
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 904 Session of
2009

INTRODUCED BY DINNIMAN, JUNE 17, 2009

REFERRED TO STATE GOVERNMENT, JUNE 17, 2009

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Department of Public Welfare and the
3 Governor, to grant and convey to West Bradford Township,
4 certain lands situate in West Bradford Township, Chester
5 County.

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

8 Section 1. Conveyance to West Bradford Township, Chester
9 County.

10 (a) Authorization.--The Department of General Services, with
11 the approval of the Department of Public Welfare and the
12 Governor, is hereby authorized on behalf of the Commonwealth of
13 Pennsylvania to grant and convey to West Bradford Township
14 certain lands, known as Embreeville Center, situate in West
15 Bradford and Newlin Townships, Chester County, for \$2,000,000.00
16 and under terms and conditions to be established in an agreement
17 of sale with the Department of General Services.

18 (b) Property description.--The property to be conveyed
19 pursuant to subsection (a) consists of approximately 225.115
20 acres and all improvements thereon bounded and more particularly

1 described as follows:

2 ALL THAT CERTAIN tract of land with the buildings and
3 improvements thereon erected partly situated in the Township of
4 West Bradford and partly within the Township of Newlin, County
5 of Chester, Commonwealth of Pennsylvania as shown on an
6 ALTA/ACSM survey for Embreeville Center prepared by Stantec
7 Consulting Services, and dated September 30, 2008 (the "Stantec
8 Survey"), last revised on Oct. 7, 2008, the bounds of which
9 being described as follows to wit:

10 BEGINNING at a point in the centerline in the bed of
11 Telegraph Road (SR0162) (originally 33 feet wide right-of-way)
12 which point being the southwesterly corner of parcel number
13 50-8-09.3, Lot 1 as shown on final plan for a 3 lot subdivision
14 for Commonwealth of Pennsylvania prepared by Lake, Roeder,
15 Hillard & Beers dated April 30, 2001, Chester County Plat No.
16 16063, (lands now or late West Bradford Township); THENCE from
17 said Beginning Point and along title line and centerline in the
18 bed of said Telegraph Road (aka Embreeville Road) the following
19 six (6) courses and distances:

- 20 1) South $70^{\circ}43'53''$ West, 414.88 feet to a point;
21 2) South $72^{\circ}10'25''$ West, 352.39 feet to a point;
22 3) South $83^{\circ}39'22''$ West, 205.68 feet to a point at or near
23 the municipal boundary line dividing the Township of West
24 Bradford, Chester County from the Township of Newlin, Chester
25 County; THENCE crossing said line,
26 4) North $85^{\circ}16'42''$ West, 150.23 feet to a point;
27 5) North $80^{\circ}56'32''$ West, 412.72 feet to a point of curve;
28 6) along the arc of a circle curving to the left in a
29 westwardly direction having a radius of 1,000.00 feet, an arc
30 distance of 332.44 feet to a point; (chord bears South $89^{\circ}32'03''$

1 West, 330.91 feet); THENCE leaving same and along lines of a
2 certain sewage treatment plant area, the following three (3)
3 courses and distances:

- 4 1) South 11°15'43" East, 648.13 feet to a point;
- 5 2) South 78°31'24" West, 299.50 feet to a point;
- 6 3) North 11°15' 41" West, 645.59 feet to a point in the
7 aforementioned title line and centerline in the bed of
8 Embreeville Road;

9 THENCE along same the following four (4) courses and distances:

- 10 1) South 77°54'34" West, 205.91 feet to a point of curve;
- 11 2) along the arc of a circle curving to the left in a
12 southwestwardly direction having a radius of 1,400.00 feet, an
13 arc distance of 199.73 feet to a point of reverse curve; (chord
14 bears South 73°49'21" West, 199.56 feet);
- 15 3) along the arc of a circle curving to the right in a
16 southwestwardly direction having a radius of 1,100.00 feet, an
17 arc distance of 192.24 feet to a point of reverse curve; (chord
18 bears South 74°44'31" West, 192.00 feet);
- 19 4) along the arc of a circle curving to the left in a
20 southwestwardly direction having a radius of 270.00 feet, an arc
21 distance of 139.65 feet to a point; (chord bears South 64°55'22"
22 West, 138.10 feet); THENCE leaving said title line and

