

## THE GENERAL ASSEMBLY OF PENNSYLVANIA

## HOUSE BILL

No. 1890 Session of  
2010

INTRODUCED BY HANNA, BENNINGHOFF AND JOSEPHS, JUNE 17, 2010

AS REPORTED FROM COMMITTEE ON STATE GOVERNMENT, HOUSE OF  
REPRESENTATIVES, AS AMENDED, JUNE 22, 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 ANY PORTION ←  
17 THEREOF, (OTHER THAN EXCHANGES FOR PARCELS KNOWN AS INTERIORS  
18 OR INDENTURES WHICH MAY BE CONVEYED AMONG THE PARTIES TO  
19 SOLIDIFY CONTIGUOUS MANAGEMENT PARCELS AND PROMOTE OVERALL  
20 MANAGEMENT GOALS AND OBJECTIVES OF THE PARTIES INVOLVED), or  
21 utilize it for any other purpose, the property shall  
22 immediately revert to the Grantor."

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



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

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

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

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

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

9 Section 2. Conveyance to Benner Township in Benner Township,  
10 Centre County, Pennsylvania.

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

17 (b) Description.--The property to be conveyed pursuant to  
18 subsection (a) consists of four parcels totaling 24.8813-acres  
19 and improvements thereon bounded and more particularly described  
20 as follows:

21 PARCEL BENNER A

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

26 Beginning at a point in the centerline of Rock Road, Benner  
27 Township Road T-376, at the common southwestern corner of  
28 "Parcel PGC A" and the northwestern corner of the herein  
29 described parcel, said point having coordinates referenced to  
30 the Pennsylvania State Plane Coordinate System North Zone, North

1 American Datum of 1983 of Northing 249820.5919 and Easting  
2 1947763.3680;  
3 Thence along "Parcel Benner A" the following three (3) courses:  
4 1. N 24-17-11 E a distance of 16.50 feet to a point; Thence  
5 2. N 17-58-42 E a distance of 342.76 feet to a point; Thence  
6 3. S 68-49-38 E a distance of 572.82 feet to a point;  
7 Thence along "Parcel DGS\DOC A" S 17-44-53 W a distance of  
8 420.75 feet to a point;  
9 Thence along the centerline of Rock Road the following two (2)  
10 courses:  
11 1. N 57-27-33 W a distance of 206.98 feet to a point; Thence  
12 2. N 65-42-49 W a distance of 377.40 feet to the point of  
13 beginning.  
14 Containing 217,799 square feet or 5.0000 acres of land, gross  
15 area, be the same more or less.

16 PARCEL BENNER B  
17 Beginning at a point in the northern right-of-way line for  
18 limited access of SR6026, Section C03 at the common southwestern  
19 corner of "Parcel PGC C" and the southeastern corner of the  
20 herein described parcel; said point having coordinates  
21 referenced to the Pennsylvania State Plane Coordinate System  
22 North Zone, North American Datum of 1983 of Northing 248840.6417  
23 and Easting 1951161.2283;  
24 Thence along the northern right-of-way line for limited access  
25 of SR6026, Section C03 S 80-25-53 W a distance of 50.00 feet to  
26 a point;  
27 Thence along "Parcel PSU A" N 09-35-26 W a distance of 682.71  
28 feet to a point;  
29 Thence along "Parcel PGC B" the following nine (9) courses:  
30 1. along a curve to the right having a radius of 450.00,

1 central angle of  $73^{\circ} 06' 40''$ , chord bearing and distance of N  
2 26-57-54 E a distance of 536.04 feet, an arc distance of 574.21  
3 feet to a point; Thence  
4 2. N 63-31-14 E a distance of 321.97 feet to a point; Thence  
5 3. along a curve to the left having a radius of 275.00,  
6 central angle of  $26^{\circ} 32' 18''$ , chord bearing and distance of N  
7 50-15-05 E a distance of 126.24 feet, an arc distance of 127.37  
8 feet to a point; Thence  
9 4. along a curve to the left having a radius of 325.00,  
10 central angle of  $57^{\circ} 06' 25''$ , chord bearing and distance of N  
11 08-25-44 E a distance of 310.69 feet, an arc distance of 323.93  
12 feet to a point; Thence  
13 5. N 20-07-28 W a distance of 231.37 feet to a point; Thence  
14 6. along a curve to the right having a radius of 1025.00,  
15 central angle of  $36^{\circ} 17' 33''$ , chord bearing and distance of N  
16 01-58-42 W a distance of 638.46 feet, an arc distance of 649.26  
17 feet to a point; Thence  
18 7. N 16-10-05 E a distance of 73.05 feet to a point; Thence  
19 8. N 16-10-05 E a distance of 27.53 feet to a point; Thence  
20 9. N 13-11-30 E a distance of 18.17 feet to a point;  
21 Thence continuing along "Parcel PGC B" and concluding along  
22 "Parcel PFBC A.1" N 10-12-55 E a distance of 188.06 feet to a  
23 point;  
24 Thence along "Parcel PFBC A.1" the following four (4) courses:  
25 1. along a curve to the right having a radius of 225.00,  
26 central angle of  $08^{\circ} 29' 07''$ , chord bearing and distance of N  
27 14-27-29 E a distance of 33.29 feet, an arc distance of 33.32  
28 feet to a point; Thence  
29 2. along a curve to the right having a radius of 225.00,  
30 central angle of  $04^{\circ} 23' 37''$ , chord bearing and distance of N

1 20-53-51 E a distance of 17.25 feet, an arc distance of 17.25  
2 feet to a point; Thence  
3 3. N 23-05-39 E a distance of 18.25 feet to a point; Thence  
4 4. along a curve to the left having a radius of 175.00,  
5 central angle of 18° 09' 42", chord bearing and distance of N  
6 14-00-48 E a distance of 55.24 feet, an arc distance of 55.47  
7 feet to a point;  
8 Thence along "Parcel Benner C" S 85-04-03 E a distance of 50.00  
9 feet to a point;  
10 Thence along "Parcel PFBC B" the following two (2) courses:  
11 1. along a curve to the right having a radius of 225.00,  
12 central angle of 18° 09' 42", chord bearing and distance of S  
13 14-00-48 W a distance of 71.02 feet, an arc distance of 71.32  
14 feet to a point; Thence  
15 2. S 23-05-39 W a distance of 18.25 feet to a point;  
16 Thence continuing along "Parcel PFBC B" and concluding along  
17 "Parcel PGC C" along a curve to the left having a radius of  
18 175.00, central angle of 12° 52' 44", chord bearing and distance  
19 of S 16-39-17 W a distance of 39.25 feet, an arc distance of  
20 39.34 feet to a point;  
21 Thence along "Parcel PGC C" the following eleven (11) courses:  
22 1. S 10-12-55 W a distance of 188.06 feet to a point; Thence  
23 2. S 13-11-30 W a distance of 23.37 feet to a point; Thence  
24 3. S 16-10-05 W a distance of 0.70 feet to a point; Thence  
25 4. S 16-10-05 W a distance of 99.88 feet to a point; Thence  
26 5. along a curve to the left having a radius of 975.00,  
27 central angle of 36° 17' 33", chord bearing and distance of S  
28 01-58-42 E a distance of 607.31 feet, an arc distance of 617.59  
29 feet to a point; Thence  
30 6. S 20-07-28 E a distance of 231.37 feet to a point; Thence



1 the high water mark of Spring Creek and along the northern line  
2 of "Parcel PFBC A.2" the following three (3) courses:

3 1. N 01-53-40 E a distance of 103.23 feet to a point; Thence

4 2. N 82-18-46 W a distance of 191.45 feet to a point; Thence

5 3. N 77-55-12 W a distance of 100.00 feet to a point at the

6 western corner of the herein described parcel;

7 Thence along "Parcel PGC A" N 54-42-51 E a distance of 624.93

8 feet to a point at the northeastern corner of the herein

9 described parcel;

10 Thence along a line which is 75 feet north of and parallel to

11 the high water mark of Spring Creek and along the northern line

12 of "Parcel PFBC B" the following five (5) courses:

13 1. S 25-08-57 E a distance of 100.00 feet to a point; Thence

14 2. S 23-08-55 W a distance of 200.00 feet to a point; Thence

15 3. S 36-32-53 W a distance of 100.00 feet to a point; Thence

16 4. S 58-08-54 W a distance of 90.42 feet to a point; Thence

17 5. S 01-53-40 W a distance of 145.21 feet to the point of

18 beginning.

19 Containing 106,692 square feet or 2.4493 acres of land, gross

20 area, be the same more or less.

21 PARCEL BENNER D

22 Beginning at a point in the northern right-of-way line of

23 SR0150, the Benner Pike, a variable width right-of-way at the

24 intersection with the northeastern line of Prison Road "D", said

25 point having coordinates referenced to the Pennsylvania State

26 Plane Coordinate System North Zone, North American Datum of 1983

27 of Northing 255155.4238 and Easting 1960011.9833;

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

29 1. N 74-54-54 W a distance of 97.10 feet to a point; Thence

30 2. along a curve to the left having a radius of 555.00,

1 central angle of 32° 40' 16", chord bearing and distance of S  
2 88-44-58 W a distance of 312.20 feet, an arc distance of 316.47  
3 feet to a point; Thence

4 3. S 72-24-50 W a distance of 316.85 feet to a point; Thence

5 4. S 78-33-51 W a distance of 236.71 feet to a point;

6 Thence along the southern right-of-way line of SR6026, Section  
7 C03 the following four (4) courses:

8 1. N 41-04-29 E a distance of 77.10 feet to a point; Thence

9 2. N 36-07-17 E a distance of 700.65 feet to a point; Thence

10 3. along a curve to the right having a radius of 2759.79,  
11 central angle of 14° 31' 53", chord bearing and distance of N  
12 43-23-13 E a distance of 698.06 feet, an arc distance of 699.94  
13 feet to a point; Thence

14 4. along a curve to the right having a radius of 255.00,  
15 central angle of 41° 33' 59", chord bearing and distance of N  
16 71-26-09 E a distance of 180.96 feet, an arc distance of 184.99  
17 feet to a point;

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

20 1. S 25-13-03 E a distance of 123.39 feet to a point; Thence

21 2. S 15-05-06 W a distance of 294.87 feet to a point; Thence

22 3. S 12-13-21 W a distance of 200.25 feet to a point; Thence

23 4. S 15-05-06 W a distance of 453.78 feet to a point; Thence

24 5. S 15-52-44 E a distance of 35.97 feet to the point of  
25 beginning.

