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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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SENATE BILL

No. 740 Session of  
2007

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INTRODUCED BY CORMAN, APRIL 9, 2007

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AS REPORTED FROM COMMITTEE ON STATE GOVERNMENT, HOUSE OF  
REPRESENTATIVES, AS AMENDED, JUNE 9, 2008

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AN ACT

1 Authorizing the Department of General Services, with the  
2 approval of the Governor, to grant and convey to Centre  
3 County, certain lands situate in Benner Township, Centre  
4 County; ~~and~~ authorizing the Department of General Services, <—  
5 with the approval of the Governor, to grant and convey, at a  
6 price determined through competitive bidding, certain lands  
7 situate in Benner Township, Centre County; AND AUTHORIZING <—  
8 THE DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE  
9 GOVERNOR, TO GRANT AND CONVEY, SEPARATELY, TO THE  
10 PENNSYLVANIA STATE UNIVERSITY, BENNER TOWNSHIP AND THE  
11 PENNSYLVANIA FISH AND BOAT COMMISSION CERTAIN LANDS SITUATE  
12 IN BENNER TOWNSHIP, CENTRE COUNTY.

13 The General Assembly of the Commonwealth of Pennsylvania  
14 hereby enacts as follows:

15 Section 1. Conveyance to Centre County in Benner Township,  
16 Centre County, Pennsylvania.

17 (a) Authorization.--The Department of General Services, with  
18 the approval of the Governor, is hereby authorized on behalf of  
19 the Commonwealth of Pennsylvania to grant and convey to Centre  
20 County certain land and improvements situate in Benner Township,  
21 Centre County for \$1 and under terms and conditions to be

1 established in an Agreement of Sale with the Department of  
2 General Services.

3 (b) Description.--The property to be conveyed pursuant to  
4 subsection (a) consists of one parcel of land totaling 13.2646  
5 acres and improvements thereon bounded and more particularly  
6 described as follows:

7 PARCEL 3

8 ALL THAT CERTAIN PARCEL or tract of land situated in Benner  
9 Township, Centre County, Pennsylvania, shown as "Parcel 3" on  
10 plans prepared by Sweetland Engineering and Associates, Inc.  
11 entitled "Proposed Plan for Disposition of Commonwealth Real  
12 Property at the State Correctional Institution at Rockview",  
13 drawing numbers E-3179 through E-3184, dated 23 May, 2006, and  
14 as shown on the attached "Parcel Exhibit Plan", drawing number  
15 A-1439, being more fully bounded and described as follows:  
16 BEGINNING at point number 158 in the eastern right-of-way line  
17 of Benner Pike, SR0150 in the southern line of lands now or  
18 formerly of G. M. McCrossin, Inc., U.P.I. No.12-003-144F, at the  
19 northwestern corner of the herein described parcel;  
20 THENCE along lands now or formerly of G. M. McCrossin, Inc.,  
21 U.P.I. No.12-003-144F, points 158 to 159, along lands now or  
22 formerly of Rogers, U.P.I. No.12-003-130 points 159 to 160,  
23 along land now or formerly of Centre County U.P.I. No.12-003-212  
24 points 160 to 161, and concluding along the eastern right-of-way  
25 line of the Benner Pike, SR0150 points 161 through 163 to 158,  
26 the following courses expressed in units of the Pennsylvania  
27 State Plane Coordinate System, North American Datum of 1983,  
28 United State Survey Feet:

29 Line 158-159: N 46-49-50 E Length: 589.45

30 Line 159-160: S 47-10-10 E Length: 1006.15

1 Line 160-161: S 77-05-54 W Length: 1057.29  
2 Curve 161-162: Length: 185.86 Radius: 6965.55  
3 Delta: -1-31-44 Tangent: 92.94  
4 Chord: 185.86 Course: N 14-22-02 W

5 Line 162-163: N 15-07-54 W Length: 85.74

6 Line 163-158: N 15-07-54 W Length: 263.12

7 to the point of Beginning.

8 CONTAINING: 577,808 sq.ft. or 13.2646 acres of land, gross area,  
9 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 limited 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) Land use restriction.--The deed of conveyance shall  
19 contain the following restrictive covenant: "Under and subject  
20 to a condition that the land conveyed herein shall be used  
21 solely by Centre County for municipal purposes authorized by the  
22 act of August 9, 1955 (P.L.323, No.130), known as The County  
23 Code, and for no other purpose. Should the Grantee attempt to  
24 convey the property, or utilize it for any other purpose, the  
25 property shall immediately revert to the Grantor."

26 (e) Gaming facility restriction.--Any conveyance authorized  
27 under this section shall be made under and subject to the  
28 condition, which shall be contained in the deed of conveyance,  
29 that no portion of the property conveyed shall be used as a  
30 licensed facility, as defined in 4 Pa.C.S. § 1103 (relating to

1 definitions), or any other similar type of facility authorized  
2 under State law. The condition shall be a covenant running with  
3 the land and shall be binding upon the Grantee, its successors  
4 and assigns. Should the Grantee, its successors or assigns,  
5 permit any portion of the property authorized to be conveyed in  
6 this act to be used in violation of this subsection, the title  
7 shall immediately revert to and re-vest in the Grantor.

8 (f) 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 of Pennsylvania.

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

13 (h) Nonconveyance.--In the event that this conveyance is not  
14 executed within 12 months of the effective date of this section,  
15 the authority contained in this section shall expire.

16 Section 2. Conveyance to the highest responsible bidder of  
17 three parcels of property located in Benner  
18 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, at a price  
22 to be determined through competitive bidding, three parcels of  
23 land and improvements situate in Benner Township, Centre County.  
24 The parcels of property contained in this section may be offered  
25 for sale either together or separately.