23 centerline and along the easterly line of lands and other lands
24 now or late Newlin Township the following four (4) courses and
25 distances:

- 26 1) North 50°37'59" West, 224.02 feet to a point;
- 27 2) North 23°27'59" West, 200.00 feet to a point;
- 28 3) North 71°52'59" West, 183.20 feet to a point;
- 29 4) North 83°24'59" West, 638.47 feet to a concrete monument;

30 THENCE along the easterly line of a certain lot 3 per final plan

1 for a 3 lot subdivision for Commonwealth of Pennsylvania
2 prepared by Lake, Roeder, Hillard & Beers dated April 3, 2001,
3 Chester County Plat No. 16063, (lands now or late West Bradford
4 Township); North 08°09'10" West, 2,914.11 feet re-crossing the
5 aforementioned municipal boundary dividing the Township of
6 Newlin from the Township of West Bradford to a point in the
7 southerly right-of-way line of Strasburg Road (SR3062) (60 feet
8 wide right-of-way); THENCE along said right-of-way line of said
9 Strasburg Road the following two (2) courses and distances:

10 1) South 63°58'30" East, 130.55 feet to a point of curve;

11 2) along the arc of a circle curving to the left in a
12 southwestwardly direction having a radius of 1,940.08 feet, an
13 arc distance of 252.51 feet to a point of intersection with the
14 westerly line of lands PSW Co. (Deed Book 4980 page 1763) (chord
15 bears South 67°48'14" West, 252.33 feet); THENCE leaving said
16 southerly right-of-way line and along lines of land now or late
17 PSW Co. the following five courses and distances.

18 1) South 18°30'04" West, 198.80 feet to a point;

19 2) South 66°11'30" East, 271.34 feet to a point;

20 3) North 17°45'53" East, 68.38 feet to a point;

21 4) South 81°07'24" East, 213.73 feet to a point;

22 5) North 16°30'11" East, 132.88 feet to a point in the

23 aforementioned southerly right-of-way line for Strasburg Road
24 (SR 3062) (variable width right-of-way); THENCE along said
25 southerly variable width right-of-way the following sixteen (16)
26 courses and distances:

27 1) South 83°02'27" East, 21.46 feet to a point;

28 2) South 86°44'58" East, 52.01 feet to a point;

29 3) North 89°32'52" East, 52.03 feet to a point;

30 4) North 85°50'41" East, 52.06 feet to a point;

1 5) North 83°14'14" East, 52.03 feet to a point;
2 6) North 80°37'31" East, 51.99 feet to a point;
3 7) North 76°54'59" East, 52.08 feet to a point;
4 8) North 77°34'43" East, 51.63 feet to a point;
5 9) North 77°10'04" East, 51.38 feet to a point;
6 10) North 77°53'16" East, 51.12 feet to a point;
7 11) North 76°22'58" East, 51.04 feet to a point;
8 12) North 77°07'36" East, 50.91 feet to a point;
9 13) North 71°18'37" East, 41.07 feet to a point;
10 14) North 76°17'30" East, 536.71 feet to a point;
11 15) along the arc of a circle curving to the right in a
12 northeastwardly direction having a radius of 2,834.93 feet, an
13 arc distance of 413.90 feet to a point of tangency (chord bears
14 North 80°28'27" East, 413.54 feet);
15 16) North 84°39'25" East, 228.25 feet to a point of
16 intersection with the westerly line of lands now or late SPCA as
17 shown on Final Minor Subdivision Plan prepared for Chester
18 County SPCA prepared by Register Associates, Inc. (Chester
19 County Plan No. 16616), THENCE along the westerly line of lands
20 now or late SPCA South 09°23'14" East, 1,490.84 feet to a point;
21 THENCE along the southerly line of said lands North 44°32'32"
22 East, 1048.92 feet to the westerly line of Tattersall Golf
23 Community; THENCE along said westerly line South 28°11'11" East,
24 863.22 feet to a point which point being the northwesterly
25 corner of Lot 1 as shown in final plan for a 3 lot subdivision
26 for Commonwealth of Pennsylvania prepared by Lake, Roeder,
27 Hillard & Beers dated April 30, 2001, (Chester County Plat No.
28 16063); THENCE South 14°36'29" East, 701.96 feet to a point;
29 THENCE still along said westerly line South 11°11'36" East,
30 748.09 feet to the first mentioned point and place of Beginning.