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

28 (c) Easements.--The conveyance shall be made under and  
29 subject to all lawful and enforceable easements, servitudes and  
30 rights of others, including but not confined to streets,



1 roadways and rights of any telephone, telegraph, water,  
2 electric, gas or pipeline companies, as well as under and  
3 subject to any lawful and enforceable estates or tenancies  
4 vested in third persons appearing of record, for any portion of  
5 the land or improvements erected thereon.

6 (d) Land use restriction.--

7 (1) The deed of conveyance shall contain the following  
8 restrictive covenant: "Under and subject to a restriction  
9 that the land conveyed herein shall be used solely for  
10 passive recreational open space for the benefit of the public  
11 at large. Should the Grantee attempt to convey the property,  
12 OR ANY PORTION THEREOF, (OTHER THAN EXCHANGES FOR PARCELS  
13 KNOWN AS INTERIORS OR INDENTURES WHICH MAY BE CONVEYED AMONG  
14 THE PARTIES TO SOLIDIFY CONTIGUOUS MANAGEMENT PARCELS AND  
15 PROMOTE OVERALL MANAGEMENT GOALS AND OBJECTIVES OF THE  
16 PARTIES INVOLVED), or utilize it for any other purpose, the  
17 property shall immediately revert to the Grantor."

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

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

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

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

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

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

4 Section 3. Conveyance to the Pennsylvania Fish and Boat  
5 Commission in Benner Township, Centre County,  
6 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 the  
10 Pennsylvania Fish and Boat Commission certain land and  
11 improvements situate in Benner Township, Centre County for  
12 \$19,000 and under terms and conditions to be established in an  
13 agreement of sale or other appropriate agreement.

14 (b) Description.--The property to be conveyed pursuant to  
15 subsection (a) consists of six parcels totaling 141.3022-acres  
16 and improvements thereon bounded and more particularly described  
17 as follows:

18 PARCEL PFBC A.1

19 Beginning at a point in the northwestern line of "Parcel Benner  
20 B" at the common eastern corner of "Parcel PGC B" and the  
21 southeastern corner of the herein described parcel, said point  
22 having coordinates referenced to the Pennsylvania State Plane  
23 Coordinate System North Zone, North American Datum of 1983 of  
24 Northing 251600.6722 and Easting 1951623.4896;

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

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

30 Thence along a line which is 75 feet east of and parallel to the

1 high water mark of Spring Creek and along the western line of  
2 "Parcel PGC B" the following eleven (11) courses:

- 3 1. S 02-25-05 E a distance of 200.00 feet to a point; Thence
- 4 2. S 33-28-03 E a distance of 200.00 feet to a point; Thence
- 5 3. S 36-53-58 E a distance of 200.00 feet to a point; Thence
- 6 4. S 30-53-52 E a distance of 200.00 feet to a point; Thence
- 7 5. S 20-29-48 E a distance of 200.00 feet to a point; Thence
- 8 6. S 03-47-47 E a distance of 200.00 feet to a point; Thence
- 9 7. S 13-39-49 W a distance of 200.00 feet to a point; Thence
- 10 8. S 34-56-58 W a distance of 200.00 feet to a point; Thence
- 11 9. S 44-23-35 W a distance of 200.00 feet to a point; Thence
- 12 10. S 47-37-56 W a distance of 200.00 feet to a point;

13 Thence

- 14 11. S 53-57-43 W a distance of 73.77 feet to a point;

15 Thence crossing Spring Creek and along the eastern line of  
16 "Parcel PFBC A.3" N 68-16-09 W a distance of 309.10 feet to a  
17 point;

18 Thence continuing along the eastern line of "Parcel PFBC A.3" N  
19 35-59-57 W a distance of 16.50 feet to a point;

20 Thence along the centerline of Rock Road, Benner Township Road  
21 T-376, the following two (2) courses:

- 22 1. N 54-00-03 E a distance of 150.00 feet to a point; Thence
- 23 2. along a curve to the left having a radius of 125.00,  
24 central angle of  $44^{\circ} 24' 29''$ , chord bearing and distance of N  
25 31-47-48 E a distance of 94.48 feet, an arc distance of 96.88  
26 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 DGS\DOC A" the following four (4) courses:

- 30 1. S 80-24-26 E a distance of 16.50 feet to a point; Thence

1        2.    N 78-09-51 E a distance of 177.20 feet to a point; Thence  
2        3.    N 31-29-51 E a distance of 279.62 feet to a point; Thence  
3        4.    N 17-44-53 E a distance of 176.53 feet to a point;  
4 Thence along the southern line of "Parcel PFBC A.2" the  
5 following thirty-three (33) courses:  
6        1.    N 00-15-54 E a distance of 68.36 feet to a point; Thence  
7        2.    N 28-08-28 W a distance of 88.17 feet to a point; Thence  
8        3.    N 14-32-35 W a distance of 223.17 feet to a point; Thence  
9        4.    N 27-49-34 W a distance of 116.67 feet to a point; Thence  
10       5.    N 37-54-59 W a distance of 108.43 feet to a point; Thence  
11       6.    N 45-12-17 W a distance of 204.63 feet to a point; Thence  
12       7.    N 52-19-45 W a distance of 122.46 feet to a point; Thence  
13       8.    N 31-02-11 W a distance of 147.00 feet to a point; Thence  
14       9.    N 14-45-15 W a distance of 85.24 feet to a point; Thence  
15       10.   N 02-01-18 W a distance of 125.84 feet to a point;  
16 Thence  
17       11.   N 01-16-42 E a distance of 261.97 feet to a point;  
18 Thence  
19       12.   N 17-29-15 E a distance of 105.26 feet to a point;  
20 Thence  
21       13.   N 37-51-33 E a distance of 137.92 feet to a point;  
22 Thence  
23       14.   N 53-29-48 E a distance of 97.99 feet to a point; Thence  
24       15.   N 60-33-06 E a distance of 249.61 feet to a point;  
25 Thence  
26       16.   N 69-48-02 E a distance of 238.48 feet to a point;  
27 Thence  
28       17.   N 78-54-44 E a distance of 173.82 feet to a point;  
29 Thence  
30       18.   N 83-30-53 E a distance of 170.71 feet to a point;

1 Thence  
2 19. N 76-25-31 E a distance of 267.17 feet to a point;  
3 Thence  
4 20. N 74-00-03 E a distance of 145.21 feet to a point;  
5 Thence  
6 21. N 69-51-05 E a distance of 183.44 feet to a point;  
7 Thence  
8 22. N 66-53-24 E a distance of 376.04 feet to a point;  
9 Thence  
10 23. N 73-43-57 E a distance of 132.10 feet to a point;  
11 Thence  
12 24. N 84-55-09 E a distance of 118.94 feet to a point;  
13 Thence  
14 25. S 86-40-10 E a distance of 244.97 feet to a point;  
15 Thence  
16 26. S 83-18-47 E a distance of 331.56 feet to a point;  
17 Thence  
18 27. S 76-20-57 E a distance of 165.43 feet to a point;  
19 Thence  
20 28. S 57-13-18 E a distance of 126.23 feet to a point;  
21 Thence  
22 29. S 82-32-40 E a distance of 92.30 feet to a point; Thence  
23 30. S 71-57-02 E a distance of 115.26 feet to a point;  
24 Thence  
25 31. S 76-07-01 E a distance of 87.66 feet to a point; Thence  
26 32. S 87-19-03 E a distance of 111.46 feet to a point;  
27 Thence  
28 33. N 82-57-33 E a distance of 18.18 feet to a point;  
29 Thence along "Parcel Benner C" S 01-53-41 W a distance of 32.61  
30 feet to a point at the common southwestern corner of "Parcel

1 Benner C" and the northwestern corner of "Parcel Benner B";  
2 Thence along "Parcel Benner B" the following four (4) courses:  
3 1. along a curve to the right having a radius of 175.00,  
4 central angle of 18° 09' 40", chord bearing and distance of S  
5 14-00-49 W a distance of 55.24 feet, an arc distance of 55.47  
6 feet to a point;

7 Thence

8 2. S 23-05-39 W a distance of 18.25 feet to a point; Thence

9 3. along a curve to the left having a radius of 225.00,  
10 central angle of 12° 52' 50", chord bearing and distance of S  
11 16-39-15 W a distance of 50.48 feet, an arc distance of 50.58  
12 feet to a point; Thence

13 4. S 10-12-55 W a distance of 69.99 feet to the point of  
14 beginning.

15 Containing 2,074,992 square feet or 47.6353 acres of land, gross  
16 area, be the same more or less.

17 PARCEL PFBC A.2

18 Beginning at a point in the western line of "Parcel Benner C" at  
19 the common northeastern corner of "Parcel PFBC A.1" and the  
20 southeastern corner of the herein described parcel, said point  
21 having coordinates referenced to the Pennsylvania State Plane  
22 Coordinate System North Zone, North American Datum of 1983 of  
23 Northing 251820.8824 and Easting 1951671.9800;

24 Thence along the northern line of "Parcel PFBC A.1" the  
25 following thirty-three (33) courses:

26 1. S 82-57-33 W a distance of 18.18 feet to a point; Thence

27 2. N 87-19-03 W a distance of 111.46 feet to a point; Thence

28 3. N 76-07-01 W a distance of 87.66 feet to a point; Thence

29 4. N 71-57-02 W a distance of 115.26 feet to a point; Thence

30 5. N 82-32-40 W a distance of 92.30 feet to a point; Thence

1        6.    N 57-13-18 W a distance of 126.23 feet to a point; Thence  
2        7.    N 76-20-57 W a distance of 165.43 feet to a point; Thence  
3        8.    N 83-18-47 W a distance of 331.56 feet to a point; Thence  
4        9.    N 86-40-10 W a distance of 244.97 feet to a point; Thence  
5        10.   S 84-55-09 W a distance of 118.94 feet to a point;  
6 Thence  
7        11.   S 73-43-57 W a distance of 132.10 feet to a point;  
8 Thence  
9        12.   S 66-53-24 W a distance of 376.04 feet to a point;  
10 Thence  
11       13.   S 69-51-05 W a distance of 183.44 feet to a point;  
12 Thence  
13       14.   S 74-00-03 W a distance of 145.21 feet to a point;  
14 Thence  
15       15.   S 76-25-31 W a distance of 267.17 feet to a point;  
16 Thence  
17       16.   S 83-30-53 W a distance of 170.71 feet to a point;  
18 Thence  
19       17.   S 78-54-44 W a distance of 173.82 feet to a point;  
20 Thence  
21       18.   S 69-48-02 W a distance of 238.48 feet to a point;  
22 Thence  
23       19.   S 60-33-06 W a distance of 249.61 feet to a point;  
24 Thence  
25       20.   S 53-29-48 W a distance of 97.99 feet to a point; Thence  
26       21.   S 37-51-33 W a distance of 137.92 feet to a point;  
27 Thence  
28       22.   S 17-29-15 W a distance of 105.26 feet to a point;  
29 Thence  
30       23.   S 01-16-42 W a distance of 261.97 feet to a point;