26 (b) Description.--The property to be conveyed pursuant to  
27 subsection (a) consists of three parcels totaling 46.482-acres  
28 and improvements thereon bounded and more particularly described  
29 as follows:

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PARCEL 4.1

1 ALL THAT CERTAIN PARCEL or tract of land situated in Benner  
2 Township, Centre county, Pennsylvania, shown as "Parcel 4.1" on  
3 plans prepared by Sweetland Engineering and Associates, Inc.  
4 entitled "Proposed Plan for Disposition of Commonwealth Real  
5 Property at the State Correctional Institution at Rockview",  
6 drawing numbers E-3179 through E-3184, dated 23 May, 2006, and  
7 as shown on the attached "Parcel Exhibit Plan", drawing number  
8 A-1440, being more fully bounded and described as follows:

9 BEGINNING at point number 175 at the intersection of the eastern  
10 right-of-way line of the Benner Pike, SR0150 with the southern  
11 right-of-way line of Rishel Hill Road, T-532 and the northern  
12 corner of the herein described parcel;

13 THENCE along the southern right-of-way line of Rishel Hill Road,  
14 T-532 points 175 through 177, along Parcel 5 points 177 through  
15 179, along the northern right-of-way line for limited access of  
16 SR6026 section C03 points 179 through 183, and concluding along  
17 the eastern right-of-way line of the Benner Pike SR0150 point  
18 183 to 175 the following courses expressed in units of the  
19 Pennsylvania State Plan Coordinate System, North American Datum  
20 of 1983, United States Survey Feet:

21 Line 175-176: S 73-17-38 E Length: 458.65

22 Curve 176-177: Length: 431.68 Radius: 555.87

23 Delta: -44-29-43 Tangent: 227.39

24 Chord: 420.92 Course: N 84-27-31 E

25 Line 177-178: S 31-54-57 E Length: 266.44

26 Line 178-179: S 25-53-10 E Length: 285.86

27 Curve 179-180: Length: 217.87 Radius: 11379.16

28 Delta: 1-05-49 Tangent: 108.94

29 Chord: 217.87 Course: S 61-25-37 W

30 Line 180-181: S 61-58-32 W Length: 478.19

1 Curve 181-182: Length: 147.26 Radius: 280.00

2 Delta: 30-08-00 Tangent: 75.38

3 Chord: 145.57 Course: S 77-02-32 W

4 Line 182-183: N 87-53-28 W Length: 330.60

5 Curve 183-175: Length: 925.36 Radius: 6945.55

6 Delta: -7-38-01 Tangent: 463.37

7 Chord: 924.68 Course: N 02-22-04 W

8 to the point of Beginning.

9 CONTAINING: 728,894 sq.ft. or 16.7331 acres of land, gross area,  
10 be the same more or less.

11 Parcel 4.2

12 ALL THAT CERTAIN PARCEL or tract of land situated in Benner  
13 Township, Centre county, Pennsylvania, shown as "Parcel 4.2" on  
14 plans prepared by Sweetland Engineering and Associates, Inc.  
15 entitled "Proposed Plan for Disposition of Commonwealth Real  
16 Property at the State Correctional Institution at Rockview",  
17 drawing numbers E-3179 through E-3184, dated 23 May, 2006, and  
18 as shown on the attached "Parcel Exhibit Plan", drawing number  
19 A-1441, being more fully bounded and described as follows:

20 BEGINNING at point number 168 at the intersection of the  
21 southern right-of-way line of Rishel Hill, Road T-532 with the  
22 western line of lands now or formerly of Rogers, U.P.I. No.12-  
23 003-130, at the northeastern corner of the herein described  
24 parcel;

25 THENCE along lands now or formerly of Rogers, U.P.I. No.12-003-  
26 130 points 168 to 169, along the northern right-of-way line for  
27 limited access of SR6026 section C03 points 169 through 173,  
28 along Parcel 5 the proposed right-of-way from Rishel Hill Road  
29 to SR6026 points 173 to 174 to 164, along the southern right-of-  
30 way line of Rishel Hill, Road T-532 points 164 through 168, the

1 following courses expressed in units of the Pennsylvania State  
2 Plane Coordinate System, North American Datum of 1983, United  
3 State Survey Feet:

4 Line 168-169: S 47-10-10 E Length: 903.85

5 Line 169-170: S 64-43-55 W Length: 96.13

6 Line 170-171: S 58-28-32 W Length: 200.00

7 Line 171-172: S 56-06-30 W Length: 363.15

8 Curve 172-173: Length: 337.06 Radius: 11379.16

9 Delta: 1-41-50 Tangent: 168.54

10 Chord: 337.05 Course: S 59-19-27 W

11 Line 173-174: N 37-49-20 W Length: 291.79

12 Line 174-164: N 31-54-58 W Length: 266.44

13 Curve 164-165: Length: 218.51 Radius: 555.87

14 Delta: -22-31-23 Tangent: 110.69

15 Chord: 217.11 Course: N 42-41-47 E

16 Line 165-166: N 31-26-05 E Length: 140.94

17 Line 166-167: N 20-07-30 E Length: 50.99

18 Curve 167-168: Length: 441.52 Radius: 1980.79

19 Delta: 12-46-16 Tangent: 221.68

20 Chord: 440.60 Course: N 37-22-01 E

21 to the point of Beginning.

22 CONTAINING: 656,835 sq.ft. or 15.0789 acres of land, gross area,  
23 be the same more or less.

24 Parcel 19

25 ALL THAT CERTAIN parcel of land situated in Benner Township,  
26 Centre County, Pennsylvania shown as Lot 3 on a plan prepared by  
27 Sweetland Engineering and Associates, Inc. entitled "4 Lot  
28 Subdivision of Lands of the Commonwealth of Pennsylvania for  
29 Centre County Correctional Facility", drawing numbers E-2491 and  
30 E-2492 dated 02/06/03, revised to 03/31/03, and recorded in the

1 Recorder's Office of Centre County in Plat Book Volume 68 at  
2 pages 126 and 127 on 06/05/03, being part of lands now or  
3 formerly of the Commonwealth of Pennsylvania (SCI-Rockview),  
4 Record Book 142, Page 39, described as follows:

5 BEGINNING at a 3/4 inch re-bar, in the northeast corner of Lot  
6 3;

7 THENCE along the western side of a variable width right-of-way  
8 of the Benner Pike (SR0150) the following (3) courses;

9           1. S 15 degrees, 07 minutes, 54 seconds E, 400.76  
10            feet to a 3/4 inch re-bar, a point of  
11            curvature, THENCE;

12           2. tangent to the previous course, by the arc of a  
13            curve to the right, having a radius of  
14            6815.55 feet, a central angle of 7 degrees, 19  
15            minutes, 34 seconds, a chord bearing  
16            and distance of S 11 degrees, 28 minutes,  
17            07 seconds E, 870.88 feet, and an arc length  
18            of 871.47 feet, to a 3/4 inch re-bar, THENCE;

19           3. not tangent to the previous course, S 32  
20            degrees, 39 minutes, 16 seconds W, 78.44 feet,  
21            to a 3/4 inch re-bar;

22 THENCE along the northern side of the 33 foot right-of-way of  
23 Paradise Road (SR3004) the following (3) courses;

24           1. N 73 degrees, 17 minutes, 38 seconds W, 296.22  
25            feet, to a 3/4 inch re-bar, a point of curvature,  
26            THENCE;

27           2. tangent to the previous course, by the arc of a  
28            curve right, having a radius of 583.50 feet, a  
29            central angle of 53 degrees, 49 minutes, 24 seconds,  
30            a chord bearing and distance of N 46 degrees,



1           22 minutes, 56 seconds W, 528.20 feet, and an  
2           arc length of 548.14 feet, to a 3/4 inch re-bar  
3           a point of tangency, THENCE;

4           3. N 19 degrees, 28 minutes, 14 seconds W, 343.99  
5           feet, to a 3/4 inch re-bar;

6 THENCE along the southern side of lands now or formerly Spring-  
7 Benner-Walker Joint Authority, Deed Book 427, Page 540, and also  
8 along the southern side of lands now or formerly of Harry K.  
9 Sickler, Record Book 947, Page 879, N 54 degrees, 25 minutes, 12  
10 seconds E, 439.49 feet to a 3/4 inch re-bar, the point of  
11 BEGINNING.

