 feet to a point; Thence

26 2. N 55-12-16 E a distance of 173.69 feet to a point; Thence

27 3. N 54-32-13 E a distance of 246.09 feet to a point; Thence

28 4. N 35-48-18 W a distance of 220.53 feet to a point; Thence

29 5. N 26-06-44 E a distance of 969.25 feet to a point;

30 Thence along lands now or formerly of The Pennsylvania State



1 University the following nine (9) courses:

2 1. S 37-42-30 E a distance of 903.31 feet to a point; Thence

3 2. S 37-42-30 E a distance of 858.16 feet to a point; Thence

4 3. N 31-57-27 E a distance of 1283.54 feet to a point;

5 Thence

6 4. N 57-27-12 W a distance of 278.61 feet to a point; Thence

7 5. N 32-21-26 E a distance of 312.52 feet to a point; Thence

8 6. N 56-42-41 W a distance of 976.45 feet to a point; Thence

9 7. N 56-49-35 W a distance of 313.91 feet to a point in the

10 centerline of Barnes Lane; Thence

11 8. N 57-09-12 W a distance of 585.95 feet to a point; Thence

12 9. N 57-08-47 W a distance of 519.25 feet to a point in a

13 southern line of lands now or formerly of Jesse P. and Barbara

14 J. Schaeffer;

15 Thence along lands of Jesse P. and Barbara J. Schaeffer N

16 52-43-46 E a distance of 920.39 feet to a point;

17 Thence along lands now or formerly of The Pennsylvania State

18 University N 52-42-39 E a distance of 2283.77 feet to a point;

19 Thence along the centerline of Barnes Lane the following five

20 (5) courses:

21 1. N 46-26-16 E a distance of 57.98 feet to a point; Thence

22 2. N 53-47-56 E a distance of 298.55 feet to a point; Thence

23 3. N 54-50-37 E a distance of 558.06 feet to a point; Thence

24 4. N 54-12-32 E a distance of 822.91 feet to a point; Thence

25 5. N 54-07-25 E a distance of 71.92 feet to a point;

26 Thence along lands now or formerly of William J., Sandra R. and

27 John R. Ross the following two (2) courses:

28 1. S 44-27-16 E a distance of 2189.69 feet to a point;

29 Thence

30 2. N 72-30-02 E a distance of 330.70 feet to a point;

1 Thence along lands now or formerly of the Pennsylvania Fish and  
2 Boat Commission the following six (6) courses:

- 3 1. N 76-23-13 E a distance of 26.40 feet to a point; Thence
- 4 2. S 31-08-47 E a distance of 151.80 feet to a point; Thence
- 5 3. S 48-08-47 E a distance of 660.00 feet to a point; Thence
- 6 4. S 66-08-47 E a distance of 577.50 feet to a point; Thence
- 7 5. S 84-08-47 E a distance of 495.00 feet to a point; Thence
- 8 6. S 81-38-47 E a distance of 396.00 feet to a point;

9 Thence along "Parcel PFBC C" the following twelve (12) courses:

- 10 1. S 76-04-56 E a distance of 186.23 feet to a point; Thence
- 11 2. S 66-23-58 E a distance of 81.76 feet to a point; Thence
- 12 3. S 43-01-16 E a distance of 46.79 feet to a point; Thence
- 13 4. S 32-03-06 E a distance of 41.87 feet to a point; Thence
- 14 5. S 20-40-38 E a distance of 71.75 feet to a point; Thence
- 15 6. S 11-11-35 W a distance of 75.95 feet to a point; Thence
- 16 7. S 60-58-26 W a distance of 79.87 feet to a point; Thence
- 17 8. S 74-06-26 W a distance of 112.91 feet to a point; Thence
- 18 9. S 75-13-08 W a distance of 115.85 feet to a point; Thence
- 19 10. S 76-24-41 W a distance of 202.18 feet to a point;

20 Thence

- 21 11. S 77-55-55 W a distance of 153.16 feet to a point;

22 Thence

- 23 12. S 74-44-21 W a distance of 99.88 feet to a point in the
- 24 western line of "Parcel PFBC B";

25 Thence along "Parcel PFBC B" N 17-04-41 W a distance of 53.02  
26 feet to a point;

27 Thence along a line which is 75 feet northerly of and parallel  
28 to the high water mark of Spring Creek and along the northern  
29 line of "Parcel PFBC B" the following thirty-four (34) courses:

- 30 1. S 71-36-30 W a distance of 56.86 feet to a point; Thence

1        2.    S 60-22-11 W a distance of 200.00 feet to a point; Thence  
2        3.    S 19-00-42 W a distance of 200.00 feet to a point; Thence  
3        4.    S 19-14-02 W a distance of 200.00 feet to a point; Thence  
4        5.    S 03-02-20 E a distance of 200.00 feet to a point; Thence  
5        6.    S 16-30-00 E a distance of 200.00 feet to a point; Thence  
6        7.    S 06-46-03 W a distance of 200.00 feet to a point; Thence  
7        8.    S 15-52-08 W a distance of 200.00 feet to a point; Thence  
8        9.    S 45-22-46 W a distance of 200.00 feet to a point; Thence  
9        10.   S 74-46-00 W a distance of 200.00 feet to a point;  
10 Thence  
11       11.   N 66-02-14 W a distance of 200.00 feet to a point;  
12 Thence  
13       12.   N 73-44-21 W a distance of 531.35 feet to a point;  
14 Thence  
15       13.   N 65-28-09 W a distance of 200.00 feet to a point;  
16 Thence  
17       14.   N 75-17-03 W a distance of 200.00 feet to a point;  
18 Thence  
19       15.   S 89-50-51 W a distance of 200.00 feet to a point;  
20 Thence  
21       16.   S 73-33-17 W a distance of 200.00 feet to a point;  
22 Thence  
23       17.   S 59-33-35 W a distance of 200.00 feet to a point;  
24 Thence  
25       18.   S 29-26-17 W a distance of 200.00 feet to a point;  
26 Thence  
27       19.   S 15-42-25 W a distance of 200.00 feet to a point;  
28 Thence  
29       20.   S 27-09-59 W a distance of 200.00 feet to a point;  
30 Thence

1        21.    S 01-00-28 E a distance of 399.95 feet to a point;  
2    Thence  
3        22.    S 11-42-32 E a distance of 200.00 feet to a point;  
4    Thence  
5        23.    S 07-18-20 E a distance of 200.00 feet to a point;  
6    Thence  
7        24.    S 03-17-43 W a distance of 200.00 feet to a point;  
8    Thence  
9        25.    S 42-51-30 W a distance of 200.00 feet to a point;  
10   Thence  
11       26.    N 83-51-54 W a distance of 275.00 feet to a point;  
12   Thence  
13       27.    N 62-43-50 W a distance of 200.00 feet to a point;  
14   Thence  
15       28.    N 67-46-47 W a distance of 200.00 feet to a point;  
16   Thence  
17       29.    S 86-01-41 W a distance of 200.00 feet to a point;  
18   Thence  
19       30.    S 60-39-01 W a distance of 100.00 feet to a point;  
20   Thence  
21       31.    S 34-13-11 W a distance of 100.00 feet to a point;  
22   Thence  
23       32.    S 27-15-09 W a distance of 400.00 feet to a point;  
24   Thence  
25       33.    S 19-21-44 W a distance of 200.00 feet to a point;  
26   Thence  
27       34.    S 14-20-15 W a distance of 200.00 feet to a point;  
28   Thence along "Parcel Benner C" S 54-42-51 W a distance of 624.93  
29   feet to a point;  
30   Thence along a line which is 75 feet northerly of and parallel

1 to the high water mark of Spring Creek and along the northern  
2 line of "Parcel PFBC A.2" the following twenty-two (22) courses:  
3 1. N 66-27-44 W a distance of 200.00 feet to a point; Thence  
4 2. N 76-53-53 W a distance of 200.00 feet to a point; Thence  
5 3. N 83-47-42 W a distance of 400.00 feet to a point; Thence  
6 4. N 88-35-04 W a distance of 300.00 feet to a point; Thence  
7 5. S 74-18-54 W a distance of 200.00 feet to a point; Thence  
8 6. S 69-20-43 W a distance of 200.00 feet to a point; Thence  
9 7. S 65-15-58 W a distance of 200.00 feet to a point; Thence  
10 8. S 72-27-15 W a distance of 200.00 feet to a point; Thence  
11 9. S 75-26-31 W a distance of 200.00 feet to a point; Thence  
12 10. S 80-12-24 W a distance of 200.00 feet to a point;  
13 Thence  
14 11. S 81-26-27 W a distance of 200.00 feet to a point;  
15 Thence  
16 12. S 74-43-47 W a distance of 200.00 feet to a point;  
17 Thence  
18 13. S 67-20-31 W a distance of 200.00 feet to a point;  
19 Thence  
20 14. S 60-42-17 W a distance of 200.00 feet to a point;  
21 Thence  
22 15. S 49-38-01 W a distance of 200.00 feet to a point;  
23 Thence  
24 16. S 25-35-50 W a distance of 200.00 feet to a point;  
25 Thence  
26 17. S 06-26-37 W a distance of 200.00 feet to a point;  
27 Thence  
28 18. S 01-54-23 E a distance of 200.00 feet to a point;  
29 Thence  
30 19. S 16-02-38 E a distance of 200.00 feet to a point;