1 Containing 235.675 acres more or less.

2 LESS AND EXCEPTING all that certain tract, piece or parcel of
3 land situate in the Township of West Bradford, County of
4 Chester, Commonwealth of Pennsylvania, shown on the
5 aforementioned Stantec Survey as the "PennDOT Lease Area
6 Boundary" (hereinafter, the "PennDOT Exception") containing
7 approximately 459,993 square feet or 10.5600 acres (the Deed of
8 Conveyance described in subsection (h), shall exclude the
9 PennDOT Exception by legal description, or by such other
10 reasonable method).

11 (c) Conditions.--The conveyance shall be made under and
12 subject to all lawful and enforceable easements, servitudes and
13 rights of others, including, but not confined to, streets,
14 roadways and rights of any telephone, telegraph, cable, water,
15 electric, sewer, gas or pipeline companies, as well as under and
16 subject to any lawful and enforceable interest, estates or
17 tenancies vested in third persons, appearing of record, for any
18 portion of the land or improvements erected thereon; provided,
19 however, that the Department of General Services, as agent for
20 the Department of Public Welfare will retain building and
21 systems maintenance obligations imposed on the lessor under an
22 existing lease with Pennsylvania Clinical Schools, Inc., as
23 tenant (which lease pertains to part of the land to be conveyed
24 hereby), until such lease is terminated or expires.

25 (d) Restricted use.--Any conveyance authorized under this
26 section shall be made under and subject to the condition, which
27 shall be contained in the deed of conveyance, that no portion of
28 the property conveyed shall be used as a licensed facility, as
29 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any
30 other similar type of facility authorized under State law. The

1 condition shall be a covenant running with the land and shall be
2 binding upon the Grantee, its successors and assigns. Should the
3 Grantee, its successors or assigns, permit any portion of the
4 property authorized to be conveyed in this section to be used in
5 violation of this subsection, the title to the property shall
6 immediately revert to and revest in the Grantor.

7 (e) Open space covenant.--The deed of conveyance shall
8 contain the following covenant (the "Open Space Covenant")
9 applicable to the two portions of the property to be conveyed
10 hereby that are described hereinafter and labeled "Open Space 1
11 Area" and "Open Space 2 Area": "UNDER AND SUBJECT to the
12 condition that the portions of the land herein conveyed and
13 described hereinafter as "Open Space 1 Area" and "Open Space 2
14 Area" shall be used for open space uses and if at any time the
15 Grantee or its successors and assigns in title to the Open Space
16 1 Area or Open Space 2 Area authorizes or permits said property
17 to be used for any purpose other than open space uses, and such
18 improper use continues for more than sixty (60) days after
19 written notice to the Grantee, its successors and assigns, then
20 title to the Open Space 1 Area or Open Space 2 Area that is used
21 for such improper purpose shall immediately thereupon revert to
22 and revest in the Commonwealth of Pennsylvania. For purposes
23 hereof, "open space uses" shall mean uses as defined in section
24 2 of the act of January 19, 1968 (1967 P.L.992, No.442),
25 entitled "An act authorizing the Commonwealth of Pennsylvania
26 and the local government units thereof to preserve, acquire or
27 hold land for open space uses," and shall include passive
28 recreation purposes (by way of example, but not of limitation,
29 walking and hiking) and reasonable improvements in connection
30 with such uses (by way of example, but not of limitation,

1 footbridges, boardwalk paths, trails, access and fire roads). In
2 addition, the use of the parcels for purposes of above and below
3 ground utility transmission shall not be deemed a violation of
4 the aforesaid restriction."