1 Thence  
2 24. S 02-01-18 E a distance of 125.84 feet to a point;  
3 Thence  
4 25. S 14-45-15 E a distance of 85.24 feet to a point; Thence  
5 26. S 31-02-11 E a distance of 147.00 feet to a point;  
6 Thence  
7 27. S 52-19-45 E a distance of 122.46 feet to a point;  
8 Thence  
9 28. S 45-12-17 E a distance of 204.63 feet to a point;  
10 Thence  
11 29. S 37-54-59 E a distance of 108.43 feet to a point;  
12 Thence  
13 30. S 27-49-34 E a distance of 116.67 feet to a point;  
14 Thence  
15 31. S 14-32-35 E a distance of 223.17 feet to a point;  
16 Thence  
17 32. S 28-08-28 E a distance of 88.17 feet to a point; Thence  
18 33. S 00-15-54 W a distance of 68.36 feet to a point at the  
19 southern corner of the herein described parcel;  
20 Thence along "Parcel DGS\DOC A" the following two (2) courses:  
21 1. N 72-15-07 W a distance of 150.00 feet to a point; Thence  
22 2. N 68-49-38 W a distance of 300.54 feet to a point at the  
23 common northern corner of "Parcel DGS\DOC A", the eastern corner  
24 of "Parcel Benner A", a southwestern corner of "Parcel PGC A",  
25 and the western corner of the herein described parcel;  
26 Thence along "Parcel PGC A" N 17-44-53 E a distance of 365.30  
27 feet to a point;  
28 Thence along a line which is 75 feet north of and parallel to  
29 the high water mark of Spring Creek and along the southern line  
30 of "Parcel PGC A" the following twenty-two (22) courses:

1        1.    N 45-15-05 W a distance of 111.36 feet to a point; Thence  
2        2.    N 54-17-58 W a distance of 200.00 feet to a point; Thence  
3        3.    N 23-22-25 W a distance of 150.00 feet to a point; Thence  
4        4.    N 16-02-38 W a distance of 200.00 feet to a point; Thence  
5        5.    N 01-54-23 W a distance of 200.00 feet to a point; Thence  
6        6.    N 06-26-37 E a distance of 200.00 feet to a point; Thence  
7        7.    N 25-35-50 E a distance of 200.00 feet to a point; Thence  
8        8.    N 49-38-01 E a distance of 200.00 feet to a point; Thence  
9        9.    N 60-42-17 E a distance of 200.00 feet to a point; Thence  
10       10.   N 67-20-31 E a distance of 200.00 feet to a point;  
11 Thence  
12       11.   N 74-43-47 E a distance of 200.00 feet to a point;  
13 Thence  
14       12.   N 81-26-27 E a distance of 200.00 feet to a point;  
15 Thence  
16       13.   N 80-12-24 E a distance of 200.00 feet to a point;  
17 Thence  
18       14.   N 75-26-31 E a distance of 200.00 feet to a point;  
19 Thence  
20       15.   N 72-27-15 E a distance of 200.00 feet to a point;  
21 Thence  
22       16.   N 65-15-58 E a distance of 200.00 feet to a point;  
23 Thence  
24       17.   N 69-20-43 E a distance of 200.00 feet to a point;  
25 Thence  
26       18.   N 74-18-54 E a distance of 200.00 feet to a point;  
27 Thence  
28       19.   S 88-35-04 E a distance of 300.00 feet to a point;  
29 Thence  
30       20.   S 83-47-42 E a distance of 400.00 feet to a point;

1 Thence

2 21. S 76-53-53 E a distance of 200.00 feet to a point;

3 Thence

4 22. S 66-27-44 E a distance of 200.00 feet to a point;

5 Thence along a line which is 75 feet north of and parallel to  
6 the high water mark of Spring Creek and along the southern line  
7 of "Parcel Benner C" the following two (2) courses.

8 1. S 77-55-12 E a distance of 100.00 feet to a point; Thence

9 2. S 82-18-46 E a distance of 191.45 feet to a point;

10 Thence continuing along "Parcel Benner C" S 01-53-40 W a  
11 distance of 103.23 feet to the point of beginning.

12 Containing 627,566 square feet or 14.4069 acres of land, gross  
13 area, be the same more or less.

14 PARCEL PFBC A.3

15 Beginning at a point in the centerline of Rock Road, Benner  
16 Township Road T-376, at the common western corner of "Parcel  
17 PFBC A.1" and the northeastern corner of the herein described  
18 parcel, said point having coordinates referenced to the  
19 Pennsylvania State Plane Coordinate System North Zone, North  
20 American Datum of 1983 of Northing 249191.8890 and Easting  
21 1948272.4801;

22 Thence along "Parcel PFBC A.1" the following two (2) courses:

23 1. S 35-59-57 E a distance of 16.50 feet to a point; Thence

24 2. S 68-16-09 E a distance of 309.10 feet to a point in the  
25 northern line of "Parcel PGC B" at the common southwestern  
26 corner of "Parcel PFBC A.1" and the southeastern corner of the  
27 herein described parcel;

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 B" the following eight (8) courses:

1        1.    S 53-57-43 W a distance of 126.23 feet to a point; Thence  
2        2.    S 53-50-18 W a distance of 265.44 feet to a point; Thence  
3        3.    S 80-25-03 W a distance of 200.00 feet to a point; Thence  
4        4.    S 80-13-05 W a distance of 200.00 feet to a point; Thence  
5        5.    S 86-04-14 W a distance of 254.55 feet to a point; Thence  
6        6.    S 12-06-11 E a distance of 200.00 feet to a point; Thence  
7        7.    S 18-43-40 E a distance of 200.00 feet to a point; Thence  
8        8.    S 05-32-18 E a distance of 236.60 feet to a point;  
9    Thence along lands now or formerly of Kathryn N. Williams &  
10   Kelly D. Stocker S 49-16-53 W a distance of 202.25 feet to a  
11   point;  
12   Thence continuing along lands of Kathryn N. Williams & Kelly D.  
13   Stocker and concluding along lands now or formerly of Betty H.  
14   Delafield S 00-28-07 E a distance of 395.13 feet to a point;  
15   Thence continuing along lands of Betty H. Delafield S 49-34-41 W  
16   a distance of 35.38 feet to a point;  
17   Thence along the centerline of Rock Road, Benner Township Road  
18   T-376, the following nine (9) courses:  
19        1.    along a curve to the right having a radius of 275.00,  
20        central angle of 32° 29' 26", chord bearing and distance of N  
21        12-59-49 W a distance of 153.86 feet, an arc distance of 155.94  
22        feet to a point; Thence  
23        2.    N 03-14-55 E a distance of 84.14 feet to a point; Thence  
24        3.    N 05-39-58 E a distance of 206.45 feet to a point; Thence  
25        4.    along a curve to the left having a radius of 650.00,  
26        central angle of 17° 16' 07", chord bearing and distance of N  
27        02-58-05 W a distance of 195.17 feet, an arc distance of 195.91  
28        feet to a point; Thence  
29        5.    N 11-36-09 W a distance of 474.71 feet to a point; Thence  
30        6.    along a curve to the right having a radius of 190.00,

1 central angle of  $91^{\circ} 34' 54''$ , chord bearing and distance of N  
2 34-11-18 E a distance of 272.38 feet, an arc distance of 303.70  
3 feet to a point; Thence  
4 7. N 79-58-45 E a distance of 236.84 feet to a point; Thence  
5 8. along a curve to the left having a radius of 600.00,  
6 central angle of  $25^{\circ} 58' 42''$ , chord bearing and distance of N  
7 66-59-24 E a distance of 269.72 feet, an arc distance of 272.04  
8 feet to a point; Thence  
9 9. N 54-00-03 E a distance of 242.64 feet to the point of  
10 beginning.

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

13 PARCEL PFBC B

14 Beginning at a point in the eastern line of "Parcel Benner B" at  
15 the common northwestern corner of "Parcel PGC C" and the  
16 southwestern 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 251677.6887 and Easting 1951689.0572;

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

21 1. along a curve to the right having a radius of 175.00,  
22 central angle of  $07^{\circ} 09' 54''$ , chord bearing and distance of N  
23 19-30-43 E a distance of 21.87 feet, an arc distance of 21.88  
24 feet to a point; Thence

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

26 3. along a curve to the left having a radius of 225.00,  
27 central angle of  $18^{\circ} 09' 42''$ , chord bearing and distance of N  
28 14-00-48 E a distance of 71.02 feet, an arc distance of 71.32  
29 feet to a point at the common northeastern corner of "Parcel  
30 Benner B" and the southern corner of "Parcel Benner C";