12 CONTAINING 14.67 acres of land more or less.

13 UNDER AND SUBJECT to a required drainage easement per SR6026  
14 section C03 plans, as the southeast corner of the property, as  
15 shown on the above mentioned plan.

16 UNDER AND SUBJECT to an 8.5 foot wide reserved right-of-way for  
17 future dedication, along Paradise Road and parallel with the  
18 boundary of Lot 3, as shown on the above mentioned plan.

19       (c) Easements.--The conveyance shall be made under and  
20 subject to all lawful and enforceable easements, servitudes and  
21 rights of others, including, but not limited to, streets,  
22 roadways and rights of any telephone, telegraph, water,  
23 electric, gas or pipeline companies, as well as under and  
24 subject to any lawful and enforceable estates or tenancies  
25 vested in third persons appearing of record, for any portion of  
26 the land or improvements erected thereon.

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

30 SECTION 3. CONVEYANCE TO THE PENNSYLVANIA STATE UNIVERSITY IN

<—

1 BENNER TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA.

2 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
3 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF  
4 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO THE  
5 PENNSYLVANIA STATE UNIVERSITY CERTAIN LAND AND IMPROVEMENTS  
6 SITUATE IN BENNER TOWNSHIP, CENTRE COUNTY FOR \$1,013,627 AND  
7 UNDER TERMS AND CONDITIONS TO BE ESTABLISHED IN AN AGREEMENT OF  
8 SALE WITH THE DEPARTMENT OF GENERAL SERVICES.

9 (B) DESCRIPTION.--THE PROPERTY TO BE CONVEYED PURSUANT TO  
10 SUBSECTION (A) CONSISTS OF SIX PARCELS TOTALING 1,124.1858 ACRES  
11 AND IMPROVEMENTS THEREON BOUNDED AND MORE PARTICULARLY DESCRIBED  
12 AS FOLLOWS:

13 PARCEL 1.1

14 ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED IN BENNER  
15 TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, SHOWN AS "PARCEL 1.1" ON  
16 PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.  
17 ENTITLED "PROPOSED PLAN FOR DISPOSITION OF COMMONWEALTH REAL  
18 PROPERTY AT THE STATE CORRECTIONAL INSTITUTION AT ROCKVIEW",  
19 DRAWING NUMBERS E-3179 THROUGH E-3184, DATED 23 MAY, 2006, AND  
20 AS SHOWN ON THE ATTACHED "PARCEL EXHIBIT PLAN", DRAWING NUMBER  
21 A-1432, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:  
22 BEGINNING AT POINT NUMBER 29 IN THE CENTERLINE OF ROCK ROAD,  
23 TOWNSHIP ROAD NO. 376, AT ITS INTERSECTION WITH THE CENTERLINE  
24 OF BARNS LANE, TOWNSHIP ROAD NO. 343, AT THE WESTERN CORNER OF  
25 THE HEREIN DESCRIBED PARCEL;  
26 THENCE ALONG THE CENTERLINE OF BARNS LANE POINTS 29 THROUGH 31,  
27 ALONG PARCEL 6.2 POINTS 260 THROUGH 280 AND CONCLUDING ALONG THE  
28 CENTERLINE OF ROCK ROAD POINTS 19 THROUGH 29 THE FOLLOWING  
29 COURSES EXPRESSED IN UNITS OF THE PENNSYLVANIA STATE PLANE  
30 COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, UNITED STATES

1 SURVEY FEET:  
2 LINE 29-30: N 75-52-24 E LENGTH: 906.10  
3 LINE 30-31: N 76-16-00 E LENGTH: 729.03  
4 LINE 31-260: S 45-12-03 E LENGTH: 99.84  
5 LINE 260-261: S 01-32-30 E LENGTH: 184.26  
6 LINE 261-262: S 07-17-13 W LENGTH: 217.45  
7 LINE 262-263: S 12-26-49 E LENGTH: 345.52  
8 LINE 263-264: S 44-04-10 E LENGTH: 248.96  
9 LINE 264-265: S 37-58-39 E LENGTH: 376.58  
10 LINE 265-266: S 07-22-08 W LENGTH: 62.04  
11 LINE 266-267: S 05-06-21 W LENGTH: 16.39  
12 LINE 267-268: S 06-14-47 W LENGTH: 61.42  
13 LINE 268-269: S 49-17-44 W LENGTH: 46.28  
14 LINE 269-270: S 66-36-32 W LENGTH: 40.63  
15 LINE 270-271: S 81-28-50 W LENGTH: 37.27  
16 LINE 271-272: N 79-49-31 W LENGTH: 36.45  
17 LINE 272-273: N 70-09-52 W LENGTH: 63.97  
18 LINE 273-274: N 64-51-44 W LENGTH: 48.62  
19 LINE 274-275: N 62-58-17 W LENGTH: 78.47  
20 LINE 275-276: N 70-17-38 W LENGTH: 66.48  
21 LINE 276-277: N 82-08-35 W LENGTH: 62.49  
22 LINE 277-278: S 75-07-20 W LENGTH: 65.53  
23 LINE 278-279: S 47-09-05 W LENGTH: 74.93  
24 LINE 279-280: S 24-17-11 W LENGTH: 16.50  
25 LINE 280-19: N 65-42-49 W LENGTH: 147.93  
26 LINE 19-20: N 67-39-19 W LENGTH: 359.73  
27 CURVE 20-21: LENGTH: 167.30 RADIUS: 520.18  
28 DELTA: 18-25-39 TANGENT: 84.38  
29 CHORD: 166.58 COURSE: N 58-26-29 W  
30 LINE 21-22: N 49-13-39 W LENGTH: 208.45