1 Thence  
2 20. S 23-22-25 E a distance of 150.00 feet to a point;  
3 Thence  
4 21. S 54-17-58 E a distance of 200.00 feet to a point;  
5 Thence  
6 22. S 45-15-05 E a distance of 111.36 feet to a point;  
7 Thence continuing along the northern line of "Parcel PFBC A.2" S  
8 17-44-53 W a distance of 365.30 feet to a point at the common  
9 northwestern corner of "Parcel PFBC A.2", the northern corner of  
10 "Parcel DGS\DOC A" and the eastern corner of "Parcel Benner A";  
11 Thence along "Parcel Benner A" the following three (3) courses:  
12 1. N 68-49-38 W a distance of 572.82 feet to a point; Thence  
13 2. S 17-58-42 W a distance of 342.76 feet to a point; Thence  
14 3. S 24-17-11 W a distance of 16.50 feet to a point;  
15 Thence along the centerline of Barnes Lane, Benner Township Road  
16 T-376, the following (11) courses:  
17 1. N 65-42-49 W a distance of 147.93 feet to a point; Thence  
18 2. N 67-39-19 W a distance of 359.73 feet to a point; Thence  
19 3. along a curve to the right having a radius of 520.18,  
20 central angle of 18° 25' 39", chord bearing and distance of N  
21 58-26-29 W a distance of 166.58 feet, an arc distance of 167.32  
22 feet to a point; Thence  
23 4. N 49-13-39 W a distance of 208.45 feet to a point; Thence  
24 5. N 52-20-55 W a distance of 166.24 feet to a point; Thence  
25 6. N 46-43-23 W a distance of 274.16 feet to a point; Thence  
26 7. along a curve to the left having a radius of 300.00,  
27 central angle of 25° 48' 32", chord bearing and distance of N  
28 59-37-39 W a distance of 134.00 feet, an arc distance of 135.14  
29 to a point; Thence  
30 8. N 72-31-55 W a distance of 97.37 feet to a point; Thence

1 9. along a curve to the right having a radius of 200.00,  
2 central angle of 34° 24' 16", chord bearing and distance of N  
3 55-19-47 W a distance of 118.30 feet, an arc distance of 120.10  
4 to a point; Thence

5 10. N 38-07-39 W a distance of 36.70 feet to a point; Thence

6 11. N 35-31-13 W a distance of 176.59 feet to the point of  
7 beginning.

8 Containing 30,454,293 square feet or 699.1344 acres of land,  
9 gross area, be the same more or less, once the 90,000 square  
10 feet or 2.0661 acres of land contained within "Parcel DGS\DOC B"  
11 lying entirely within the bounds of the herein described parcel  
12 is removed.

13 PARCEL PGC B

14 Beginning at a point in the western line of "Parcel Benner B" at  
15 the common northeastern corner of "Parcel PSU A" and the  
16 southeastern corner of the herein described parcel, said point  
17 having coordinates referenced to the Pennsylvania State Plane  
18 Coordinate System North Zone, North American Datum of 1983 of  
19 Northing 249321.7794 and Easting 1951029.2235;

20 Thence along "Parcel PSU A" the following two (2) courses:

21 1. S 80-24-34 W a distance of 421.46 feet to a point; Thence

22 2. S 66-39-59 W a distance of 1233.16 feet to a point in the  
23 eastern line of lands now or formerly of Betty H. Delafield at  
24 the common northwestern corner of "Parcel PSU A" and a  
25 southwestern corner of the herein described parcel;

26 Thence along said land of Betty H. Delafield N 38-46-35 W a  
27 distance of 659.12 feet to a point;

28 Thence continuing along said land of Betty H. Delafield and  
29 concluding along lands now or formerly of Kathryn N., William C.  
30 & Kelley D. Stocker S 49-16-53 W a distance of 1761.25 feet to a

1 point;