1 Thence along "Parcel Benner C" N 01-53-40 E a distance of 145.21  
2 feet to a point;  
3 Thence along a line which is 75 feet northerly of and parallel  
4 to the high water mark of Spring Creek and continuing along the  
5 southern line of "Parcel Benner C" the following four (4)  
6 courses:  
7 1. N 58-08-54 E a distance of 90.42 feet to a point; Thence  
8 2. N 36-32-53 E a distance of 100.00 feet to a point; Thence  
9 3. N 23-08-55 E a distance of 200.00 feet to a point; Thence  
10 4. N 25-08-57 W a distance of 100.00 feet to a point;  
11 Thence continuing along a line which is 75 feet northerly of and  
12 parallel to the high water mark of Spring Creek and along the  
13 southern line of "Parcel PGC A" the following thirty-four (34)  
14 courses:  
15 1. N 14-20-15 E a distance of 200.00 feet to a point; Thence  
16 2. N 19-21-44 E a distance of 200.00 feet to a point; Thence  
17 3. N 27-15-09 E a distance of 400.00 feet to a point; Thence  
18 4. N 34-13-11 E a distance of 100.00 feet to a point; Thence  
19 5. N 60-39-01 E a distance of 100.00 feet to a point; Thence  
20 6. N 86-01-41 E a distance of 200.00 feet to a point; Thence  
21 7. S 67-46-47 E a distance of 200.00 feet to a point; Thence  
22 8. S 62-43-50 E a distance of 200.00 feet to a point; Thence  
23 9. S 83-51-54 E a distance of 275.00 feet to a point; Thence  
24 10. N 42-51-30 E a distance of 200.00 feet to a point;  
25 Thence  
26 11. N 03-17-43 E a distance of 200.00 feet to a point;  
27 Thence  
28 12. N 07-18-20 W a distance of 200.00 feet to a point;  
29 Thence  
30 13. N 11-42-32 W a distance of 200.00 feet to a point;

1 Thence  
2 14. N 01-00-28 W a distance of 399.95 feet to a point;  
3 Thence  
4 15. N 27-09-59 E a distance of 200.00 feet to a point;  
5 Thence  
6 16. N 15-42-25 E a distance of 200.00 feet to a point;  
7 Thence  
8 17. N 29-26-17 E a distance of 200.00 feet to a point;  
9 Thence  
10 18. N 59-33-35 E a distance of 200.00 feet to a point;  
11 Thence  
12 19. N 73-33-17 E a distance of 200.00 feet to a point;  
13 Thence  
14 20. N 89-50-51 E a distance of 200.00 feet to a point;  
15 Thence  
16 21. S 75-17-03 E a distance of 200.00 feet to a point;  
17 Thence  
18 22. S 65-28-09 E a distance of 200.00 feet to a point;  
19 Thence  
20 23. S 73-44-21 E a distance of 531.35 feet to a point;  
21 Thence  
22 24. S 66-02-14 E a distance of 200.00 feet to a point;  
23 Thence  
24 25. N 74-46-00 E a distance of 200.00 feet to a point;  
25 Thence  
26 26. N 45-22-46 E a distance of 200.00 feet to a point;  
27 Thence  
28 27. N 15-52-08 E a distance of 200.00 feet to a point;  
29 Thence  
30 28. N 06-46-03 E a distance of 200.00 feet to a point;

1 Thence  
2 29. N 16-30-00 W a distance of 200.00 feet to a point;  
3 Thence  
4 30. N 03-02-20 W a distance of 200.00 feet to a point;  
5 Thence  
6 31. N 19-14-02 E a distance of 200.00 feet to a point;  
7 Thence  
8 32. N 19-00-42 E a distance of 200.00 feet to a point;  
9 Thence  
10 33. N 60-22-11 E a distance of 200.00 feet to a point;  
11 Thence  
12 34. N 71-36-30 E a distance of 56.86 feet to a point at the  
13 northeastern corner of the herein described parcel;  
14 Thence continuing along "Parcel PGC A" S 17-04-41 E a distance  
15 of 53.02 feet to a point at a northwestern corner of "Parcel  
16 PFBC C";  
17 Thence along "Parcel PFBC C" S 17-04-41 E a distance of 145.56  
18 feet to a point in the northern line of "Parcel PGC D" at the  
19 common southwestern corner of "Parcel PFBC C and the  
20 southeastern corner of the herein described parcel; Thence along  
21 a line which is 75 feet southerly of and parallel to the high  
22 water mark of Spring Creek and along the northern line of  
23 "Parcel PGC D" the following five (5) courses:  
24 1. S 66-10-55 W a distance of 100.00 feet to a point; Thence  
25 2. S 25-26-01 W a distance of 100.00 feet to a point; Thence  
26 3. S 13-59-17 W a distance of 200.00 feet to a point; Thence  
27 4. S 06-45-25 E a distance of 200.00 feet to a point; Thence  
28 5. S 03-13-44 E a distance of 200.00 feet to a point in the  
29 eastern line of "Parcel DGS\DOC C"; Thence along the eastern,  
30 northern and western lines of "Parcel DGS\DOC C" the following



1 three (3) courses:

2 1. N 83-31-21 W a distance of 19.82 feet to a point; Thence

3 2. S 06-28-39 W a distance of 150.00 feet to a point; Thence

4 3. S 83-31-21 E a distance of 45.69 feet to a point at the

5 northeastern corner of "Parcel PGC C";

6 Thence along a line which is 75 feet southerly of and parallel

7 to the high water mark of Spring Creek and along the northern

8 line of "Parcel PGC C" the following twenty-five (25) courses:

9 1. S 08-52-47 W a distance of 264.06 feet to a point; Thence

10 2. S 50-06-08 W a distance of 200.00 feet to a point; Thence

11 3. S 34-44-06 W a distance of 200.00 feet to a point; Thence

12 4. S 59-53-33 W a distance of 200.00 feet to a point; Thence

13 5. N 74-04-29 W a distance of 350.00 feet to a point; Thence

14 6. N 72-35-33 W a distance of 1000.00 feet to a point;

15 Thence

16 7. S 80-59-33 W a distance of 200.00 feet to a point; Thence

17 8. S 50-42-08 W a distance of 200.00 feet to a point; Thence

18 9. S 22-31-04 W a distance of 400.00 feet to a point; Thence

19 10. S 05-33-01 E a distance of 850.00 feet to a point;

20 Thence

21 11. S 18-13-11 W a distance of 200.00 feet to a point;

22 Thence

23 12. S 29-56-54 W a distance of 200.00 feet to a point;

24 Thence

25 13. S 61-22-31 W a distance of 200.00 feet to a point;

26 Thence

27 14. N 87-43-29 W a distance of 200.00 feet to a point;

28 Thence

29 15. N 81-27-29 W a distance of 200.00 feet to a point;

30 Thence



1 1956260.2537;  
2 Thence along said land of the Pennsylvania Fish & Boat  
3 Commission the following two (2) courses:  
4 1. N 81-23-13 E a distance of 202.95 feet to a point; Thence  
5 2. N 38-23-13 E a distance of 275.55 feet to a point in the  
6 northwestern line of "Parcel PGC D" at a southeastern corner of  
7 lands of the Pennsylvania Fish & Boat Commission;  
8 Thence along the northwestern line of "Parcel PGC D" S 11-32-09  
9 E a distance of 462.09 feet to a point;  
10 Thence along a line which is 75 feet southerly of and parallel  
11 to the high water mark of Spring Creek and along the  
12 Northwestern line of "Parcel PGC D" the following eight (8)  
13 courses:  
14 1. S 11-11-35 W a distance of 122.33 feet to a point; Thence  
15 2. S 23-31-50 W a distance of 61.33 feet to a point; Thence  
16 3. S 57-22-30 W a distance of 132.86 feet to a point; Thence  
17 4. S 71-24-08 W a distance of 131.36 feet to a point; Thence  
18 5. S 75-27-57 W a distance of 118.52 feet to a point; Thence  
19 6. S 75-20-56 W a distance of 207.47 feet to a point; Thence  
20 7. S 80-41-09 W a distance of 148.12 feet to a point; Thence  
21 8. S 70-43-44 W a distance of 93.07 feet to a point at the  
22 common southeastern corner of "Parcel PFBC B" and the  
23 southwestern corner of the herein described parcel;  
24 Thence along "Parcel PFBC B" N 17-04-41 W a distance of 145.56  
25 feet to a point in the eastern line of "Parcel PFBC B" at a  
26 southwestern corner of "Parcel PGC A" and the northwestern  
27 corner of the herein described parcel;  
28 Thence along a line which is 75 feet northerly of and parallel  
29 to the high water mark of Spring Creek and along the  
30 southeastern line of "Parcel PGC A" the following twelve (12)

1 courses:

- 2 1. N 74-44-21 E a distance of 99.88 feet to a point; Thence
- 3 2. N 77-55-55 E a distance of 153.16 feet to a point; Thence
- 4 3. N 76-24-41 E a distance of 202.18 feet to a point; Thence
- 5 4. N 75-13-08 E a distance of 115.85 feet to a point; Thence
- 6 5. N 74-06-26 E a distance of 112.91 feet to a point; Thence
- 7 6. N 60-58-26 E a distance of 79.87 feet to a point; Thence
- 8 7. N 11-11-35 E a distance of 75.95 feet to a point; Thence
- 9 8. N 20-40-38 W a distance of 71.75 feet to a point; Thence
- 10 9. N 32-03-06 W a distance of 41.87 feet to a point; Thence
- 11 10. N 43-01-16 W a distance of 46.79 feet to a point; Thence
- 12 11. N 66-23-58 W a distance of 81.76 feet to a point; Thence
- 13 12. N 76-04-56 W a distance of 186.23 feet to the point of
- 14 beginning.