1 LINE 22-23: N 52-20-55 W LENGTH: 166.24  
2 LINE 23-24: N 46-43-23 W LENGTH: 274.16  
3 CURVE 24-25: LENGTH: 135.13 RADIUS: 300.00  
4 DELTA: -25-48-32 TANGENT: 68.73  
5 CHORD: 134.00 COURSE: N 59-37-39 W  
6 LINE 25-26: N 72-31-55 W LENGTH: 97.37  
7 CURVE 26-27: LENGTH: 120.09 RADIUS: 200.00  
8 DELTA: 34-24-16 TANGENT: 61.92  
9 CHORD: 118.30 COURSE: N 55-19-47 W  
10 LINE 27-28: N 38-07-38 W LENGTH: 36.70  
11 LINE 28-29: N 35-31-13 W LENGTH: 176.59  
12 TO THE POINT OF BEGINNING.  
13 CONTAINING: 1,578,880 SQ.FT. OR 36.2461 ACRES OF LAND, GROSS  
14 AREA, BE THE SAME MORE OR LESS.

15 PARCEL 1.2

16 ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED IN BENNER  
17 TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, SHOWN AS "PARCEL 1.2" ON  
18 PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.  
19 ENTITLED "PROPOSED PLAN FOR DISPOSITION OF COMMONWEALTH REAL  
20 PROPERTY AT THE STATE CORRECTIONAL INSTITUTION AT ROCKVIEW",  
21 DRAWING NUMBERS E-3179 THROUGH E-3184, DATED 23 MAY, 2006, AND  
22 AS SHOWN ON THE ATTACHED "PARCEL EXHIBIT PLAN", DRAWING NUMBER  
23 A-1433, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:  
24 BEGINNING AT POINT NUMBER 313 IN THE CENTERLINE OF BARNS LANE,  
25 TOWNSHIP ROAD NO. 343, AT THE COMMON SOUTHEASTERN CORNER OF LAND  
26 NOW OR FORMERLY OF THE PENNSYLVANIA STATE UNIVERSITY, U.P.I. NO.  
27 12-005-07A, THE NORTHEASTERN CORNER OF LAND NOW OR FORMERLY OF  
28 THE PENNSYLVANIA STATE UNIVERSITY, U.P.I. NO. 12-005-08B, THE  
29 NORTHWESTERN CORNER OF PARCEL 1.3, AND A SOUTHWESTERN CORNER OF  
30 THE HEREIN DESCRIBED PARCEL;

1 THENCE ALONG LAND NOW OR FORMERLY OF THE PENNSYLVANIA STATE  
2 UNIVERSITY, U.P.I. NO. 12-005-07A POINTS 45 AND 46, ALONG LANDS  
3 NOW OR FORMERLY OF SCHAEFFER, U.P.I. NO. 12-005-002 AND LANDS  
4 NOW OR FORMERLY OF THE PENNSYLVANIA STATE UNIVERSITY U.P.I. NO.  
5 12-003-109, POINTS 46 THROUGH 49 AND CONCLUDING ALONG THE  
6 CENTERLINE OF BARNS LANE POINTS 300 THROUGH 313 THE FOLLOWING  
7 COURSES EXPRESSED IN UNITS OF THE PENNSYLVANIA STATE PLANE  
8 COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, UNITED STATES  
9 SURVEY FEET:

10 LINE 313-45: N 57-09-12 W LENGTH: 585.95  
11 LINE 45-46: N 57-08-47 W LENGTH: 519.25  
12 LINE 46-47: N 52-43-46 E LENGTH: 920.39  
13 LINE 47-48: N 52-42-39 E LENGTH: 2283.77  
14 LINE 48-49: N 46-26-16 E LENGTH: 38.04  
15 CURVE 300-301: LENGTH: 124.12 RADIUS: 300.00  
16 DELTA: -23-42-22 TANGENT: 62.96  
17 CHORD: 123.24 COURSE: S 30-49-48 W  
18 LINE 301-302: S 18-58-37 W LENGTH: 329.77  
19 LINE 302-303: S 15-58-37 W LENGTH: 257.27  
20 LINE 303-304: S 25-37-29 W LENGTH: 267.19  
21 LINE 304-305: S 22-27-27 W LENGTH: 109.57  
22 LINE 305-306: S 17-40-10 W LENGTH: 161.24  
23 LINE 306-307: S 22-13-15 W LENGTH: 123.73  
24 CURVE 307-308: LENGTH: 245.19 RADIUS: 500.00  
25 DELTA: 28-05-46 TANGENT: 125.11  
26 CHORD: 242.74 COURSE: S 36-16-08 W  
27 LINE 308-309: S 50-19-01 W LENGTH: 324.44  
28 CURVE 309-310: LENGTH: 94.65 RADIUS: 500.00  
29 DELTA: -10-50-46 TANGENT: 47.47  
30 CHORD: 94.51 COURSE: S 44-53-38 W

1 LINE 310-311: S 39-28-15 W LENGTH: 400.32

2 LINE 311-312: S 42-01-21 W LENGTH: 504.69

3 LINE 312-313: S 36-30-07 W LENGTH: 171.13

4 TO THE POINT OF BEGINNING.

5 CONTAINING: 2,075,079 SQ.FT. OR 47.6373 ACRES OF LAND, GROSS  
6 AREA, BE THE SAME MORE OR LESS.

7 PARCEL 1.3

8 ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED IN BENNER  
9 TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, SHOWN AS "PARCEL 1.3" ON  
10 PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.  
11 ENTITLED "PROPOSED PLAN FOR DISPOSITION OF COMMONWEALTH REAL  
12 PROPERTY AT THE STATE CORRECTIONAL INSTITUTION AT ROCKVIEW",  
13 DRAWING NUMBERS E-3179 THROUGH E-3184, DATED 23 MAY, 2006, AND  
14 AS SHOWN ON THE ATTACHED "PARCEL EXHIBIT PLAN", DRAWING NUMBER  
15 A-1434, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:  
16 BEGINNING AT POINT NUMBER 313 IN THE CENTERLINE OF BARNS LANE,  
17 TOWNSHIP ROAD NO. 343, AT THE COMMON SOUTHEASTERN CORNER OF LAND  
18 NOW OR FORMERLY OF THE PENNSYLVANIA STATE UNIVERSITY, U.P.I. NO.  
19 12-005-07A, THE NORTHEASTERN CORNER OF LAND NOW OR FORMERLY OF  
20 THE PENNSYLVANIA STATE UNIVERSITY, U.P.I. NO. 12-005-08B, THE  
21 SOUTHWESTERN CORNER OF PARCEL 1.2, AND A NORTHWESTERN CORNER OF  
22 THE HEREIN DESCRIBED PARCEL;  
23 THENCE ALONG THE CENTERLINE OF BARNS LANE POINTS 313 THROUGH 300  
24 IN REVERSE ORDER, CONTINUING ALONG THE CENTERLINE OF BARNS LANE  
25 POINTS 49 THROUGH 53, ALONG LANDS NOW OR FORMERLY OF ROSS U.P.I.  
26 NO. 12-003-128A TO POINT 54, ALONG PARCEL 6.2 POINTS 330 THROUGH  
27 364, ALONG LAND NOW OR FORMERLY OF THE PENNSYLVANIA STATE  
28 UNIVERSITY, U.P.I. NO. 12-005-004 AND NO. 12-005-004C POINTS 32  
29 TO 33, ALONG THE CENTERLINE OF BARNS LANE POINTS 34 THROUGH 38,  
30 ALONG LAND NOW OR FORMERLY OF THE PENNSYLVANIA STATE UNIVERSITY,