2 Thence along a line which is 75 feet southerly of and parallel  
3 to the high water mark of Spring Creek and along the southerly  
4 line of "Parcel PFBC A.3" the following seven (7) courses:

5 1. N 05-32-18 W a distance of 236.60 feet to a point; Thence  
6 2. N 18-43-40 W a distance of 200.00 feet to a point; Thence  
7 3. N 12-06-11 W a distance of 200.00 feet to a point; Thence  
8 4. N 86-04-14 E a distance of 254.55 feet to a point; Thence  
9 5. N 80-13-05 E a distance of 200.00 feet to a point; Thence  
10 6. N 80-25-03 E a distance of 200.00 feet to a point; Thence  
11 7. N 53-50-18 E a distance of 265.44 feet to a point;

12 Thence continuing along a line which is 75 feet southerly of and  
13 parallel to the high water mark of Spring Creek and along the  
14 southerly line of "Parcel PFBC A.3" and concluding along a line  
15 which is 75 feet southerly of and parallel to the high water  
16 mark of Spring Creek and along the southerly line of "Parcel  
17 PFBC A.1" N 53-57-43 E a distance of 200.00 feet to a point;

18 Thence continuing along a line which is 75 feet southerly of and  
19 parallel to the high water mark of Spring Creek and along the  
20 southerly line of "Parcel PFBC A.1" the following ten (10)  
21 courses:

22 1. N 47-37-56 E a distance of 200.00 feet to a point; Thence  
23 2. N 44-23-35 E a distance of 200.00 feet to a point; Thence  
24 3. N 34-56-58 E a distance of 200.00 feet to a point; Thence  
25 4. N 13-39-49 E a distance of 200.00 feet to a point; Thence  
26 5. N 03-47-47 W a distance of 200.00 feet to a point; Thence  
27 6. N 20-29-48 W a distance of 200.00 feet to a point; Thence  
28 7. N 30-53-52 W a distance of 200.00 feet to a point; Thence  
29 8. N 36-53-58 W a distance of 200.00 feet to a point; Thence  
30 9. N 33-28-03 W a distance of 200.00 feet to a point; Thence



1        10.    N 02-25-05 W a distance of 200.00 feet to a point;  
2    Thence continuing along the southerly line of "Parcel PFBC A.1"  
3    the following four (4) courses:  
4        1.    N 63-53-59 E a distance of 1280.00 feet to a point;  
5    Thence  
6        2.    N 61-58-13 E a distance of 480.00 feet to a point; Thence  
7        3.    N 86-46-03 E a distance of 700.00 feet to a point; Thence  
8        4.    S 85-24-22 E a distance of 700.00 feet to a point in the  
9    western line of "Parcel Benner B" at the common southeastern  
10   corner of "Parcel PFBC A.1" and the northeastern corner of the  
11   herein described parcel;  
12   Thence along the western line of "Parcel Benner B" the following  
13   eleven (11) courses:  
14        1.    S 10-12-55 W a distance of 118.06 feet to a point; Thence  
15        2.    S 13-11-30 W a distance of 18.17 feet to a point; Thence  
16        3.    S 16-10-05 W a distance of 27.53 feet to a point; Thence  
17        4.    S 16-10-05 W a distance of 73.05 feet to a point; Thence  
18        5.    along a curve to the left having a radius of 1025.00,  
19   central angle of 36° 17' 33", chord bearing and distance of S  
20   01-58-42 E a distance of 638.46 feet, an arc distance of 649.26  
21   feet to a point; Thence  
22        6.    S 20-07-28 E a distance of 231.37 feet to a point; Thence  
23        7.    along a curve to the right having a radius of 325.00,  
24   central angle of 57° 06' 25", chord bearing and distance of S  
25   08-25-44 W a distance of 310.69 feet, an arc distance of 323.93  
26   feet to a point; Thence  
27        8.    along a curve to the right having a radius of 275.00,  
28   central angle of 26° 32' 18", chord bearing and distance of S  
29   50-15-05 W a distance of 126.24 feet, an arc distance of 127.37  
30   feet to a point; Thence