15 Containing 203,557 square feet or 4.6730 acres of land, gross  
16 area, be the same more or less.

17 PARCEL PFBC D

18 Beginning at a point at a southern corner of lands now or  
19 formerly of the Pennsylvania Fish & Boat Commission, Centre  
20 County Deed Book 169, Page 328, at the common southern corner of  
21 lands now or formerly of Richard J. Lorenzo & Cynthia M Lorenzo,  
22 the western corner of lands now or formerly of Harry J. Foulkrod  
23 & Sandra B. Foulkrod and the northern corner of "Parcel PSU C",  
24 said point having coordinates referenced to the Pennsylvania  
25 State Plane Coordinate System North Zone, North American Datum  
26 of 1983 of Northing 259370.3429 and Easting 1958102.3685;  
27 Thence along "Parcel PSU C" the following five (5) courses:

- 28 1. S 32-17-55 E a distance of 263.05 feet to a point; Thence
- 29 2. S 15-32-46 E a distance of 176.33 feet to a point; Thence
- 30 3. S 10-47-15 W a distance of 163.47 feet to a point; Thence

1        4.    S 11-25-08 W a distance of 143.11 feet to a point; Thence  
2        5.    S 09-11-53 W a distance of 397.70 feet to a point at the  
3 common northwestern corner of "Parcel PSU C" and an eastern  
4 corner of "Parcel PGC D";  
5 Thence along the northeastern line of "Parcel PGC D" the  
6 following five (5) courses  
7        1.    S 78-20-36 W a distance of 249.26 feet to a point; Thence  
8        2.    S 47-00-19 W a distance of 144.88 feet to a point; Thence  
9        3.    S 73-37-17 W a distance of 411.21 feet to a point; Thence  
10       4.    N 60-16-51 W a distance of 291.70 feet to a point; Thence  
11       5.    N 47-46-09 W a distance of 380.21 feet to a point in the  
12 southeastern line of lands now or formerly of the Pennsylvania  
13 Fish & Boat Commission, Centre County Deed Book 152, Page 30 the  
14 "Bressler Tract", at the northern corner of "Parcel PGC D";  
15 Thence along various tracts of land the Pennsylvania Fish & Boat  
16 Commission the following twenty eight (28) courses:  
17       1.    N 29-13-00 E a distance of 76.75 feet to a point; Thence  
18       2.    N 35-01-00 W a distance of 132.00 feet to a point; Thence  
19       3.    N 44-14-00 E a distance of 112.20 feet to a point; Thence  
20       4.    N 44-41-00 W a distance of 429.00 feet to a point; Thence  
21       5.    S 61-14-00 W a distance of 198.00 feet to a point; Thence  
22       6.    N 69-01-00 W a distance of 47.85 feet to a point; Thence  
23       7.    N 87-31-00 W a distance of 85.80 feet to a point; Thence  
24       8.    S 77-29-00 W a distance of 75.90 feet to a point; Thence  
25       9.    S 63-09-44 W a distance of 68.80 feet to a point; Thence  
26       10.   N 61-19-51 W a distance of 85.80 feet to a point; Thence  
27       11.   N 01-54-51 W a distance of 173.25 feet to a point;  
28 Thence  
29       12.   N 42-50-09 E a distance of 84.15 feet to a point; Thence  
30       13.   N 68-50-09 E a distance of 193.05 feet to a point;

1 Thence  
2 14. S 82-54-51 E a distance of 277.20 feet to a point;  
3 Thence  
4 15. S 55-49-51 E a distance of 181.50 feet to a point;  
5 Thence  
6 16. S 39-09-51 E a distance of 174.90 feet to a point;  
7 Thence  
8 17. S 38-50-43 E a distance of 323.09 feet to a point;  
9 Thence  
10 18. S 41-10-03 E a distance of 218.21 feet to a point;  
11 Thence  
12 19. S 53-47-45 E a distance of 165.00 feet to a point;  
13 Thence  
14 20. S 74-32-45 E a distance of 82.50 feet to a point; Thence  
15 21. N 80-42-15 E a distance of 184.80 feet to a point;  
16 Thence  
17 22. N 27-03-45 E a distance of 734.60 feet to a point;  
18 Thence  
19 23. N 31-57-45 W a distance of 108.90 feet to a point;  
20 Thence  
21 24. N 44-02-45 W a distance of 188.10 feet to a point;  
22 Thence  
23 25. N 55-32-45 W a distance of 120.45 feet to a point;  
24 Thence  
25 26. N 62-36-06 W a distance of 675.99 feet to a point;  
26 Thence  
27 27. N 50-27-37 W a distance of 209.00 feet to a point;  
28 Thence  
29 28. S 69-22-38 E a distance of 1278.90 feet to the point of  
30 beginning.

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

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

11       (d)   ~~Land use restriction.~~ COOPERATIVE AGREEMENT AND LAND  
12  USE RESTRICTION.--

13           (1)   THE DEPARTMENT OF GENERAL SERVICES SHALL ONLY MAKE  
14   THE CONVEYANCE TO THE PENNSYLVANIA FISH AND BOAT COMMISSION  
15   AS AUTHORIZED BY THIS SECTION UPON THE PENNSYLVANIA FISH AND  
16   BOAT COMMISSION PROVIDING THE DEPARTMENT OF GENERAL SERVICES  
17   WITH A COPY OF A COOPERATIVE AGREEMENT BETWEEN IT AND BENNER  
18   TOWNSHIP THAT HAS BEEN FULLY EXECUTED BY THE AFOREMENTIONED  
19   PARTIES.

20           (2)   The deed of conveyance shall contain the following  
21   restrictive covenant: "Under and subject to a condition that  
22   the land conveyed herein shall be used solely by the  
23   Pennsylvania Fish and Boat Commission to carry out their  
24   legislatively mandated functions and for no other purpose.  
25   Should the Grantee attempt to convey the property, OR ANY  
26   PORTION THEREOF, (OTHER THAN EXCHANGES FOR PARCELS KNOWN AS  
27   INTERIORS OR INDENTURES WHICH MAY BE CONVEYED AMONG THE  
28   PARTIES TO SOLIDIFY CONTIGUOUS MANAGEMENT PARCELS AND PROMOTE  
29   OVERALL MANAGEMENT GOALS AND OBJECTIVES OF THE PARTIES  
30   INVOLVED), or utilize it for any other purpose, the property

shall immediately revert to the Grantor."

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

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

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

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

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

(b) Description.--The property to be conveyed pursuant to subsection (a) consists of four parcels of land totaling 1,211.1990-acres and improvements thereon bounded and more particularly described as follows:

PARCEL PGC A

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



1 Thence along the centerline of Barnes Lane N 75-52-24 E a  
2 distance of 906.10 feet to a point;  
3 Thence continuing along the centerline of Barnes Lane and  
4 concluding along lands now or formerly of The Pennsylvania State  
5 University N 76-16-00 E a distance of 729.03 feet to a point;  
6 Thence along lands now or formerly of The Pennsylvania State  
7 University the following two (2) courses:  
8 1. N 46-01-11 E a distance of 1174.65 feet to a point;  
9 Thence  
10 2. N 37-20-05 W a distance of 1121.00 feet to a point;  
11 Thence along the centerline of Barnes Lane the following five  
12 (5) courses:  
13 1. along a curve to the right having a radius of 222.50,  
14 central angle of 33° 58' 59", chord bearing and distance of N  
15 38-12-46 E a distance of 130.04 feet, an arc distance of 131.97  
16 feet to a point; Thence  
17 2. N 55-12-16 E a distance of 173.69 feet to a point; Thence  
18 3. N 54-32-13 E a distance of 246.09 feet to a point; Thence  
19 4. N 35-48-18 W a distance of 220.53 feet to a point; Thence  
20 5. N 26-06-44 E a distance of 969.25 feet to a point;  
21 Thence along lands now or formerly of The Pennsylvania State  
22 University the following nine (9) courses:  
23 1. S 37-42-30 E a distance of 903.31 feet to a point; Thence  
24 2. S 37-42-30 E a distance of 858.16 feet to a point; Thence  
25 3. N 31-57-27 E a distance of 1283.54 feet to a point;  
26 Thence  
27 4. N 57-27-12 W a distance of 278.61 feet to a point; Thence  
28 5. N 32-21-26 E a distance of 312.52 feet to a point; Thence  
29 6. N 56-42-41 W a distance of 976.45 feet to a point; Thence  
30 7. N 56-49-35 W a distance of 313.91 feet to a point in the

1 centerline of Barnes Lane; Thence  
2 8. N 57-09-12 W a distance of 585.95 feet to a point; Thence  
3 9. N 57-08-47 W a distance of 519.25 feet to a point in a  
4 southern line of lands now or formerly of Jesse P. and Barbara  
5 J. Schaeffer;  
6 Thence along lands of Jesse P. and Barbara J. Schaeffer N  
7 52-43-46 E a distance of 920.39 feet to a point;  
8 Thence along lands now or formerly of The Pennsylvania State  
9 University N 52-42-39 E a distance of 2283.77 feet to a point;  
10 Thence along the centerline of Barnes Lane the following five  
11 (5) courses:  
12 1. N 46-26-16 E a distance of 57.98 feet to a point; Thence  
13 2. N 53-47-56 E a distance of 298.55 feet to a point; Thence  
14 3. N 54-50-37 E a distance of 558.06 feet to a point; Thence  
15 4. N 54-12-32 E a distance of 822.91 feet to a point; Thence  
16 5. N 54-07-25 E a distance of 71.92 feet to a point;  
17 Thence along lands now or formerly of William J., Sandra R. and  
18 John R. Ross the following two (2) courses:  
19 1. S 44-27-16 E a distance of 2189.69 feet to a point;  
20 Thence  
21 2. N 72-30-02 E a distance of 330.70 feet to a point;  
22 Thence along lands now or formerly of the Pennsylvania Fish and  
23 Boat Commission the following six (6) courses:  
24 1. N 76-23-13 E a distance of 26.40 feet to a point; Thence  
25 2. S 31-08-47 E a distance of 151.80 feet to a point; Thence  
26 3. S 48-08-47 E a distance of 660.00 feet to a point; Thence  
27 4. S 66-08-47 E a distance of 577.50 feet to a point; Thence  
28 5. S 84-08-47 E a distance of 495.00 feet to a point; Thence  
29 6. S 81-38-47 E a distance of 396.00 feet to a point;  
30 Thence along "Parcel PFBC C" the following twelve (12) courses:

1        1.    S 76-04-56 E a distance of 186.23 feet to a point; Thence  
2        2.    S 66-23-58 E a distance of 81.76 feet to a point; Thence  
3        3.    S 43-01-16 E a distance of 46.79 feet to a point; Thence  
4        4.    S 32-03-06 E a distance of 41.87 feet to a point; Thence  
5        5.    S 20-40-38 E a distance of 71.75 feet to a point; Thence  
6        6.    S 11-11-35 W a distance of 75.95 feet to a point; Thence  
7        7.    S 60-58-26 W a distance of 79.87 feet to a point; Thence  
8        8.    S 74-06-26 W a distance of 112.91 feet to a point; Thence  
9        9.    S 75-13-08 W a distance of 115.85 feet to a point; Thence  
10       10.   S 76-24-41 W a distance of 202.18 feet to a point;  
11 Thence  
12       11.   S 77-55-55 W a distance of 153.16 feet to a point;  
13 Thence  
14       12.   S 74-44-21 W a distance of 99.88 feet to a point in the  
15 western line of "Parcel PFBC B";  
16 Thence along "Parcel PFBC B" N 17-04-41 W a distance of 53.02  
17 feet to a point;  
18 Thence along a line which is 75 feet northerly of and parallel  
19 to the high water mark of Spring Creek and along the northern  
20 line of "Parcel PFBC B" the following thirty-four (34) courses:  
21       1.    S 71-36-30 W a distance of 56.86 feet to a point; Thence  
22       2.    S 60-22-11 W a distance of 200.00 feet to a point; Thence  
23       3.    S 19-00-42 W a distance of 200.00 feet to a point; Thence  
24       4.    S 19-14-02 W a distance of 200.00 feet to a point; Thence  
25       5.    S 03-02-20 E a distance of 200.00 feet to a point; Thence  
26       6.    S 16-30-00 E a distance of 200.00 feet to a point; Thence  
27       7.    S 06-46-03 W a distance of 200.00 feet to a point; Thence  
28       8.    S 15-52-08 W a distance of 200.00 feet to a point; Thence  
29       9.    S 45-22-46 W a distance of 200.00 feet to a point; Thence  
30       10.   S 74-46-00 W a distance of 200.00 feet to a point;

