

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 15. S 36-08-01 E a distance of 1464.52 feet to the point of
2 beginning.

3 Containing 9,714,928 square feet or 223.0241 acres of land,
4 gross area, be the same more or less.

5 PARCEL PSU C

6 Beginning at a point in the western right-of-way line of
7 Paradise Road, SR3004, at the southeastern corner of lands now
8 or formerly of Harry J. Foulkrod & Sandra B. Foulkrod, said
9 point having coordinates referenced to the Pennsylvania State
10 Plane Coordinate System North Zone, North American Datum of 1983
11 of Northing 259837.0514 and Easting 1959686.5940;

12 Thence along the western right-of-way line of Paradise Road,
13 SR3004 S 19-28-14 E a distance of 313.43 feet to a point;

14 Thence along lands now or formerly of the Counties of Centre,
15 Clearfield, Clinton, Huntingdon and Mifflin, Centre County Deed
16 Book 397, Page 516 the following three (3) courses:

17 1. S 34-06-51 W a distance of 504.08 feet to a point; Thence

18 2. S 55-53-09 E a distance of 430.00 feet to a point; Thence

19 3. N 34-06-51 E a distance of 382.81 feet to a point;

20 Thence along the western right-of-way line of Paradise Road,
21 SR3004 the following two (2) courses:

22 1. along a curve to the left having a radius of 616.50,
23 central angle of $11^{\circ} 55' 06''$, chord bearing and distance of S
24 67-20-05 E a distance of 128.01 feet, an arc distance of 128.24
25 feet to a point; Thence

26 2. S 73-17-38 E a distance of 42.17 feet to a point;

27 Thence along "Parcel DGS\DOC D" the following two (2) courses:

28 1. S 16-43-28 W a distance of 228.70 feet to a point; Thence

29 2. S 71-03-30 E a distance of 369.77 feet to a point;

30 Thence along the northern right-of-way line of SR6026, Section

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 re-vest 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 $18^{\circ} 09' 42''$, 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 $18^{\circ} 09' 42''$, 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 $12^{\circ} 52' 44''$, 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 $36^{\circ} 17' 33''$, 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 7. along a curve to the right having a radius of 375.00,
2 central angle of 57° 06' 24", chord bearing and distance of S
3 08-25-44 W a distance of 358.48 feet, an arc distance of 373.76
4 feet to a point; Thence

5 8. along a curve to the right having a radius of 325.00,
6 central angle of 26° 32' 18", chord bearing and distance of S
7 50-15-05 W a distance of 149.19 feet, an arc distance of 150.53
8 feet to a point;

9 Thence

10 9. S 63-31-14 W a distance of 321.97 feet to a point; Thence

11 10. along a curve to the left having a radius of 400.00,
12 central angle of 73° 06' 40", chord bearing and distance of S
13 26-57-54 W a distance of 476.48 feet, an arc distance of 510.41
14 feet to a point; Thence

15 11. S 09-35-26 E a distance of 682.73 feet to the point of
16 beginning.

17 Containing 166,778 square feet or 3.8287 acres of land, gross
18 area, be the same more or less.

19 PARCEL BENNER C

20 Beginning at a point in the northern line of "Parcel PGC C" at
21 the common northeastern corner of "Parcel Benner B" and the
22 southeastern corner of the herein described parcel, said point
23 having coordinates referenced to the Pennsylvania State Plane
24 Coordinate System North Zone, North American Datum of 1983 of
25 Northing 251783.9957 and Easting 1951720.7169;

26 Thence along "Parcel Benner B" N 85-04-03 W a distance of 50.00
27 feet to a point;

28 Thence along "Parcel PFBC A.1" N 01-53-40 E a distance of 32.61
29 feet to a point;

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

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 re-vest 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° 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 16. N 72-54-05 W a distance of 200.00 feet to a point;
2 Thence
3 17. N 72-05-47 W a distance of 200.00 feet to a point;
4 Thence
5 18. S 33-10-18 W a distance of 300.00 feet to a point;
6 Thence
7 19. S 24-26-52 W a distance of 200.00 feet to a point;
8 Thence
9 20. S 08-50-32 W a distance of 200.00 feet to a point;
10 Thence
11 21. S 00-26-48 E a distance of 200.00 feet to a point;
12 Thence
13 22. S 20-21-07 W a distance of 200.00 feet to a point;
14 Thence
15 23. S 51-10-19 W a distance of 200.00 feet to a point;
16 Thence
17 24. S 48-27-09 W a distance of 200.00 feet to a point;
18 Thence
19 25. S 80-38-34 W a distance of 100.00 feet to the point of
20 beginning.
21 Containing 1,752,402 square feet or 40.2296 acres of land, gross
22 area, be the same more or less.

23 PARCEL PFBC C

24 Beginning at a point in the southeastern line of lands now or
25 formerly of the Pennsylvania Fish & Boat Commission, Centre
26 County Deed Book No. 152 Page 30, at an eastern corner of
27 "Parcel PGC A" and a northwestern corner of the herein described
28 parcel, said point having coordinates referenced to the
29 Pennsylvania State Plane Coordinate System North Zone, North
30 American Datum of 1983 of Northing 256411.6840 and Easting

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

1 shall immediately revert to the Grantor."

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

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

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

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

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

19 (b) Description.--The property to be conveyed pursuant to
20 subsection (a) consists of four parcels of land totaling
21 1,211.1990-acres and improvements thereon bounded and more
22 particularly described as follows:

23 PARCEL PGC A

24 Beginning at a point at the intersection of the centerline of
25 Rock Road, Benner Township Road T-376 with the centerline of
26 Barnes Lane, Benner Township Road T-343 at the western corner of
27 the herein described parcel, said point having coordinates
28 referenced to the Pennsylvania State Plane Coordinate System
29 North Zone, North American Datum of 1983 of Northing 250867.8777
30 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 $33^{\circ} 58' 59''$, 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

1
2 Beginning at a point in the northern right-of-way line of SR6026
3 Section C03 at the common southeastern corner of "Parcel Benner
4 B" and a southwestern corner of the herein described parcel,
5 said point having coordinates referenced to the Pennsylvania
6 State Plane Coordinate System North Zone, North American Datum
7 of 1983 of Northing 248840.6417 and Easting 1951161.2283;
8 Thence along "Parcel Benner B" the following twelve (12)
9 courses:

- 10 1. N 09-35-26 W a distance of 682.73 feet to a point; Thence
- 11 2. along a curve to the right having a radius of 400.00,
12 central angle of 73° 06' 40", chord bearing and distance of N
13 26-57-54 E a distance of 476.48 feet, an arc distance of 510.41
14 feet to a point; Thence
- 15 3. N 63-31-14 E a distance of 321.97 feet to a point; Thence
- 16 4. along a curve to the left having a radius of 325.00,
17 central angle of 26° 32' 18", chord bearing and distance of N
18 50-15-05 E a distance of 149.19 feet, an arc distance of 150.53
19 feet to a point; Thence
- 20 5. along a curve to the left having a radius of 375.00,
21 central angle of 57° 06' 24", chord bearing and distance of N
22 08-25-44 E a distance of 358.48 feet, an arc distance of 373.76
23 feet to a point; Thence
- 24 6. N 20-07-28 W a distance of 231.37 feet to a point; Thence
- 25 7. along a curve to the right having a radius of 975.00,
26 central angle of 36° 17' 33", chord bearing and distance of N
27 01-58-42 W a distance of 607.31 feet, an arc distance of 617.59
28 feet to a point; Thence
- 29 8. N 16-10-05 E a distance of 99.88 feet to a point; Thence
- 30 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.