1 08-25-44 E a distance of 358.48 feet, an arc distance of 373.76  
2 feet to a point; Thence  
3 6. N 20-07-28 W a distance of 231.37 feet to a point; Thence  
4 7. along a curve to the right having a radius of 975.00,  
5 central angle of  $36^{\circ} 17' 33''$ , chord bearing and distance of N  
6 01-58-42 W a distance of 607.31 feet, an arc distance of 617.59  
7 feet to a point; Thence  
8 8. N 16-10-05 E a distance of 99.88 feet to a point; Thence  
9 9. N 16-10-05 E a distance of 0.70 feet to a point; Thence  
10 10. N 13-11-30 E a distance of 23.37 feet to a point; Thence  
11 11. N 10-12-55 E a distance of 188.06 feet to a point;  
12 Thence  
13 12. along a curve to the right having a radius of 175.00,  
14 central angle of  $05^{\circ} 42' 51''$ , chord bearing and distance of N  
15 13-04-20 E a distance of 17.45 feet, an arc distance of 17.45  
16 feet to a point;  
17 Thence along a line which is 75 feet southerly of and parallel  
18 to the high water mark of Spring Creek and along the southern  
19 line of "Parcel PFBC B" the following twenty-five (25) courses:  
20 1. N 80-38-34 E a distance of 100.00 feet to a point; Thence  
21 2. N 48-27-09 E a distance of 200.00 feet to a point; Thence  
22 3. N 51-10-19 E a distance of 200.00 feet to a point; Thence  
23 4. N 20-21-07 E a distance of 200.00 feet to a point; Thence  
24 5. N 00-26-48 W a distance of 200.00 feet to a point; Thence  
25 6. N 08-50-32 E a distance of 200.00 feet to a point; Thence  
26 7. N 24-26-52 E a distance of 200.00 feet to a point; Thence  
27 8. N 33-10-18 E a distance of 300.00 feet to a point; Thence  
28 9. S 72-05-47 E a distance of 200.00 feet to a point; Thence  
29 10. S 72-54-05 E a distance of 200.00 feet to a point;  
30 Thence

1        11.    S 81-27-28 E a distance of 200.00 feet to a point;  
2    Thence  
3        12.    S 87-43-29 E a distance of 200.00 feet to a point;  
4    Thence  
5        13.    N 61-22-31 E a distance of 200.00 feet to a point;  
6    Thence  
7        14.    N 29-56-54 E a distance of 200.00 feet to a point;  
8    Thence  
9        15.    N 18-13-10 E a distance of 200.00 feet to a point;  
10   Thence  
11       16.    N 05-33-01 W a distance of 850 feet to a point; Thence  
12       17.    N 22-31-04 E a distance of 400.00 feet to a point;  
13   Thence  
14       18.    N 50-42-08 E a distance of 200.00 feet to a point;  
15   Thence  
16       19.    N 80-59-33 E a distance of 200.00 feet to a point;  
17   Thence  
18       20.    S 72-35-33 E a distance of 1000.00 feet to a point;  
19   Thence  
20       21.    S 74-04-29 E a distance of 350.00 feet to a point;  
21   Thence  
22       22.    N 59-53-33 E a distance of 200.00 feet to a point;  
23   Thence  
24       23.    N 34-44-06 E a distance of 200.00 feet to a point;  
25   Thence  
26       24.    N 50-06-08 E a distance of 200.00 feet to a point;  
27   Thence  
28       25.    N 08-52-47 E a distance of 264.06 feet to a point in the  
29   western line of "Parcel DGS\DOC C" at the northeastern corner of  
30   the herein described parcel;

1 Thence along "Parcel DGS\DOC C" the following eight (8) courses:  
2 1. S 83-31-21 E a distance of 61.39 feet to a point; Thence  
3 2. S 35-05-27 E a distance of 436.05 feet to a point; Thence  
4 3. S 35-05-27 E a distance of 70.37 feet to a point; Thence  
5 4. S 27-37-27 E a distance of 517.07 feet to a point; Thence  
6 5. S 45-07-27 E a distance of 333.40 feet to a point; Thence  
7 6. S 39-40-31 W a distance of 121.08 feet to a point; Thence  
8 7. S 50-19-29 E a distance of 380.89 feet to a point; Thence  
9 8. S 58-26-10 E a distance of 385.97 feet to a point in the  
10 northern right-of-way line of SR6026 section C03;  
11 Thence along the northern right-of-way line of SR6026 section  
12 C03 the following four (4) courses:  
13 1. S 21-11-24 W a distance of 37.05 feet to a point; Thence  
14 2. S 27-35-26 W a distance of 202.24 feet to a point; Thence  
15 3. S 19-25-20 W a distance of 208.81 feet to a point; Thence  
16 4. S 36-07-17 W a distance of 400.00 feet to a point;  
17 Thence along "Parcel PSU B" the following fifteen (15) courses:  
18 1. N 36-08-01 W a distance of 1464.52 feet to a point;  
19 Thence  
20 2. S 63-00-59 W a distance of 200.82 feet to a point; Thence  
21 3. S 83-40-05 W a distance of 488.71 feet to a point; Thence  
22 4. S 64-36-24 W a distance of 1678.24 feet to a point;  
23 Thence  
24 5. S 24-18-10 W a distance of 302.73 feet to a point; Thence  
25 6. S 40-51-08 E a distance of 393.70 feet to a point; Thence  
26 7. S 36-50-33 W a distance of 467.02 feet to a point; Thence  
27 8. S 58-37-42 W a distance of 391.11 feet to a point; Thence  
28 9. S 39-46-23 W a distance of 856.72 feet to a point; Thence  
29 10. S 18-59-26 E a distance of 148.64 feet to a point;  
30 Thence