5 The Open Space Covenant shall apply only to the areas bounded
6 and described as follows:

7 Open Space 1 Area

8 ALL THAT CERTAIN tract of land situated in the Townships of
9 West Bradford and Newlin, County of Chester, Commonwealth of
10 Pennsylvania as shown on the Stantec Survey as "Open Space 1
11 Area", the bounds of which being described as follows to wit:

12 BEGINNING at an Iron pin found, said point being on the
13 southwesterly corner of parcel 50-008-0009.02E, lot 3 as shown
14 in the Final Plan for a 3 Lot Subdivision for Commonwealth of
15 Pennsylvania prepared by Lake, Roeder, Hillard & Beers dated
16 April 30, 2001, Chester County Plat No. 16063, (lands now or
17 late West Bradford Township); THENCE from said Beginning Point
18 North 08°09'10" West, a distance of 1111.35 feet, crossing the
19 Newlin/Bradford Township line; thence North 62°36'08" East, a
20 distance of 690.16 feet; thence North 76°10'48" East, a distance
21 of 120.64 feet; thence North 02°19'47" East, a distance of
22 299.89 feet; thence North 74°22'55" East, a distance of 359.85
23 feet; thence South 54°55'17" East, a distance of 354.19 feet;
24 thence South 07°52'43" West, a distance of 249.10 feet; thence
25 South 33°39'26" West, a distance of 326.51 feet; thence South
26 16°13'43" West, a distance of 195.88 feet; thence South
27 24°22'18" East, a distance of 112.30 feet; thence South
28 19°17'30" West, a distance of 437.23 feet; thence South
29 09°29'13" West, a distance of 223.26 feet; thence re-crossing
30 the Newlin/Bradford Township line South 10°41'23" East, a

1 distance of 239.15 feet; thence South 29°09'45" East, a distance
2 of 213.45 feet; thence South 22°36'57" East, a distance of
3 234.15 feet to a point on the Northerly Right of Way Line of
4 Telegraph Road (33'Wide); thence South 50°18'34" West 8.21 feet
5 along said right of way line; thence North 50°37'59" West, a
6 distance of 207.25 feet; thence North 23°27'59" West, a distance
7 of 200.00 feet; thence North 71°52'59" West, a distance of
8 183.20 feet; thence North 83°24'59" West, a distance of 638.47
9 feet to the POINT OF BEGINNING.

10 Containing 1,684,811 square feet or 38.667 acres, more or less.

11 Open Space 2 Area

12 ALL THAT CERTAIN tract of land situated in the Township of
13 West Bradford, County of Chester, Commonwealth of Pennsylvania
14 as shown on the Stantec Survey as "Open Space 2 Area", the
15 bounds of which being described as follows to wit:

16 BEGINNING at a point, said point being an iron pin found at
17 the Southwest corner of number 50-008-0009.04 as shown in that
18 Plan Prepared For Chester County S.P.C.A, prepared by Register
19 Associates, Inc. dated 3-12-02, Chester County Plat No. 16616,
20 and running thence South 84°03'53" West, a distance of 532.02
21 feet; said point being 25 feet easterly from the centerline of
22 the existing access road, and the following five (5) calls being
23 parallel to, and 25 feet from said centerline : thence (1) North
24 21°11'12" East, a distance of 216.81 feet to a point of curve to
25 the left having a radius of 400.00 feet; thence (2) northerly
26 along the arc a distance of 475.00 feet; (chord bears North
27 12°49'57" West, a distance of 447.58 feet); thence (3) North
28 46°51'06" West, a distance of 177.17 feet to a point of curve to
29 the right having a radius of 200.00 feet; thence (4)
30 northwesterly along the arc a distance of 118.46 feet; (chord

1 bears North 29°52'59" West, a distance of 116.74 feet); thence
2 (5) North 12°54'53" West, a distance of 52.17 feet; thence North
3 71°52'49" East, a distance of 606.56 feet to the Westerly line
4 of Lands Now of Formerly Chester County S.P.C.A., aforesaid;
5 thence South 09°23'14" East, a distance of 1059.60 feet along
6 said Westerly line to the POINT OF BEGINNING.