1 U.P.I. NO. 12-005-008C AND NO. 12-005-008 POINTS 39 THROUGH 44,  
2 AND CONCLUDING ALONG LAND NOW OR FORMERLY OF THE PENNSYLVANIA  
3 STATE UNIVERSITY, U.P.I. NO. 12-005-08B TO POINT 313 THE  
4 FOLLOWING COURSES EXPRESSED IN UNITS OF THE PENNSYLVANIA STATE  
5 PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, UNITED  
6 STATES SURVEY FEET:

7 LINE 313-312: N 36-30-07 E LENGTH: 171.13  
8 LINE 312-311: N 42-01-21 E LENGTH: 504.69  
9 LINE 311-310: N 39-28-15 E LENGTH: 400.32  
10 CURVE 310-309: LENGTH: 94.65 RADIUS: 500.00  
11 DELTA: 10-50-46 TANGENT: 47.47  
12 CHORD: 94.51 COURSE: N 44-53-38 E  
13 LINE 309-308: N 50-19-01 E LENGTH: 324.44  
14 CURVE 308-307: LENGTH: 245.19 RADIUS: 500.00  
15 DELTA: -28-05-46 TANGENT: 125.11  
16 CHORD: 242.74 COURSE: N 36-16-08 E  
17 LINE 307-306: N 22-13-15 E LENGTH: 123.73  
18 LINE 306-305: N 17-40-10 E LENGTH: 161.24  
19 LINE 305-304: N 22-27-27 E LENGTH: 109.57  
20 LINE 304-303: N 25-37-29 E LENGTH: 267.19  
21 LINE 303-302: N 15-58-37 E LENGTH: 257.27  
22 LINE 302-301: N 18-58-37 E LENGTH: 329.77  
23 CURVE 301-300: LENGTH: 124.12 RADIUS: 300.00  
24 DELTA: 23-42-22 TANGENT: 62.96  
25 CHORD: 123.24 COURSE: N 30-49-48 E  
26 LINE 300-49: N 46-26-16 E LENGTH: 19.94  
27 LINE 49-50: N 53-47-56 E LENGTH: 298.55  
28 LINE 50-51: N 54-50-37 E LENGTH: 558.06  
29 LINE 51-52: N 54-12-32 E LENGTH: 822.91  
30 LINE 52-53: N 54-07-25 E LENGTH: 71.92

1 LINE 53-54: S 44-27-16 E LENGTH: 2189.69  
2 LINE 54-330: S 03-21-25 W LENGTH: 216.36  
3 LINE 330-331: S 38-55-30 E LENGTH: 235.51  
4 LINE 331-332: S 47-51-38 E LENGTH: 285.20  
5 LINE 332-333: S 45-30-56 E LENGTH: 185.38  
6 LINE 333-334: S 56-18-17 E LENGTH: 316.38  
7 LINE 334-335: S 67-40-24 E LENGTH: 223.08  
8 LINE 335-336: S 75-23-13 E LENGTH: 208.45  
9 LINE 336-337: S 68-22-33 E LENGTH: 190.22  
10 LINE 337-338: S 69-14-05 E LENGTH: 283.13  
11 LINE 338-339: S 48-52-47 W LENGTH: 555.78  
12 LINE 339-340: S 29-19-50 W LENGTH: 340.34  
13 LINE 340-341: S 04-48-28 E LENGTH: 471.66  
14 CURVE 341-342: LENGTH: 72.09 RADII: 225.00  
15 DELTA: 18-21-26 TANGENT: 36.36  
16 CHORD: 71.78 COURSE: S 81-12-02 W  
17 CURVE 342-343: LENGTH: 365.76 RADIUS: 1525.00  
18 DELTA: 13-44-31 TANGENT: 183.76  
19 CHORD: 364.88 COURSE: N 82-45-00 W  
20 LINE 343-344: N 75-52-44 W LENGTH: 84.04  
21 CURVE 344-345: LENGTH: 266.24 RADIUS: 725.00  
22 DELTA: 21-02-27 TANGENT: 134.64  
23 CHORD: 264.75 COURSE: N 65-21-31 W  
24 CURVE 345-346: LENGTH: 140.72 RADIUS: 325.00  
25 DELTA: -24-48-30 TANGENT: 71.48  
26 CHORD: 139.62 COURSE: N 67-14-33 W  
27 CURVE 346-347: LENGTH: 114.21 RADIUS: 525.00  
28 DELTA: 12-27-50 TANGENT: 57.33  
29 CHORD: 113.98 COURSE: N 73-24-53 W  
30 LINE 347-348: N 67-10-58 W LENGTH: 433.56