1        11.    S 71-00-34 W a distance of 191.00 feet to a point;  
 2    Thence  
 3        12.    S 73-19-05 W a distance of 152.99 feet to a point;  
 4    Thence  
 5        13.    S 88-14-59 W a distance of 118.07 feet to a point;  
 6    Thence  
 7        14.    S 56-46-15 W a distance of 16.95 feet to a point; Thence  
 8        15.    S 21-32-16 E a distance of 1900.70 feet to a point;  
 9    Thence along the northern right-of-way line of SR6026 section  
 10   C03 the following (12) courses:  
 11        1.    S 66-43-13 W a distance of 156.87 feet to a point; Thence  
 12        2.    N 06-26-17 W a distance of 231.62 feet to a point; Thence  
 13        3.    S 85-19-31 W a distance of 284.60 feet to a point; Thence  
 14        4.    S 06-03-25 E a distance of 400.66 feet to a point; Thence  
 15        5.    S 49-31-27 W a distance of 273.53 feet to a point; Thence  
 16        6.    N 83-23-52 W a distance of 242.73 feet to a point; Thence  
 17        7.    N 64-59-41 W a distance of 313.59 feet to a point; Thence  
 18        8.    along a curve to the left having a radius of 470.00,  
 19    central angle of 30° 16' 30", chord bearing and distance of N  
 20    74-38-58 W a distance of 245.47 feet, an arc distance of 248.35  
 21    feet to a point; Thence  
 22        9.    along a curve to the left having a radius of 410.00,  
 23    central angle of 09° 46' 56", chord bearing and distance of S  
 24    85-19-19 W a distance of 69.92 feet, an arc distance of 70.00  
 25    feet to a point; Thence  
 26        10.    S 80-26-29 W a distance of 254.02 feet to a point;  
 27    Thence  
 28        11.    N 09-34-07 W a distance of 105.24 feet to a point;  
 29    Thence  
 30        12.    S 80-25-53 W a distance of 45.19 feet to the point of

1 beginning.

2 Containing 9,306,609 square feet or 213.6503 acres of land,  
3 gross area, be the same more or less.

4 PARCEL PGC D

5 Beginning at a point in the northern right-of-way line of SR6026  
6 Section C03 at the common southeastern corner of "Parcel DGS\DOC  
7 C" and the southwestern corner of the herein described parcel,  
8 said point having coordinates referenced to the Pennsylvania  
9 State Plane Coordinate System North Zone, North American Datum  
10 of 1983 of Northing 253535.0168 and Easting 1957552.7604;  
11 Thence along "Parcel DGC\DOC C" the following fourteen (14)  
12 courses:

13 1. N 50-59-28 W a distance of 178.90 feet to a point; Thence

14 2. along a curve to the left having a radius of 425.00,  
15 central angle of  $24^{\circ} 14' 55''$ , chord bearing and distance of N  
16 63-06-55 W a distance of 178.53 feet, an arc distance of 179.87  
17 feet to a point; Thence

18 3. N 75-14-22 W a distance of 354.58 feet to a point; Thence

19 4. along a curve to the right having a radius of 1175.00,  
20 central angle of  $10^{\circ} 33' 48''$ , chord bearing and distance of N  
21 69-57-28 W a distance of 216.32 feet, an arc distance of 216.63  
22 feet to a point; Thence

23 5. along a curve to the right having a radius of 725.00,  
24 central angle of  $37^{\circ} 52' 31''$ , chord bearing and distance of N  
25 45-44-18 W a distance of 470.58 feet, an arc distance of 479.26  
26 feet to a point; Thence