1 Thence  
2 11. N 66-02-14 W a distance of 200.00 feet to a point;  
3 Thence  
4 12. N 73-44-21 W a distance of 531.35 feet to a point;  
5 Thence  
6 13. N 65-28-09 W a distance of 200.00 feet to a point;  
7 Thence  
8 14. N 75-17-03 W a distance of 200.00 feet to a point;  
9 Thence  
10 15. S 89-50-51 W a distance of 200.00 feet to a point;  
11 Thence  
12 16. S 73-33-17 W a distance of 200.00 feet to a point;  
13 Thence  
14 17. S 59-33-35 W a distance of 200.00 feet to a point;  
15 Thence  
16 18. S 29-26-17 W a distance of 200.00 feet to a point;  
17 Thence  
18 19. S 15-42-25 W a distance of 200.00 feet to a point;  
19 Thence  
20 20. S 27-09-59 W a distance of 200.00 feet to a point;  
21 Thence  
22 21. S 01-00-28 E a distance of 399.95 feet to a point;  
23 Thence  
24 22. S 11-42-32 E a distance of 200.00 feet to a point;  
25 Thence  
26 23. S 07-18-20 E a distance of 200.00 feet to a point;  
27 Thence  
28 24. S 03-17-43 W a distance of 200.00 feet to a point;  
29 Thence  
30 25. S 42-51-30 W a distance of 200.00 feet to a point;

1 Thence  
2 26. N 83-51-54 W a distance of 275.00 feet to a point;  
3 Thence  
4 27. N 62-43-50 W a distance of 200.00 feet to a point;  
5 Thence  
6 28. N 67-46-47 W a distance of 200.00 feet to a point;  
7 Thence  
8 29. S 86-01-41 W a distance of 200.00 feet to a point;  
9 Thence  
10 30. S 60-39-01 W a distance of 100.00 feet to a point;  
11 Thence  
12 31. S 34-13-11 W a distance of 100.00 feet to a point;  
13 Thence  
14 32. S 27-15-09 W a distance of 400.00 feet to a point;  
15 Thence  
16 33. S 19-21-44 W a distance of 200.00 feet to a point;  
17 Thence  
18 34. S 14-20-15 W a distance of 200.00 feet to a point;  
19 Thence along "Parcel Benner C" S 54-42-51 W a distance of 624.93  
20 feet to a point;  
21 Thence along a line which is 75 feet northerly of and parallel  
22 to the high water mark of Spring Creek and along the northern  
23 line of "Parcel PFBC A.2" the following twenty-two (22) courses:  
24 1. N 66-27-44 W a distance of 200.00 feet to a point; Thence  
25 2. N 76-53-53 W a distance of 200.00 feet to a point; Thence  
26 3. N 83-47-42 W a distance of 400.00 feet to a point; Thence  
27 4. N 88-35-04 W a distance of 300.00 feet to a point; Thence  
28 5. S 74-18-54 W a distance of 200.00 feet to a point; Thence  
29 6. S 69-20-43 W a distance of 200.00 feet to a point; Thence  
30 7. S 65-15-58 W a distance of 200.00 feet to a point; Thence

1        8.    S 72-27-15 W a distance of 200.00 feet to a point; Thence  
2        9.    S 75-26-31 W a distance of 200.00 feet to a point; Thence  
3        10.   S 80-12-24 W a distance of 200.00 feet to a point;  
4 Thence  
5        11.   S 81-26-27 W a distance of 200.00 feet to a point;  
6 Thence  
7        12.   S 74-43-47 W a distance of 200.00 feet to a point;  
8 Thence  
9        13.   S 67-20-31 W a distance of 200.00 feet to a point;  
10 Thence  
11       14.   S 60-42-17 W a distance of 200.00 feet to a point;  
12 Thence  
13       15.   S 49-38-01 W a distance of 200.00 feet to a point;  
14 Thence  
15       16.   S 25-35-50 W a distance of 200.00 feet to a point;  
16 Thence  
17       17.   S 06-26-37 W a distance of 200.00 feet to a point;  
18 Thence  
19       18.   S 01-54-23 E a distance of 200.00 feet to a point;  
20 Thence  
21       19.   S 16-02-38 E a distance of 200.00 feet to a point;  
22 Thence  
23       20.   S 23-22-25 E a distance of 150.00 feet to a point;  
24 Thence  
25       21.   S 54-17-58 E a distance of 200.00 feet to a point;  
26 Thence  
27       22.   S 45-15-05 E a distance of 111.36 feet to a point;  
28 Thence continuing along the northern line of "Parcel PFBC A.2" S  
29 17-44-53 W a distance of 365.30 feet to a point at the common  
30 northwestern corner of "Parcel PFBC A.2", the northern corner of

1 "Parcel DGS\DOC A" and the eastern corner of "Parcel Benner A";  
2 Thence along "Parcel Benner A" the following three (3) courses:  
3 1. N 68-49-38 W a distance of 572.82 feet to a point; Thence  
4 2. S 17-58-42 W a distance of 342.76 feet to a point; Thence  
5 3. S 24-17-11 W a distance of 16.50 feet to a point;  
6 Thence along the centerline of Barnes Lane, Benner Township Road  
7 T-376, the following (11) courses:  
8 1. N 65-42-49 W a distance of 147.93 feet to a point; Thence  
9 2. N 67-39-19 W a distance of 359.73 feet to a point; Thence  
10 3. along a curve to the right having a radius of 520.18,  
11 central angle of 18° 25' 39", chord bearing and distance of N  
12 58-26-29 W a distance of 166.58 feet, an arc distance of 167.32  
13 feet to a point; Thence  
14 4. N 49-13-39 W a distance of 208.45 feet to a point; Thence  
15 5. N 52-20-55 W a distance of 166.24 feet to a point; Thence  
16 6. N 46-43-23 W a distance of 274.16 feet to a point; Thence  
17 7. along a curve to the left having a radius of 300.00,  
18 central angle of 25° 48' 32", chord bearing and distance of N  
19 59-37-39 W a distance of 134.00 feet, an arc distance of 135.14  
20 to a point; Thence  
21 8. N 72-31-55 W a distance of 97.37 feet to a point; Thence  
22 9. along a curve to the right having a radius of 200.00,  
23 central angle of 34° 24' 16", chord bearing and distance of N  
24 55-19-47 W a distance of 118.30 feet, an arc distance of 120.10  
25 to a point; Thence  
26 10. N 38-07-39 W a distance of 36.70 feet to a point; Thence  
27 11. N 35-31-13 W a distance of 176.59 feet to the point of  
28 beginning.  
29 Containing 30,454,293 square feet or 699.1344 acres of land,  
30 gross area, be the same more or less, once the 90,000 square

1 feet or 2.0661 acres of land contained within "Parcel DGS\DOC B"  
2 lying entirely within the bounds of the herein described parcel  
3 is removed.

4 PARCEL PGC B

5 Beginning at a point in the western line of "Parcel Benner B" at  
6 the common northeastern corner of "Parcel PSU A" and the  
7 southeastern corner of the herein described parcel, said point  
8 having coordinates referenced to the Pennsylvania State Plane  
9 Coordinate System North Zone, North American Datum of 1983 of  
10 Northing 249321.7794 and Easting 1951029.2235;

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

- 12 1. S 80-24-34 W a distance of 421.46 feet to a point; Thence  
13 2. S 66-39-59 W a distance of 1233.16 feet to a point in the  
14 eastern line of lands now or formerly of Betty H. Delafield at  
15 the common northwestern corner of "Parcel PSU A" and a  
16 southwestern corner of the herein described parcel;

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

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

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

- 26 1. N 05-32-18 W a distance of 236.60 feet to a point; Thence  
27 2. N 18-43-40 W a distance of 200.00 feet to a point; Thence  
28 3. N 12-06-11 W a distance of 200.00 feet to a point; Thence  
29 4. N 86-04-14 E a distance of 254.55 feet to a point; Thence  
30 5. N 80-13-05 E a distance of 200.00 feet to a point; Thence



1        6. N 80-25-03 E a distance of 200.00 feet to a point; Thence  
2        7. N 53-50-18 E a distance of 265.44 feet to a point;  
3 Thence continuing along a line which is 75 feet southerly of and  
4 parallel to the high water mark of Spring Creek and along the  
5 southerly line of "Parcel PFBC A.3" and concluding along a line  
6 which is 75 feet southerly of and parallel to the high water  
7 mark of Spring Creek and along the southerly line of "Parcel  
8 PFBC A.1" N 53-57-43 E a distance of 200.00 feet to a point;  
9 Thence continuing along a line which is 75 feet southerly of and  
10 parallel to the high water mark of Spring Creek and along the  
11 southerly line of "Parcel PFBC A.1" the following ten (10)  
12 courses:

13        1. N 47-37-56 E a distance of 200.00 feet to a point; Thence  
14        2. N 44-23-35 E a distance of 200.00 feet to a point; Thence  
15        3. N 34-56-58 E a distance of 200.00 feet to a point; Thence  
16        4. N 13-39-49 E a distance of 200.00 feet to a point; Thence  
17        5. N 03-47-47 W a distance of 200.00 feet to a point; Thence  
18        6. N 20-29-48 W a distance of 200.00 feet to a point; Thence  
19        7. N 30-53-52 W a distance of 200.00 feet to a point; Thence  
20        8. N 36-53-58 W a distance of 200.00 feet to a point; Thence  
21        9. N 33-28-03 W a distance of 200.00 feet to a point; Thence  
22        10. N 02-25-05 W a distance of 200.00 feet to a point;