1 CURVE 348-349: LENGTH: 134.05 RADIUS: 200.00  
2 DELTA: -38-24-11 TANGENT: 69.65  
3 CHORD: 131.56 COURSE: N 86-23-03 W  
4 LINE 349-350: S 74-24-52 W LENGTH: 61.47  
5 LINE 350-351: S 69-04-02 W LENGTH: 495.05  
6 LINE 351-352: S 45-11-47 W LENGTH: 651.49  
7 LINE 352-353: S 08-42-32 W LENGTH: 262.21  
8 LINE 353-354: S 11-37-49 W LENGTH: 257.03  
9 LINE 354-355: S 47-37-45 E LENGTH: 223.41  
10 LINE 355-356: S 45-16-41 W LENGTH: 714.27  
11 LINE 356-357: S 44-55-34 W LENGTH: 376.59  
12 LINE 357-358: S 07-06-45 E LENGTH: 317.73  
13 LINE 358-359: S 21-50-18 W LENGTH: 559.38  
14 LINE 359-360: S 47-01-53 W LENGTH: 349.46  
15 LINE 360-361: N 84-48-52 W LENGTH: 319.13  
16 LINE 361-362: N 35-32-07 W LENGTH: 271.65  
17 LINE 362-363: N 87-43-10 W LENGTH: 271.91  
18 LINE 363-364: N 86-45-40 W LENGTH: 760.48  
19 LINE 364-32: S 72-05-17 W LENGTH: 1238.01  
20 LINE 32-33: N 37-20-05 W LENGTH: 1121.00  
21 CURVE 33-34: LENGTH: 131.97 RADIUS: 222.50  
22 DELTA: 33-58-59 TANGENT: 67.99  
23 CHORD: 130.04 COURSE: N 38-12-46 E  
24 LINE 34-35: N 55-12-16 E LENGTH: 173.69  
25 LINE 35-36: N 54-32-13 E LENGTH: 246.09  
26 LINE 36-37: N 35-48-18 W LENGTH: 220.53  
27 LINE 37-38: N 26-06-44 E LENGTH: 969.25  
28 LINE 38-39: S 37-42-30 E LENGTH: 903.31  
29 LINE 39-40: S 37-42-30 E LENGTH: 858.16  
30 LINE 40-41: N 31-57-27 E LENGTH: 1283.54

1 LINE 41-42: N 57-27-12 W LENGTH: 278.61  
2 LINE 42-43: N 32-21-26 E LENGTH: 312.52  
3 LINE 43-44: N 56-42-41 W LENGTH: 976.45  
4 LINE 44-313: N 56-49-35 W LENGTH: 313.91

5 TO THE POINT OF BEGINNING.

6 EXCEPTING AND RESERVING THE ENTIRE BOUNDS OF PARCEL 13, LOCATED  
7 WITHIN THE BOUNDS OF PARCEL 1.3, BOUNDED AND DESCRIBED AS  
8 FOLLOWS:

9 ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED IN BENNER  
10 TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, SHOWN AS "PARCEL 13" ON  
11 PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.  
12 ENTITLED "PROPOSED PLAN FOR DISPOSITION OF COMMONWEALTH REAL  
13 PROPERTY AT THE STATE CORRECTIONAL INSTITUTION AT ROCKVIEW",  
14 DRAWING NUMBERS E-3179 THROUGH E-3184, DATED 23 MAY, 2006, AND  
15 AS SHOWN ON THE ATTACHED "PARCEL EXHIBIT PLAN", DRAWING NUMBER  
16 A-1451, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

17 COMMENCING AT POINT NUMBER 313 IN THE CENTERLINE OF BARNS LANE,  
18 TOWNSHIP ROAD NO. 343, AT THE COMMON SOUTHEASTERN CORNER OF LAND  
19 NOW OR FORMERLY OF THE PENNSYLVANIA STATE UNIVERSITY, U.P.I. NO.  
20 12-005-07A, THE NORTHEASTERN CORNER OF LAND NOW OR FORMERLY OF  
21 THE PENNSYLVANIA STATE UNIVERSITY, U.P.I. NO. 12-005-08B, THE  
22 SOUTHWESTERN CORNER OF PARCEL 1.2, AND THE NORTHWESTERN CORNER  
23 OF PARCEL 1.3;

24 THENCE N 63-54-00 E, LENGTH 1925.20 FEET TO THE POINT OF  
25 BEGINNING AT THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED  
26 PARCEL;

27 THENCE ALONG PARCEL 1.3 POINTS 550 THROUGH 553 TO 550, THE  
28 FOLLOWING COURSES EXPRESSED IN UNITS OF THE PENNSYLVANIA STATE  
29 PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, UNITED  
30 STATES SURVEY FEET:

1 LINE 550-551: N 53-07-48 E LENGTH: 300.00  
2 LINE 551-552: S 36-52-12 E LENGTH: 300.00  
3 LINE 552-553: S 53-07-48 W LENGTH: 300.00  
4 LINE 553-550: N 36-52-12 W LENGTH: 300.00

5 WHICH EXCEPTION CONTAINS 90,000 SQUARE FEET OR 2.0661 ACRES OF  
6 LAND, GROSS AREA.

7 CONTAINING, IN PARCEL 1.3 A RESULTANT AREA OF 20,595,686 SQ.FT.  
8 OR 472.8119 ACRES OF LAND, GROSS AREA, BE THE SAME MORE OR LESS.

9 PARCEL 1.4

10 ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED IN BENNER  
11 TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, SHOWN AS "PARCEL 1.4" ON  
12 PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.  
13 ENTITLED "PROPOSED PLAN FOR DISPOSITION OF COMMONWEALTH REAL  
14 PROPERTY AT THE STATE CORRECTIONAL INSTITUTION AT ROCKVIEW",  
15 DRAWING NUMBERS E-3179 THROUGH E-3184, DATED 23 MAY, 2006, AND  
16 AS SHOWN ON THE ATTACHED "PARCEL EXHIBIT PLAN", DRAWING NUMBER  
17 A-1435, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:  
18 BEGINNING AT POINT NUMBER 154 IN THE NORTHERN RIGHT-OF-WAY LINE  
19 FOR LIMITED ACCESS OF SR6026 SECTION C03 AT ITS INTERSECTION  
20 WITH THE WESTERN RIGHT-OF-WAY FOR LIMITED ACCESS OF SR3041,  
21 SHILOH ROAD, AND THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED  
22 PARCEL;  
23 THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE FOR LIMITED ACCESS  
24 OF SR6026 SECTION C03 POINTS 154 THROUGH 157 TO POINT 1, ALONG  
25 THE TRIANGULAR RESIDUE OF LANDS NOW OR FORMERLY OF UNIVERSITY  
26 AREA JOINT AUTHORITY, U.P.I. NO. 37-005-024G TO POINT 2, ALONG  
27 LAND NOW OR FORMERLY OF DELAFIELD, U.P.I. NO. 37-005-015, POINTS  
28 3 TO 4, ALONG PARCEL 6.1, POINTS 380 THROUGH 389, ALONG PARCEL  
29 18, POINTS 390 THROUGH 397 AND CONCLUDING ALONG THE WESTERN  
30 RIGHT-OF-WAY FOR LIMITED ACCESS OF SR3041, SHILOH ROAD, POINTS