27 6. N 26-48-02 W a distance of 146.74 feet to a point; Thence

28 7. along a curve to the right having a radius of 1175.00,  
29 central angle of  $10^{\circ} 51' 40''$ , chord bearing and distance of N  
30 21-22-12 W a distance of 222.40 feet, an arc distance of 222.74

1 feet to a point; Thence  
2 8. N 15-56-21 W a distance of 105.60 feet to a point; Thence  
3 9. along a curve to the left having a radius of 475.00,  
4 central angle of 17° 06' 50", chord bearing and distance of N  
5 24-24-44 W a distance of 141.35 feet, an arc distance of 141.88  
6 feet to a point; Thence  
7 10. N 32-58-09 W a distance of 171.95 feet to a point;  
8 Thence  
9 11. along a curve to the left having a radius of 225.00,  
10 central angle of 31° 19' 21", chord bearing and distance of N  
11 48-37-49 W a distance of 121.48 feet, an arc distance of 123.00  
12 to a point; Thence  
13 12. along a curve to the left having a radius of 110.00,  
14 central angle of 25° 31' 22", chord bearing and distance of N  
15 77-03-10 W a distance of 48.60 feet, an arc distance of 49.00  
16 feet to a point; Thence  
17 13. N 64-19-31 W a distance of 36.60 feet to a point; Thence  
18 14. N 83-31-21 W a distance of 130.18 feet to a point;  
19 Thence along a line which is 75 feet southerly of and parallel  
20 to the high water mark of Spring Creek and along the southern  
21 line of "Parcel PFBC B" the following five (5) courses:  
22 1. N 03-13-44 W a distance of 200.00 feet to a point; Thence  
23 2. N 06-45-25 W a distance of 200.00 feet to a point; Thence  
24 3. N 13-59-17 E a distance of 200.00 feet to a point; Thence  
25 4. N 25-26-01 E a distance of 100.00 feet to a point; Thence  
26 5. N 66-10-55 E a distance of 100.00 feet to a point;  
27 Thence along a line which is 75 feet southerly of and parallel  
28 to the high water mark of Spring Creek and along the southern  
29 line of "Parcel PFBC C" the following eight (8) courses:  
30 1. N 70-43-44 E a distance of 93.07 feet to a point; Thence



1        2.    N 80-41-09 E a distance of 148.12 feet to a point; Thence  
2        3.    N 75-20-56 E a distance of 207.47 feet to a point; Thence  
3        4.    N 75-27-57 E a distance of 118.52 feet to a point; Thence  
4        5.    N 71-24-08 E a distance of 131.36 feet to a point; Thence  
5        6.    N 57-22-30 E a distance of 132.86 feet to a point; Thence  
6        7.    N 23-31-50 E a distance of 61.33 feet to a point; Thence  
7        8.    N 11-11-35 E a distance of 122.33 feet to a point;  
8 Thence along the southern line of "Parcel PFBC C"    N 11-32-09 W  
9 a distance of 462.09 feet to a point; Thence along lands now or  
10 formerly of the Pennsylvania Fish & Boat Commission, Centre  
11 County Deed Book 152, Page 30, the "Hartle Tract" N 57-48-05 W a  
12 distance of 637.15 feet to a point;  
13 Thence continuing along lands now or formerly of the  
14 Pennsylvania Fish & Boat Commission, Centre County Deed Book  
15 152, Page 30, the "Hartle Tract" and concluding along lands now  
16 or formerly of the Pennsylvania Fish & Boat Commission, Centre  
17 County Deed Book 152, Page 30, the "Bressler Tract" N 29-13-00 E  
18 a distance of 1629.44 feet to a point;  
19 Thence along "Parcel PFBC D" the following five (5) courses:  
20        1.    S 47-46-09 E a distance of 380.21 feet to a point; Thence  
21        2.    S 60-16-51 E a distance of 291.70 feet to a point; Thence  
22        3.    N 73-37-17 E a distance of 411.21 feet to a point; Thence  
23        4.    N 47-00-19 E a distance of 144.88 feet to a point; Thence  
24        5.    N 78-20-36 E a distance of 249.26 feet to a point;  
25 Thence along "Parcel PSU C" the following eight (8) courses:  
26        1.    S 54-04-45 E a distance of 245.93 feet to a point; Thence  
27        2.    S 31-09-05 W a distance of 2231.65 feet to a point;  
28 Thence  
29        3.    S 11-30-56 W a distance of 278.82 feet to a point; Thence  
30        4.    S 46-26-49 E a distance of 1021.22 feet to a point;

