
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1619 Session of
2005

INTRODUCED BY BUXTON, HERSHEY, DALEY, MARSICO, McNAUGHTON AND
PAYNE, JUNE 3, 2005

REFERRED TO COMMITTEE ON STATE GOVERNMENT, JUNE 3, 2005

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey certain lands
3 situate in the City of Harrisburg, Dauphin County, to
4 Crossgates, Inc., a Pennsylvania Corporation.

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

7 Section 1. City of Harrisburg.

8 (a) Authorization.--The Department of General Services, with
9 the approval of the Governor, is hereby authorized on behalf of
10 the Commonwealth of Pennsylvania to grant and convey the
11 following tract of land, together with any improvements thereon,
12 situate in the City of Harrisburg, Dauphin County, Pennsylvania
13 to Crossgates, Inc., a Pennsylvania Corporation, in accordance
14 with and for the consideration established in an Agreement of
15 Sale with the Department of General Services, dated March 23,
16 2005.

17 (b) Description.--The property to be conveyed pursuant to
18 this section consists of approximately 4.866-acres and is more

1 particularly described as follows:

2 BEGINNING at the intersection of the southerly legal right-
3 of-way line of Wildwood Park Drive and the westerly legal right-
4 of-way line of Cameron Street; Thence in and through legal
5 right-of-way of Cameron Street, North 87 degrees, 27 minutes, 37
6 seconds East, a distance of 112.45 feet to a point in the legal
7 right of way of Cameron Street; thence through the legal right-
8 of-way of Cameron Street, South 02 degrees, 32 minutes, 23
9 seconds East, a distance of 437.25 feet to a point; thence
10 crossing the westerly legal right-of-way line of Cameron Street
11 and through lands of the Commonwealth of Pennsylvania, State
12 Farm Show complex, South 87 degrees, 27 minutes, 37 seconds
13 West, a distance of 477.96 feet to a point; thence through lands
14 of the Commonwealth of Pennsylvania, State Farm Show complex,
15 North 11 degrees, 50 minutes, 56 seconds West, a distance of
16 260.19 feet to a point; thence continuing through lands of the
17 Commonwealth of Pennsylvania, State Farm Show Complex, North 02
18 degrees, 32 minutes, 23 seconds West, a distance of 124.92 feet
19 to a point in the southerly legal right-of-way line of Wildwood
20 Park Drive; thence along the said southerly legal right-of-way
21 line of Wildwood Park Drive the following four courses:

22 1. North 88 degrees, 22 minutes, 43 seconds East, a
23 distance of 18.21 feet to a point;

24 2. North 75 degrees, 27 minutes, 56 seconds East, a
25 distance of 96.84 feet to a point;

26 3. North 78 degrees, 57 minutes, 09 seconds East, a
27 distance of 145.23 feet to a point; and

28 4. North 82 degrees, 04 minutes, 12 seconds East, a
29 distance of 151.71 feet to the POINT OF BEGINNING.

30 CONTAINING 4.866-Acres of land.

1 (c) Adjacent easements.--The Department of General Services,
2 with the approval of the Governor, is hereby authorized on
3 behalf of the Commonwealth of Pennsylvania to grant and convey
4 pursuant to an Agreement of Sale referred to in subsection (a)
5 to Crossgates, Inc., any easements on, across and through lands
6 adjoining the property referenced in subsection (b) for
7 vehicular and pedestrian ingress, egress and regress, and
8 construction and maintenance of signage all for the benefit of
9 the property described in subsection (b).

10 (d) 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 (e) Deed.--The deed of conveyance shall be by Special
19 Warranty Deed and shall be executed by the Secretary of General
20 Services in the name of the Commonwealth of Pennsylvania. The
21 deed of easement shall be executed by the Secretary of General
22 Services in the name of the Commonwealth of Pennsylvania.

23 (f) Reversion.--The deed of conveyance shall contain the
24 following covenant:

25 "Under and subject to a condition that the Grantee, its
26 successors and assigns, shall utilize the property solely
27 as a hotel/motel with an associated full service
28 restaurant and conference center. Should the Grantee, its
29 successors or assigns, utilize the property for any other
30 purpose, the property conveyed herein shall immediately

1 revert to and revest in the Grantor."

2 (g) Proceeds of sale.--The proceeds from the sale of the
3 land shall be deposited in the Purchasing Fund of the Department
4 of General Services and may be utilized by the Department of
5 General Services, with the approval of the Department of
6 Agriculture, only to acquire and improve real property for the
7 benefit of the Pennsylvania State Farm Show Complex. If any or
8 all of the proceeds are not utilized for this purpose within
9 three years after their receipt, the remaining amount shall be
10 transferred to the Farm Products Show Fund.

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

13 (i) Expiration.--In the event the conveyance authorized by
14 subsection (b) is not executed within 18 months of the effective
15 date of this act, the authorization contained herein shall
16 expire.

17 Section 2. Effective date.

18 This act shall take effect immediately.