1 150 THROUGH 154 THE FOLLOWING COURSES EXPRESSED IN UNITS OF THE  
2 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM  
3 OF 1983, UNITED STATES SURVEY FEET:

4 LINE 154-155: S 61-44-18 W LENGTH: 786.25

5 LINE 155-156: S 60-51-43 W LENGTH: 550.97

6 LINE 156-157: S 66-00-49 W LENGTH: 415.98

7 CURVE 157-1: LENGTH: 167.97 RADIUS: 2670.79

8 DELTA: 3-36-12 TANGENT: 84.01

9 CHORD: 167.94 COURSE: S 68-18-02 W

10 LINE 1-2: N 39-24-27 W LENGTH: 105.62

11 LINE 2-3: N 51-04-19 E LENGTH: 1057.37

12 LINE 3-4: N 38-46-35 W LENGTH: 1963.50

13 LINE 4-380: N 39-45-37 E LENGTH: 262.23

14 LINE 380-381: N 05-33-57 W LENGTH: 799.88

15 LINE 381-382: N 38-41-10 W LENGTH: 173.21

16 LINE 382-383: N 53-48-52 E LENGTH: 322.04

17 LINE 383-384: N 47-27-00 E LENGTH: 443.63

18 LINE 384-385: N 60-04-56 E LENGTH: 401.00

19 LINE 385-386: N 73-24-07 E LENGTH: 700.14

20 LINE 386-387: N 82-55-57 E LENGTH: 667.28

21 LINE 387-389: N 77-56-58 E LENGTH: 278.99

22 LINE 389-390: S 16-10-05 W LENGTH: 73.05

23 CURVE 390-391: 649.26 RADIUS: 1025.00

24 DELTA: -36-17-33 TANGENT: 335.94

25 CHORD: 638.46 COURSE: S 01-58-42 E

26 LINE 391-392: S 20-07-28 E LENGTH: 231.37

27 CURVE 392-393: LENGTH: 323.93 RADIUS: 325.00

28 DELTA: 57-06-25 TANGENT: 176.85

29 CHORD: 310.69 COURSE: S 08-25-44 W

30 CURVE 393-394: LENGTH: 127.37 RADIUS: 275.00

1           DELTA: 26-32-18                   TANGENT: 64.85  
2           CHORD: 126.24                   COURSE: S 50-15-05 W  
3   LINE 394-395: S 63-31-14 W LENGTH: 321.97  
4   CURVE 395-396: LENGTH: 574.21                   RADIUS: 450.00  
5           DELTA: -73-06-40 TANGENTS: 333.66  
6           CHORD: 536.04                   COURSE: S 26-57-54 W  
7   LINE 396-397: S 09-35-26 E LENGTH: 682.71  
8   LINE 397-150: S 80-25-53 W LENGTH: 44.81  
9   LINE 150-151: S 09-59-00 E LENGTH: 392.39  
10   LINE 151-152: S 12-29-48 E LENGTH: 120.79  
11   LINE 152-153: S 09-14-07 E LENGTH: 342.03  
12   LINE 153-154: S 17-53-41 E LENGTH: 116.55  
13   TO THE POINT OF BEGINNING.  
14   CONTAINING: 6,648,754 SQ.FT. OR 152.6344 ACRES OF LAND, GROSS  
15   AREA, BE THE SAME MORE OR LESS.

16                                            PARCEL 1.5  
17   ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED IN BENNER  
18   TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, SHOWN AS "PARCEL 1.5" ON  
19   PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.  
20   ENTITLED "PROPOSED PLAN FOR DISPOSITION OF COMMONWEALTH REAL  
21   PROPERTY AT THE STATE CORRECTIONAL INSTITUTION AT ROCKVIEW",  
22   DRAWING NUMBERS E-3179 THROUGH E-3184, DATED 23 MAY, 2006, AND  
23   AS SHOWN ON THE ATTACHED "PARCEL EXHIBIT PLAN", DRAWING NUMBER  
24   A-1436, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:  
25   BEGINNING AT POINT NUMBER 420 IN THE NORTHERN TERMINUS OF THE  
26   RIGHT-OF-WAY LINE FOR LIMITED ACCESS OF SR3041 SECTION C03,  
27   SHILOH ROAD, AT THE SOUTHEASTERN CORNER OF PARCEL 18 AND A  
28   WESTERN CORNER OF THE HEREIN DESCRIBED PARCEL;  
29   THENCE ALONG PARCEL 18, POINTS 421 THROUGH 428, ALONG PARCEL  
30   6.2, POINTS 429 THROUGH 447, ALONG PARCEL 16, POINTS 448 THROUGH

1 453, ALONG THE NORTHERN RIGHT-OF-WAY LINE FOR LIMITED ACCESS OF  
2 SR6026 SECTION C03 POINTS 123 THROUGH 149 TO POINT 420 THE  
3 FOLLOWING COURSES EXPRESSED IN UNITS OF THE PENNSYLVANIA STATE  
4 PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, UNITED  
5 STATES SURVEY FEET:

6 LINE 420-421: N 09-35-26 W LENGTH: 682.73  
7 CURVE 421-422: LENGTH: 510.41 RADIUS: 400.00  
8 DELTA: 73-06-40 TANGENT: 296.59  
9 CHORD: 476.48 COURSE: N 26-57-54 E  
10 LINE 422-423: N 63-31-14 E LENGTH: 321.97  
11 CURVE 423-424: LENGTH: 150.53 RADIUS: 325.00  
12 DELTA: -26-32-18 TANGENT: 76.64  
13 CHORD: 149.19 COURSE: N 50-15-05 E  
14 CURVE 424-425: LENGTH: 373.76 RADIUS: 375.00  
15 DELTA: -57-06-24 TANGENT: 204.06  
16 CHORD: 358.48 COURSE: N 08-25-44 E  
17 LINE 425-426: N 20-07-28 W LENGTH: 231.37  
18 CURVE 426-427: LENGTH: 617.59 RADIUS: 975.00  
19 DELTA: 36-17-33 TANGENT: 319.55  
20 CHORD: 607.31 COURSE: N 01-58-42 W  
21 LINE 427-428: N 16-10-05 E LENGTH: 99.88  
22 LINE 428-429: N 77-56-58 E LENGTH: 413.99  
23 LINE 429-430: N 39-40-27 E LENGTH: 220.35  
24 LINE 430-431: N 32-20-01 E LENGTH: 226.97  
25 LINE 431-432: N 30-38-01 E LENGTH: 410.55  
26 LINE 432-433: N 78-50-25 E LENGTH: 419.33  
27 LINE 433-434: N 69-45-37 E LENGTH: 649.05  
28 LINE 434-435: N 24-13-10 E LENGTH: 382.66  
29 LINE 435-436: N 13-42-00 E LENGTH: 397.14  
30 LINE 436-437: N 10-16-23 W LENGTH: 209.58