7 Containing 463,463 square feet or 10.640 acres, more or less.

8 (f) Public recreation area covenant.--The deed of conveyance
9 shall contain the following covenant ("Public Recreation Area
10 Covenant") applicable to the three portions of the property to
11 be conveyed hereby that are described hereinafter and labeled
12 "Recreation Parcel 1 Area", "Recreation Parcel 2 Area," and
13 "Recreation Parcel 3 Area": "UNDER AND SUBJECT to the condition
14 that the portions of the land herein conveyed and described
15 hereinafter as "Recreation Parcel 1 Area", "Recreation Parcel 2
16 Area," and "Recreation Parcel 3 Area" shall be used for public
17 recreational purposes and if at any time the Grantee or its
18 successors and assigns in title to the Recreation Parcel 1 Area,
19 the Recreation Parcel 2 Area, or the Recreation Parcel 3 Area
20 authorizes and permits said property to be used for any purpose
21 other than public recreational purposes, and such improper use
22 continues for more than sixty (60) days after written notice to
23 the Grantee, its successors and assigns, then title to the
24 "Recreation Parcel 1 Area", "Recreation Parcel 2 Area," or
25 "Recreation Parcel 3 Area" that is used for such improper
26 purpose shall immediately thereupon revert to and revest in the
27 Commonwealth of Pennsylvania. For purposes hereof, "public
28 recreational purposes" shall mean "open space uses" as defined
29 in 32 P.S. § 5002 and, in addition, shall include active and
30 passive recreational activities and improvements in connection

1 with such activities (by way of example, but not of limitation,
2 jogging tracks, soccer fields, baseball diamonds, access and
3 fire roads, parking lots, picnic groves, stormwater runoff
4 facilities). The use of the parcels for purposes of above and
5 below ground utility transmission shall not be deemed a
6 violation of the aforesaid restriction. In addition, drives and
7 roads necessary or useful in providing pedestrian and/or
8 vehicular access to other portions of the property subject to
9 this restriction or to neighboring properties shall not be
10 deemed a violation of the aforesaid restriction."

11 The Public Recreation Area Covenant shall apply only to the
12 areas bounded and described as follows:

13 Recreation Parcel 1 Area

14 ALL THAT CERTAIN tract of land situated in the Township of
15 West Bradford, County of Chester, Commonwealth of Pennsylvania
16 as shown on a Boundary Survey for Embreeville Center prepared by
17 Stantec Consulting Services Inc., the bounds of which being
18 described as follows to wit:

19 BEGINNING at a point in the northerly right-of-way line of
20 Telegraph Road (SR0162) (33 feet wide right-of-way) said point
21 being on the Westerly line of parcel number 50-8-09.3, Lot 1 as
22 shown in Final Plan for a 3 Lot Subdivision for Commonwealth of
23 Pennsylvania prepared by Lake, Roeder, Hillard & Beers dated
24 April 30, 2001, Chester County Plat No. 16063, (lands now or
25 late West Bradford Township); THENCE from said Beginning Point
26 and along said right of way line of said Telegraph Road (aka
27 Embreeville Road) the following five (5) courses and distances:
28 thence (1) South 70°43'53" West, a distance of 417.01 feet;
29 thence (2) South 72°10'25" West, a distance of 350.52 feet;
30 thence (3) South 83°39'22" West, a distance of 202.42 feet;

1 thence (4) North 85°16'42" West, a distance of 148.63 feet;
2 thence (5) North 80°52'41" West, a distance of 42.17 feet; to a
3 point on the Easterly line of the "PennDOT Exception" and the
4 following four (4) calls being on said easterly line; thence (1)
5 North 03°02'23" West, a distance of 387.11 feet; thence (2)
6 North 45°56'43" East, a distance of 161.07 feet; thence (3)
7 North 88°41'01" East, a distance of 211.29 feet; thence (4)
8 North 01°18'59" West, a distance of 74.97 feet; thence leaving
9 said lease line North 54°37'52" East, a distance of 614.35 feet;
10 thence North 79°24'36" East, a distance of 173.55 feet to a
11 point on the grantors Easterly property line; thence South
12 11°11'36" East, a distance of 731.42 feet to the POINT OF
13 BEGINNING.