23 Thence continuing along the southerly line of "Parcel PFBC A.1"  
24 the following four (4) courses:

25        1. N 63-53-59 E a distance of 1280.00 feet to a point;

26 Thence

27        2. N 61-58-13 E a distance of 480.00 feet to a point; Thence  
28        3. N 86-46-03 E a distance of 700.00 feet to a point; Thence  
29        4. S 85-24-22 E a distance of 700.00 feet to a point in the  
30 western line of "Parcel Benner B" at the common southeastern

1 corner of "Parcel PFBC A.1" and the northeastern corner of the  
2 herein described parcel;  
3 Thence along the western line of "Parcel Benner B" the following  
4 eleven (11) courses:  
5 1. S 10-12-55 W a distance of 118.06 feet to a point; Thence  
6 2. S 13-11-30 W a distance of 18.17 feet to a point; Thence  
7 3. S 16-10-05 W a distance of 27.53 feet to a point; Thence  
8 4. S 16-10-05 W a distance of 73.05 feet to a point; Thence  
9 5. along a curve to the left having a radius of 1025.00,  
10 central angle of  $36^{\circ} 17' 33''$ , chord bearing and distance of S  
11 01-58-42 E a distance of 638.46 feet, an arc distance of 649.26  
12 feet to a point; Thence  
13 6. S 20-07-28 E a distance of 231.37 feet to a point; Thence  
14 7. along a curve to the right having a radius of 325.00,  
15 central angle of  $57^{\circ} 06' 25''$ , chord bearing and distance of S  
16 08-25-44 W a distance of 310.69 feet, an arc distance of 323.93  
17 feet to a point; Thence  
18 8. along a curve to the right having a radius of 275.00,  
19 central angle of  $26^{\circ} 32' 18''$ , chord bearing and distance of S  
20 50-15-05 W a distance of 126.24 feet, an arc distance of 127.37  
21 feet to a point; Thence  
22 9. S 63-31-14 W a distance of 321.97 feet to a point; Thence  
23 10. along a curve to the left having a radius of 450.00,  
24 central angle of  $73^{\circ} 06' 40''$ , chord bearing and distance of S  
25 26-57-54 W a distance of 536.04 feet, an arc distance of 574.21  
26 feet to a point; Thence  
27 11. S 09-35-26 E a distance of 186.32 feet to the point of  
28 beginning.  
29 Containing 6,284,911 square feet or 144.2817 acres of land,  
30 gross area, be the same more or less.

PARCEL PGC C

Beginning at a point in the northern right-of-way line of SR6026 Section C03 at the common southeastern corner of "Parcel Benner B" and a southwestern corner of the herein described parcel, said point having coordinates referenced to the Pennsylvania State Plane Coordinate System North Zone, North American Datum of 1983 of Northing 248840.6417 and Easting 1951161.2283; Thence along "Parcel Benner B" the following twelve (12) courses:

1. N 09-35-26 W a distance of 682.73 feet to a point; Thence
2. along a curve to the right having a radius of 400.00, central angle of  $73^{\circ} 06' 40''$ , chord bearing and distance of N 26-57-54 E a distance of 476.48 feet, an arc distance of 510.41 feet to a point; Thence
3. N 63-31-14 E a distance of 321.97 feet to a point; Thence
4. along a curve to the left having a radius of 325.00, central angle of  $26^{\circ} 32' 18''$ , chord bearing and distance of N 50-15-05 E a distance of 149.19 feet, an arc distance of 150.53 feet to a point; Thence
5. along a curve to the left having a radius of 375.00, central angle of  $57^{\circ} 06' 24''$ , chord bearing and distance of N 08-25-44 E a distance of 358.48 feet, an arc distance of 373.76 feet to a point; Thence
6. N 20-07-28 W a distance of 231.37 feet to a point; Thence
7. along a curve to the right having a radius of 975.00, central angle of  $36^{\circ} 17' 33''$ , chord bearing and distance of N 01-58-42 W a distance of 607.31 feet, an arc distance of 617.59 feet to a point; Thence
8. N 16-10-05 E a distance of 99.88 feet to a point; Thence
9. N 16-10-05 E a distance of 0.70 feet to a point; Thence

1        10.    N 13-11-30 E a distance of 23.37 feet to a point; Thence  
2        11.    N 10-12-55 E a distance of 188.06 feet to a point;  
3    Thence  
4        12.    along a curve to the right having a radius of 175.00,  
5    central angle of 05° 42' 51", chord bearing and distance of N  
6    13-04-20 E a distance of 17.45 feet, an arc distance of 17.45  
7    feet to a point;  
8    Thence along a line which is 75 feet southerly of and parallel  
9    to the high water mark of Spring Creek and along the southern  
10   line of "Parcel PFBC B" the following twenty-five (25) courses:  
11        1.    N 80-38-34 E a distance of 100.00 feet to a point; Thence  
12        2.    N 48-27-09 E a distance of 200.00 feet to a point; Thence  
13        3.    N 51-10-19 E a distance of 200.00 feet to a point; Thence  
14        4.    N 20-21-07 E a distance of 200.00 feet to a point; Thence  
15        5.    N 00-26-48 W a distance of 200.00 feet to a point; Thence  
16        6.    N 08-50-32 E a distance of 200.00 feet to a point; Thence  
17        7.    N 24-26-52 E a distance of 200.00 feet to a point; Thence  
18        8.    N 33-10-18 E a distance of 300.00 feet to a point; Thence  
19        9.    S 72-05-47 E a distance of 200.00 feet to a point; Thence  
20        10.    S 72-54-05 E a distance of 200.00 feet to a point;  
21    Thence  
22        11.    S 81-27-28 E a distance of 200.00 feet to a point;  
23    Thence  
24        12.    S 87-43-29 E a distance of 200.00 feet to a point;  
25    Thence  
26        13.    N 61-22-31 E a distance of 200.00 feet to a point;  
27    Thence  
28        14.    N 29-56-54 E a distance of 200.00 feet to a point;  
29    Thence  
30        15.    N 18-13-10 E a distance of 200.00 feet to a point;

1 Thence  
2 16. N 05-33-01 W a distance of 850 feet to a point; Thence  
3 17. N 22-31-04 E a distance of 400.00 feet to a point;  
4 Thence  
5 18. N 50-42-08 E a distance of 200.00 feet to a point;  
6 Thence  
7 19. N 80-59-33 E a distance of 200.00 feet to a point;  
8 Thence  
9 20. S 72-35-33 E a distance of 1000.00 feet to a point;  
10 Thence  
11 21. S 74-04-29 E a distance of 350.00 feet to a point;  
12 Thence  
13 22. N 59-53-33 E a distance of 200.00 feet to a point;  
14 Thence  
15 23. N 34-44-06 E a distance of 200.00 feet to a point;  
16 Thence  
17 24. N 50-06-08 E a distance of 200.00 feet to a point;  
18 Thence  
19 25. N 08-52-47 E a distance of 264.06 feet to a point in the  
20 western line of "Parcel DGS\DOC C" at the northeastern corner of  
21 the herein described parcel;  
22 Thence along "Parcel DGS\DOC C" the following eight (8) courses:  
23 1. S 83-31-21 E a distance of 61.39 feet to a point; Thence  
24 2. S 35-05-27 E a distance of 436.05 feet to a point; Thence  
25 3. S 35-05-27 E a distance of 70.37 feet to a point; Thence  
26 4. S 27-37-27 E a distance of 517.07 feet to a point; Thence  
27 5. S 45-07-27 E a distance of 333.40 feet to a point; Thence  
28 6. S 39-40-31 W a distance of 121.08 feet to a point; Thence  
29 7. S 50-19-29 E a distance of 380.89 feet to a point; Thence  
30 8. S 58-26-10 E a distance of 385.97 feet to a point in the

1 northern right-of-way line of SR6026 section C03;  
2 Thence along the northern right-of-way line of SR6026 section  
3 C03 the following four (4) courses:  
4 1. S 21-11-24 W a distance of 37.05 feet to a point; Thence  
5 2. S 27-35-26 W a distance of 202.24 feet to a point; Thence  
6 3. S 19-25-20 W a distance of 208.81 feet to a point; Thence  
7 4. S 36-07-17 W a distance of 400.00 feet to a point;  
8 Thence along "Parcel PSU B" the following fifteen (15) courses:  
9 1. N 36-08-01 W a distance of 1464.52 feet to a point;  
10 Thence  
11 2. S 63-00-59 W a distance of 200.82 feet to a point; Thence  
12 3. S 83-40-05 W a distance of 488.71 feet to a point; Thence  
13 4. S 64-36-24 W a distance of 1678.24 feet to a point;  
14 Thence  
15 5. S 24-18-10 W a distance of 302.73 feet to a point; Thence  
16 6. S 40-51-08 E a distance of 393.70 feet to a point; Thence  
17 7. S 36-50-33 W a distance of 467.02 feet to a point; Thence  
18 8. S 58-37-42 W a distance of 391.11 feet to a point; Thence  
19 9. S 39-46-23 W a distance of 856.72 feet to a point; Thence  
20 10. S 18-59-26 E a distance of 148.64 feet to a point;  
21 Thence  
22 11. S 71-00-34 W a distance of 191.00 feet to a point;  
23 Thence  
24 12. S 73-19-05 W a distance of 152.99 feet to a point;  
25 Thence  
26 13. S 88-14-59 W a distance of 118.07 feet to a point;  
27 Thence  
28 14. S 56-46-15 W a distance of 16.95 feet to a point; Thence  
29 15. S 21-32-16 E a distance of 1900.70 feet to a point;  
30 Thence along the northern right-of-way line of SR6026 section

1 C03 the following (12) courses:

2 1. S 66-43-13 W a distance of 156.87 feet to a point; Thence

3 2. N 06-26-17 W a distance of 231.62 feet to a point; Thence

4 3. S 85-19-31 W a distance of 284.60 feet to a point; Thence

5 4. S 06-03-25 E a distance of 400.66 feet to a point; Thence

6 5. S 49-31-27 W a distance of 273.53 feet to a point; Thence

7 6. N 83-23-52 W a distance of 242.73 feet to a point; Thence

8 7. N 64-59-41 W a distance of 313.59 feet to a point; Thence

9 8. along a curve to the left having a radius of 470.00,

10 central angle of 30° 16' 30", chord bearing and distance of N

11 74-38-58 W a distance of 245.47 feet, an arc distance of 248.35

12 feet to a point; Thence

13 9. along a curve to the left having a radius of 410.00,

14 central angle of 09° 46' 56", chord bearing and distance of S

15 85-19-19 W a distance of 69.92 feet, an arc distance of 70.00

16 feet to a point; Thence

17 10. S 80-26-29 W a distance of 254.02 feet to a point;

18 Thence

19 11. N 09-34-07 W a distance of 105.24 feet to a point;

20 Thence

21 12. S 80-25-53 W a distance of 45.19 feet to the point of

22 beginning.

