
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2511 Session of
2008

INTRODUCED BY BEYER, BRENNAN, DALLY, GRUCELA, HARHART, MANN,
MANTZ, REICHLLEY AND SAMUELSON, MAY 8, 2008

REFERRED TO COMMITTEE ON STATE GOVERNMENT, MAY 8, 2008

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor and the Department of
3 Transportation, to grant and convey to Parkwood Real Estate
4 Trust, LLC, approximately 1.645 acres including a building
5 and all improvements thereon, situate at Parkwood Drive in
6 the City of Allentown and Salisbury Township, Lehigh County.

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

9 Section 1. Lehigh County.

10 (a) Authorization.--The Department of General Services, with
11 the approval of the Governor and the Department of
12 Transportation, is hereby authorized on behalf of the
13 Commonwealth of Pennsylvania to grant and convey to Parkwood
14 Real Estate Trust, LLC, approximately 1.645 acres including a
15 building and all improvements thereon, as described in
16 subsection (b), for \$805,000, in accordance to an Agreement of
17 Sale dated September 12, 2007, with the Department of General
18 Services, the Department of Transportation and Parkwood Real
19 Estate Trust, LLC.

1 (b) Property description.--The property to be conveyed,
2 pursuant to subsection (a) consists of approximately 1.645
3 acres, building and improvements, more particularly described as
4 follows as shown on a plan titled "Plan Showing Property Of The
5 Commonwealth Of Pennsylvania - Department Of Transportation,
6 Located in City of Allentown and Salisbury Township, Lehigh
7 County, PA," dated November 6, 2007, bearing File No.S-11018, as
8 prepared by The Pidcock Company, Civil Engineering and Land
9 Planning - Architecture - Land Surveying, Oxford Drive at Fish
10 Hatchery Road, Allentown, Pennsylvania:

11 Beginning at the intersection of the northerly legal right-
12 of-way line for limited access for Pennsylvania State Route 0078
13 (variable width) with the westerly legal right-of-way line for
14 Pennsylvania State Route 2007, also known as Oxford Drive (60.00
15 feet wide), and in line of lands of the Commonwealth of
16 Pennsylvania, Department of Transportation; thence along the
17 northerly legal right-of-way line for limited access for
18 Pennsylvania State Route 0078 the seven following courses: (1) N
19 53 degrees 34 minutes 02 seconds W 58.25 feet to a point, (2) S
20 77 degrees 23 minutes 12 seconds W 210.41 feet to a point, (3) S
21 05 degrees 05 minutes 09 seconds W 22.50 feet to a point, (4) N
22 84 degrees 29 minutes 51 seconds W 275.01 feet to a point, (5) N
23 05 degrees 05 minutes 09 seconds E 14.50 feet to a point, (6) N
24 30 degrees 27 minutes 07 seconds W 43.01 feet to a point, and
25 (7) N 83 degrees 51 minutes 55 seconds W 50.84 feet to a
26 concrete monument in line of lands of Parkwood Real Estate Trust
27 LLC; thence (8) along lands of the Parkwood Real Estate Trust
28 LLC, N 39 degrees 54 minutes 00 seconds E 109.25 feet to a
29 concrete monument in the southerly property line of Parkwood
30 Drive (a private road); continuing along lands of the Parkwood

1 Real Estate Trust LLC and along the southerly property line of
2 Parkwood Drive the eight following courses: (9) on a curve to
3 the left having a radius of 60.00 feet (delta 118 degrees 48
4 minutes 33 seconds, tangent 101.47 feet, chord N 70 degrees 30
5 minutes 09 seconds E 103.29 feet) for an arc distance of 124.42
6 feet to a point of reverse curvature, (10) on a curve to the
7 right having a radius of 20.00 feet (delta 82 degrees 49 minutes
8 09 seconds, tangent 17.64 feet, chord N 52 degrees 30 minutes 27
9 seconds E 26.46 feet) for an arc distance of 28.91 feet to a
10 point of tangency, (11) S 86 degrees 04 minutes 58 seconds E
11 81.93 feet to a point of curvature, (12) on a curve to the right
12 having a radius of 175.00 feet (delta 30 degrees 00 minutes 00
13 seconds, tangent 46.89 feet, chord S 71 degrees 04 minutes 58
14 seconds E 90.59 feet) for an arc distance of 91.63 feet to a
15 point of tangency, (13) S 56 degrees 04 minutes 58 seconds E
16 101.82 feet to a point of curvature, (14) on a curve to the left
17 having a radius of 150.00 feet (delta 27 degrees 30 minutes 00
18 seconds, tangent 36.70 feet, chord S 69 degrees 49 minutes 58
19 seconds E 71.31 feet) for an arc distance of 71.99 feet to a
20 point of tangency, (15) S 83 degrees 34 minutes 58 seconds E
21 40.41 feet to a point of curvature, and (16) on a curve to the
22 right having a radius of 44.00 feet (delta 60 degrees 00 minutes
23 00 seconds, tangent 25.40 feet, chord S 53 degrees 34 minutes 58
24 seconds E 44.00 feet) for an arc distance of 46.08 feet to a
25 point of tangency in the westerly right-of-way line of
26 Pennsylvania State Route 2007; thence (17) along the westerly
27 right-of-way line of Pennsylvania State Route 2007, S 23 degrees
28 34 minutes 58 seconds E 40.32 feet to the point of beginning.

29 CONTAINING 1.645 acres or 71,652 Square Feet.

30 (c) Conditions.--The conveyance shall be made under and

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

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

20 (e) Deed of conveyance.--The deed of conveyance shall be
21 executed by the Secretary of General Services in the name of the
22 Commonwealth of Pennsylvania.

23 (f) Deposit of proceeds.--Proceeds from this conveyance
24 shall be deposited in the Motor License Fund.

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

27 (h) Disposal.--In the event that this conveyance is not
28 executed in accordance with the Agreement of Sale, the property
29 may be disposed of in accordance with section 2003 of act of
30 April 9, 1929 (P.L.177, No.175), known as The Administrative

1 Code of 1929.

2 Section 2. This act shall take effect immediately.