14 Containing 693,086 square feet or 15.911 acres, more or less.

15 Recreation Parcel 2 Area

16 ALL THAT CERTAIN tract of land situated in the Townships of
17 West Bradford and Newlin, County of Chester, Commonwealth of
18 Pennsylvania as shown on a Boundary Survey for Embreeville
19 Center prepared by Stantec Consulting Services Inc., the bounds
20 of which being described as follows to wit:

21 BEGINNING at a point in the northerly right-of-way line of
22 Telegraph Road (SR0162) (33 feet wide right-of-way) said point
23 being on the interior line extended of the "PennDOT Exception"
24 and thence from said Beginning Point and along said right of way
25 line of said Telegraph Road (aka Embreeville Road) the following
26 two (2) courses and distances: thence (1) North 80°56'32" West, a
27 distance of 294.08 feet crossing the township line of West
28 Bradford and Newlin to a point of curve to the left having a
29 radius of 1016.50 feet thence (2) westerly along the arc a
30 distance of 23.56 feet; (chord bears North 81°36'22" West, a

1 distance of 23.56 feet); to a point along said lease line
2 extended and the following three(3) calls being along said lease
3 line; thence (1) North 05'40'00" West, a distance of 213.39
4 feet; thence (2) North 88°50'24" East, a distance of 333.34
5 feet; thence (3) South 00'19'23" East, a distance of 268.84 feet
6 to the POINT OF BEGINNING.

7 Containing 77,546 square feet or 1.780 acres, more or less.

8 Recreation Parcel 3 Area

9 ALL THAT CERTAIN tract of land situated in the Townships of
10 West Bradford and Newlin, County of Chester, Commonwealth of
11 Pennsylvania as shown on a Boundary Survey for Embreeville
12 Center prepared by Stantec Consulting Services Inc., the bounds
13 of which being described as follows to wit:

14 BEGINNING at a point in the northerly right-of-way line of
15 Telegraph Road (SR0162) (33 feet wide right-of-way) said point
16 being on the westerly line extended of the "PennDOT Exception"
17 and thence from said Beginning Point and along said right of way
18 line of said Telegraph Road (aka Embreeville Road) the following
19 five (5) courses and distances: along the arc of a 1016.50 foot
20 radius curve to the left, thence (1) westerly along the arc, of
21 said curve 82.76 feet; (chord bears South 82°19'36" West a
22 distance of 82.74 feet); thence (2) South 77°59'07" West, a
23 distance of 505.74 feet to the point on the arc of a 1416.50
24 foot radius curve to the left; thence (3) westerly along the arc
25 of said curve a distance of 202.08 feet; (chord bears South
26 73°49'21" West a distance of 201.91 feet); to a point of a
27 reverse curve to the right having a radius of 1083.50 feet;
28 thence (4) westerly along the arc, a distance of 189.36 feet
29 (chord bears South 74°44'31" West a distance of 189.12 feet to a
30 point of reverse curve to the left having a radius of 286.50

1 feet thence (5) southwesterly along the arc, a distance of
2 143.10 feet (chord bears South 65°26'23"West a distance of
3 141.62 feet; thence leaving said right of way North 22°36'57"
4 West, a distance of 234.15 feet; thence North 29°09'45" West, a
5 distance of 213.45 feet; thence North 10°41'23" West, a distance
6 of 239.15 feet; thence North 09°29'13" East, a distance of
7 223.26 feet; thence North 81°02'01" East, a distance of 916.33
8 feet to a point east of the paved access road; thence parallel
9 to, and 25 feet distant from, the center of the access road the
10 following three (3) calls: to the point of curve of a 275 foot
11 radius curve to the right, thence (1) southeasterly along the
12 arc, a distance of 260.52 feet (chord bears South 28°45'36" East
13 a distance of 250.89 feet) to the point of curve of a 125 foot
14 radius curve to the left, thence (2) southeasterly along the arc
15 a distance of 196.35 (chord bears South 46°37'14" East a
16 distance of 176.78 feet); thence (3) North 88°22'46" East, a
17 distance of 85.00 feet to a point on the aforementioned westerly
18 lease line; thence South 06°37'15" East, a distance of 382.95
19 feet along said line extended to the POINT OF BEGINNING.