23 Containing 9,306,609 square feet or 213.6503 acres of land,

24 gross area, be the same more or less.

25 PARCEL PGC D

26 Beginning at a point in the northern right-of-way line of SR6026

27 Section C03 at the common southeastern corner of "Parcel DGS\DOC

28 C" and the southwestern corner of the herein described parcel,

29 said point having coordinates referenced to the Pennsylvania

30 State Plane Coordinate System North Zone, North American Datum

1 of 1983 of Northing 253535.0168 and Easting 1957552.7604;  
2 Thence along "Parcel DGC\DOC C" the following fourteen (14)  
3 courses:  
4 1. N 50-59-28 W a distance of 178.90 feet to a point; Thence  
5 2. along a curve to the left having a radius of 425.00,  
6 central angle of 24° 14' 55", chord bearing and distance of N  
7 63-06-55 W a distance of 178.53 feet, an arc distance of 179.87  
8 feet to a point; Thence  
9 3. N 75-14-22 W a distance of 354.58 feet to a point; Thence  
10 4. along a curve to the right having a radius of 1175.00,  
11 central angle of 10° 33' 48", chord bearing and distance of N  
12 69-57-28 W a distance of 216.32 feet, an arc distance of 216.63  
13 feet to a point; Thence  
14 5. along a curve to the right having a radius of 725.00,  
15 central angle of 37° 52' 31", chord bearing and distance of N  
16 45-44-18 W a distance of 470.58 feet, an arc distance of 479.26  
17 feet to a point; Thence  
18 6. N 26-48-02 W a distance of 146.74 feet to a point; Thence  
19 7. along a curve to the right having a radius of 1175.00,  
20 central angle of 10° 51' 40", chord bearing and distance of N  
21 21-22-12 W a distance of 222.40 feet, an arc distance of 222.74  
22 feet to a point; Thence  
23 8. N 15-56-21 W a distance of 105.60 feet to a point; Thence  
24 9. along a curve to the left having a radius of 475.00,  
25 central angle of 17° 06' 50", chord bearing and distance of N  
26 24-24-44 W a distance of 141.35 feet, an arc distance of 141.88  
27 feet to a point; Thence  
28 10. N 32-58-09 W a distance of 171.95 feet to a point;  
29 Thence  
30 11. along a curve to the left having a radius of 225.00,



1 central angle of  $31^{\circ} 19' 21''$ , chord bearing and distance of N  
2 48-37-49 W a distance of 121.48 feet, an arc distance of 123.00  
3 to a point; Thence

4 12. along a curve to the left having a radius of 110.00,  
5 central angle of  $25^{\circ} 31' 22''$ , chord bearing and distance of N  
6 77-03-10 W a distance of 48.60 feet, an arc distance of 49.00  
7 feet to a point; Thence

8 13. N 64-19-31 W a distance of 36.60 feet to a point; Thence

9 14. N 83-31-21 W a distance of 130.18 feet to a point;

10 Thence along a line which is 75 feet southerly of and parallel  
11 to the high water mark of Spring Creek and along the southern  
12 line of "Parcel PFBC B" the following five (5) courses:

13 1. N 03-13-44 W a distance of 200.00 feet to a point; Thence

14 2. N 06-45-25 W a distance of 200.00 feet to a point; Thence

15 3. N 13-59-17 E a distance of 200.00 feet to a point; Thence

16 4. N 25-26-01 E a distance of 100.00 feet to a point; Thence

17 5. N 66-10-55 E a distance of 100.00 feet to a point;

18 Thence along a line which is 75 feet southerly of and parallel

19 to the high water mark of Spring Creek and along the southern

20 line of "Parcel PFBC C" the following eight (8) courses:

21 1. N 70-43-44 E a distance of 93.07 feet to a point; Thence

22 2. N 80-41-09 E a distance of 148.12 feet to a point; Thence

23 3. N 75-20-56 E a distance of 207.47 feet to a point; Thence

24 4. N 75-27-57 E a distance of 118.52 feet to a point; Thence

25 5. N 71-24-08 E a distance of 131.36 feet to a point; Thence

26 6. N 57-22-30 E a distance of 132.86 feet to a point; Thence

27 7. N 23-31-50 E a distance of 61.33 feet to a point; Thence

28 8. N 11-11-35 E a distance of 122.33 feet to a point;

29 Thence along the southern line of "Parcel PFBC C" N 11-32-09 W

30 a distance of 462.09 feet to a point; Thence along lands now or

1 formerly of the Pennsylvania Fish & Boat Commission, Centre  
2 County Deed Book 152, Page 30, the "Hartle Tract" N 57-48-05 W a  
3 distance of 637.15 feet to a point;  
4 Thence continuing along lands now or formerly of the  
5 Pennsylvania Fish & Boat Commission, Centre County Deed Book  
6 152, Page 30, the "Hartle Tract" and concluding along lands now  
7 or formerly of the Pennsylvania Fish & Boat Commission, Centre  
8 County Deed Book 152, Page 30, the "Bressler Tract" N 29-13-00 E  
9 a distance of 1629.44 feet to a point;  
10 Thence along "Parcel PFBC D" the following five (5) courses:  
11 1. S 47-46-09 E a distance of 380.21 feet to a point; Thence  
12 2. S 60-16-51 E a distance of 291.70 feet to a point; Thence  
13 3. N 73-37-17 E a distance of 411.21 feet to a point; Thence  
14 4. N 47-00-19 E a distance of 144.88 feet to a point; Thence  
15 5. N 78-20-36 E a distance of 249.26 feet to a point;  
16 Thence along "Parcel PSU C" the following eight (8) courses:  
17 1. S 54-04-45 E a distance of 245.93 feet to a point; Thence  
18 2. S 31-09-05 W a distance of 2231.65 feet to a point;  
19 Thence  
20 3. S 11-30-56 W a distance of 278.82 feet to a point; Thence  
21 4. S 46-26-49 E a distance of 1021.22 feet to a point;  
22 Thence  
23 5. N 48-42-18 E a distance of 50.00 feet to a point; Thence  
24 6. S 41-17-42 E a distance of 127.37 feet to a point; Thence  
25 7. along a curve to the left having a radius of 175.00,  
26 central angle of 16° 58' 41", chord bearing and distance of S  
27 49-47-02 E a distance of 51.67 feet, an arc distance of 51.86  
28 feet to a point; Thence  
29 8. S 59-41-39 E a distance of 130.00 feet to a point;  
30 Thence along the northern right-of-way line of SR6026 Section

1 C03 the following (5) courses:

- 2 1. S 19-43-54 W a distance of 354.40 feet to a point; Thence
- 3 2. S 65-38-49 E a distance of 245.15 feet to a point; Thence
- 4 3. S 08-38-49 W a distance of 281.78 feet to a point; Thence
- 5 4. S 36-07-17 W a distance of 700.00 feet to a point; Thence
- 6 5. S 43-42-58 W a distance of 385.04 feet to the point of
- 7 beginning.

8 Containing 6,713,999 square feet or 154.1322 acres of land,  
9 gross area, be the same more or less.

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

18 (d) Cooperative agreement and land use restriction.--

19 (1) The Department of General Services shall only make  
20 the conveyance to the Pennsylvania Game Commission as  
21 authorized by this section upon the Pennsylvania Game  
22 Commission providing the Department of General Services with  
23 a copy of a cooperative agreement between it and Benner  
24 Township that has been fully executed by the aforementioned  
25 parties.

26 (2) The deed of conveyance shall contain the following  
27 restrictive covenant: "Under and subject to a condition that  
28 the land conveyed herein shall be used solely by the  
29 Pennsylvania Game Commission to carry out its legislatively  
30 mandated functions and for no other purpose. Should the

1       Grantee attempt to convey the property, OR ANY PORTION  
2       THEREOF, (OTHER THAN EXCHANGES FOR PARCELS KNOWN AS INTERIORS  
3       OR INDENTURES WHICH MAY BE CONVEYED AMONG THE PARTIES TO  
4       SOLIDIFY CONTIGUOUS MANAGEMENT PARCELS AND PROMOTE OVERALL  
5       MANAGEMENT GOALS AND OBJECTIVES OF THE PARTIES INVOLVED), or  
6       utilize it for any other purpose, the property shall  
7       immediately revert to the Grantor."

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

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

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

16      Section 5. Local laws.

17      The conveyances authorized in sections 3 and 4 are between  
18      agencies of the Commonwealth. No local land use controls or  
19      subdivision regulations, including, but not limited to, zoning  
20      and subdivision ordinances, shall apply to the conveyances in  
21      sections 3 and 4.

22      Section 6. Notice of funding.

23      The source of all or a portion of the funds being utilized by  
24      the Pennsylvania Game Commission to purchase the property in  
25      section 4 is a grant from the Fish and Wildlife Service. The  
26      Department of General Services is hereby authorized, if required  
27      by any grant agreement between the Pennsylvania Game Commission  
28      and the Fish and Wildlife Service, to place notice of said  
29      funding source and any Federal requirements within its  
30      conveyance documents.

1 Section 7. Easements.

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

8 Section 8. Minor modifications to legal descriptions.

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

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

16 The amount of all costs and fees incurred by the Department  
17 of General Services in preparing the property contained in this  
18 act for sale shall be deducted from proceeds of the sale and  
19 transferred to the appropriation from which the costs and fees  
20 were paid by the Department of General Services. The balance of  
21 the proceeds of the sale shall be deposited in the General Fund.

22 Section 10. Effective date.

23 This act shall take effect immediately.