1 Thence  
2 5. N 48-42-18 E a distance of 50.00 feet to a point; Thence  
3 6. S 41-17-42 E a distance of 127.37 feet to a point; Thence  
4 7. along a curve to the left having a radius of 175.00,  
5 central angle of 16° 58' 41", chord bearing and distance of S  
6 49-47-02 E a distance of 51.67 feet, an arc distance of 51.86  
7 feet to a point; Thence  
8 8. S 59-41-39 E a distance of 130.00 feet to a point;  
9 Thence along the northern right-of-way line of SR6026 Section  
10 C03 the following (5) courses:  
11 1. S 19-43-54 W a distance of 354.40 feet to a point; Thence  
12 2. S 65-38-49 E a distance of 245.15 feet to a point; Thence  
13 3. S 08-38-49 W a distance of 281.78 feet to a point; Thence  
14 4. S 36-07-17 W a distance of 700.00 feet to a point; Thence  
15 5. S 43-42-58 W a distance of 385.04 feet to the point of  
16 beginning.  
17 Containing 6,713,999 square feet or 154.1322 acres of land,  
18 gross area, be the same more or less.  
19 (c) Easements.--The conveyance shall be made under and  
20 subject to all lawful and enforceable easements, servitudes and  
21 rights of others, including but not confined to streets,  
22 roadways and rights of any telephone, telegraph, water,  
23 electric, gas or pipeline companies, as well as under and  
24 subject to any lawful and enforceable estates or tenancies  
25 vested in third persons appearing of record, for any portion of  
26 the land or improvements erected thereon.  
27 (d) Cooperative agreement and land use restriction.--  
28 (1) The Department of General Services shall only make  
29 the conveyance to the Pennsylvania Game Commission as  
30 authorized by this section upon the Pennsylvania Game

1 Commission providing the Department of General Services with  
2 a copy of a cooperative agreement between it and Benner  
3 Township that has been fully executed by the aforementioned  
4 parties.

5 (2) The deed of conveyance shall contain the following  
6 restrictive covenant: "Under and subject to a condition that  
7 the land conveyed herein shall be used solely by the  
8 Pennsylvania Game Commission to carry out its legislatively  
9 mandated functions and for no other purpose. Should the  
10 Grantee attempt to convey the property, or utilize it for any  
11 other purpose, the property shall immediately revert to the  
12 Grantor."

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

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

18 (g) Nonconveyance.--In the event that this conveyance is not  
19 executed within two years of the effective date of this section,  
20 the authority contained in this section shall expire.

21 Section 5. Local laws.

22 The conveyances authorized in sections 3 and 4 are between  
23 agencies of the Commonwealth. No local land use controls or  
24 subdivision regulations, including, but not limited to, zoning  
25 and subdivision ordinances, shall apply to the conveyances in  
26 sections 3 and 4.

27 Section 6. Notice of funding.

28 The source of all or a portion of the funds being utilized by  
29 the Pennsylvania Game Commission to purchase the property in  
30 section 4 is a grant from the Fish and Wildlife Service. The

1 Department of General Services is hereby authorized, if required  
2 by any grant agreement between the Pennsylvania Game Commission  
3 and the Fish and Wildlife Service, to place notice of said  
4 funding source and any Federal requirements within its  
5 conveyance documents.

6 Section 7. Easements.

7 To effectuate this act, the Department of General Services is  
8 hereby authorized, on behalf of the Commonwealth, to reserve or  
9 grant any such easements on the property, known as the State  
10 Correctional Institution at Rockview, as the Secretary of  
11 General Services shall determine are appropriate or desirable,  
12 including, without limitation, for access and utility service.

13 Section 8. Minor modifications to legal descriptions.

14 The Department of General Services is authorized to make  
15 minor modifications to the legal descriptions contained in this  
16 act, within its conveyance documents, based on a final land  
17 survey plan to be prepared by Sweetland Engineering &  
18 Associates, Inc. under an agreement with the Department of  
19 General Services.

20 Section 9. Costs, fees and deposit of proceeds.

21 The amount of all costs and fees incurred by the Department  
22 of General Services in preparing the property contained in this  
23 act for sale shall be deducted from proceeds of the sale and  
24 transferred to the appropriation from which the costs and fees  
25 were paid by the Department of General Services. The balance of  
26 the proceeds of the sale shall be deposited in the General Fund.

27 Section 10. Effective date.

28 This act shall take effect immediately.