20 Containing 904,485 square feet or 20.764 acres, more or less.

21 (g) Intent.--It is the intention of this section, among
22 other things, to require that a portion of the property to be
23 conveyed hereby (the "Ground Lease Area") be leased by West
24 Bradford Township to Pennsylvania Clinical Schools, Inc, its
25 successors or designees. Accordingly, the Department of General
26 Services shall require that the agreement of sale with West
27 Bradford Township contain a provision that will survive
28 settlement requiring West Bradford Township to lease the Ground
29 Lease Area to Pennsylvania Clinical Schools, Inc., or its
30 successors or designee, upon terms and conditions acceptable to

1 the Department of Public Welfare and West Bradford Township. The
2 Ground Lease Area shall be substantially in accordance with the
3 following legal description:

4 Pennsylvania Clinical Schools

5 ALL THAT CERTAIN tract of land situated in the Townships of
6 West Bradford and Newlin, County of Chester, Commonwealth of
7 Pennsylvania as shown on a Boundary Survey for Embreeville
8 Center prepared by Stantec Consulting Services Inc., the bounds
9 of which being described as follows to wit:

10 BEGINNING AT POINT, said point being the Northwest corner of
11 lands now or formerly Philadelphia Suburban Water company, said
12 point also being on the Southerly line of Strasburg Road (SR
13 3062, variable width) an iron pin found; and the following five
14 (5) calls being along said lands:

15 1) thence South $18^{\circ}30'04''$ West, a distance of 199.80 feet to
16 an iron pin;

17 2) thence South $66^{\circ}11'30''$ East, a distance of 271.34 feet;

18 3) thence North $17^{\circ}45'53''$ East, a distance of 68.38 feet;

19 4) thence South $81^{\circ}07'24''$ East, a distance of 213.73 feet;

20 5) thence North $16^{\circ}30'11''$ East, a distance of 132.88 feet,

21 said point also being on said Southerly line of Strasburg Road
22 and the following four (4) calls on aforementioned Southerly
23 line:

24 1) thence South $83^{\circ}02'27''$ East, a distance of 21.46 feet to
25 a point;

26 2) thence South $86^{\circ}44'58''$ East, a distance of 52.01 feet to
27 a point;

28 3) thence North $89^{\circ}32'52''$ East, a distance of 52.03 feet to
29 a point;

30 4) thence North $85^{\circ}50'41''$ East, a distance of 41.67 feet to

1 a point;
2 thence leaving said Southerly line South 01°59'21" East, a
3 distance of 125.84 feet;
4 thence South 73°15'08" West, a distance of 190.18 feet to a
5 point;
6 thence South 06°49'21" East, a distance of 120.01 feet to a
7 point;
8 thence South 42°30'27" West, a distance of 201.78 feet to a
9 point;
10 thence South 09°25'50" West, a distance of 231.75 feet to a
11 point;
12 thence South 14°40'42" East, a distance of 561.45 feet to a
13 point online with Open Space 1 as shown on said plan:
14 thence South 62°36'08" West, along said line, a distance of
15 587.05 feet, more or less to a point on the line of lands now or
16 formerly West Bradford Township;
17 thence along said line North 08°09'10" West, a distance of
18 1,802.76 feet to the aforementioned Southerly line of Strasburg
19 Road, and the following two (2) calls being on said Southerly
20 line:
21 1) thence South 63°58'30" East, a distance of 130.56 feet;
22 2) thence easterly, a distance of 252.51 feet along a non
23 tangent curve to the left of which the radius point lies North
24 25°55'29" East a radius of 1,940 feet, and having a central
25 angle of 07°27'26" to the POINT OF BEGINNING.

26 Containing 838,893 square feet or 19.258 acres,
27 more or less.

28 (h) Deed.--The Deed of Conveyance shall be by Special
29 Warranty Deed and shall be executed by the Secretary of General
30 Services in the name of the Commonwealth of Pennsylvania.

1 (i) Costs and fees.--Costs and fees incidental to the
2 conveyance authorized by this section shall be borne by the
3 Grantees.

4 (j) Relocation of programs.--In order to effectuate this
5 section, the Department of General Services and the Department
6 of Public Welfare are hereby authorized to relocate any
7 remaining programs, as of the effective date of this section, at
8 Embreeville Center to any other Commonwealth-owned and operated
9 State mental health or State mental retardation facility without
10 the necessity to comply with any local land use controls,
11 including, but not limited to, zoning, subdivision and land
12 development ordinances.

13 (k) Alternative disposition.--In the event that an agreement
14 of sale between the Department of General Services and West
15 Bradford Township is not executed within 18 months of the
16 effective date of this section, the property may be disposed of
17 in accordance with Article 2405-A of the act of April 9, 1929
18 (P.L. 177, No. 175), known as the Administrative Code of 1929.

19 Section 2. This act shall take effect immediately.