1 LINE 437-438: N 15-11-40 E LENGTH: 310.87  
2 LINE 438-439: N 56-23-00 E LENGTH: 194.68  
3 LINE 439-440: N 82-12-29 E LENGTH: 302.80  
4 LINE 440-441: S 69-48-34 E LENGTH: 213.09  
5 LINE 441-442: N 80-22-54 E LENGTH: 405.70  
6 LINE 442-443: N 86-00-57 E LENGTH: 400.97  
7 LINE 443-444: N 82-00-01 E LENGTH: 291.36  
8 LINE 444-445: N 36-13-30 E LENGTH: 410.66  
9 LINE 445-446: N 56-04-13 E LENGTH: 82.92  
10 LINE 446-447: N 47-10-49 E LENGTH: 221.95  
11 LINE 447-448: S 35-05-27 E LENGTH: 70.37  
12 LINE 448-449: S 27-37-27 E LENGTH: 517.07  
13 LINE 449-450: S 45-07-27 E LENGTH: 333.40  
14 LINE 450-451: S 39-40-31 W LENGTH: 121.08  
15 LINE 451-452: S 50-19-29 E LENGTH: 380.89  
16 LINE 452-453: S 58-26-10 E LENGTH: 385.97  
17 LINE 453-123: S 21-11-24 W LENGTH: 37.05  
18 LINE 123-124: S 27-35-26 W LENGTH: 202.24  
19 LINE 124-125: S 19-25-20 W LENGTH: 208.81  
20 LINE 125-126: S 36-07-17 W LENGTH: 400.00  
21 LINE 126-127: S 60-20-57 W LENGTH: 219.32  
22 LINE 127-128: S 37-12-08 W LENGTH: 573.89  
23 LINE 128-129: S 11-11-54 W LENGTH: 336.11  
24 CURVE 129-130: LENGTH: 681.16 RADIUS: 7469.44  
25 DELTA: 5-13-30 TANGENT: 340.82  
26 CHORD: 680.92 COURSE: S 45-18-46 W  
27 LINE 130-131: S 47-56-16 W LENGTH: 388.27  
28 LINE 131-132: S 45-16-56 W LENGTH: 408.54  
29 LINE 132-133: S 50-54-04 W LENGTH: 700.00  
30 LINE 133-134: S 89-33-39 W LENGTH: 256.12

1 LINE 134-135: S 53-45-48 W LENGTH: 400.50  
2 LINE 135-136: S 48-59-31 W LENGTH: 600.33  
3 LINE 136-137: S 60-40-07 W LENGTH: 359.56  
4 LINE 137-138: S 17-28-34 W LENGTH: 299.54  
5 LINE 138-139: S 66-43-13 W LENGTH: 311.81  
6 LINE 139-140: N 06-26-17 W LENGTH: 231.62  
7 LINE 140-141: S 85-19-31 W LENGTH: 284.60  
8 LINE 141-142: S 06-03-25 E LENGTH: 400.66  
9 LINE 142-143: S 49-31-27 W LENGTH: 273.53  
10 LINE 143-144: N 83-23-52 W LENGTH: 242.73  
11 LINE 144-145: N 64-59-41 W LENGTH: 313.59  
12 CURVE 145-146: LENGTH: 248.35 RADIUS: 470.00  
13 DELTA: -30-16-30 TANGENT: 127.15  
14 CHORD: 245.47 COURSE: N 74-38-58 W  
15 CURVE 146-147: LENGTH: 70.00 RADIUS: 410.00  
16 DELTA: -9-46-56 TANGENT: 35.09  
17 CHORD: 69.92 COURSE: S 85-19-19 W  
18 LINE 147-148: S 80-26-29 W LENGTH: 254.02  
19 LINE 148-149: N 09-34-07 W LENGTH: 105.24  
20 LINE 149-420: S 80-25-53 W LENGTH: 45.19  
21 TO THE POINT OF BEGINNING.

22 CONTAINING: 16,497,801 SQ.FT. OR 378.7374 ACRES OF LAND, GROSS  
23 AREA, BE THE SAME MORE OR LESS.

24 PARCEL 1.6

25 ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED IN BENNER  
26 TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, SHOWN AS "PARCEL 1.6" ON  
27 PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.  
28 ENTITLED "PROPOSED PLAN FOR DISPOSITION OF COMMONWEALTH REAL  
29 PROPERTY AT THE STATE CORRECTIONAL INSTITUTION AT ROCKVIEW",  
30 DRAWING NUMBERS E-3179 THROUGH E-3184, DATED 23 MAY, 2006, AND



1 AS SHOWN ON THE ATTACHED "PARCEL EXHIBIT PLAN", DRAWING NUMBER  
2 A-1437, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:  
3 BEGINNING AT POINT NUMBER 480 IN THE NORTHERN RIGHT-OF-WAY LINE  
4 FOR LIMITED ACCESS OF SR6026 SECTION C03 AT THE EASTERN CORNER  
5 OF PARCEL 16 AND THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED  
6 PARCEL;  
7 THENCE ALONG PARCEL 16, POINTS 480 THROUGH 490, ALONG PARCEL  
8 6.2, POINTS 490 TO 491, ALONG PARCEL 6.3 POINTS 491 THROUGH 494  
9 TO 117, ALONG THE NORTHERN RIGHT-OF-WAY LINE FOR LIMITED ACCESS  
10 OF SR6026 SECTION C03 POINTS 117 THROUGH 120 TO 480 THE  
11 FOLLOWING COURSES EXPRESSED IN UNITS OF THE PENNSYLVANIA STATE  
12 PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, AND  
13 UNITED STATES SURVEY FEET:  
14 LINE 480-481: N 50-59-47 W LENGTH: 0.18  
15 LINE 481-482: N 50-59-28 W LENGTH: 178.71  
16 CURVE 482-483: LENGTH: 179.87 RADIUS: 425.00  
17 DELTA: -24-14-55 TANGENT: 91.30  
18 CHORD: 178.53 COURSE: N 63-06-55 W  
19 LINE 483-484: N 75-14-22 W LENGTH: 354.58  
20 CURVE 484-485: LENGTH: 216.63 RADIUS: 1175.00  
21 DELTA: 10-33-48 TANGENT: 108.62  
22 CHORD: 216.32 COURSE: N 69-57-28 W  
23 CURVE 485-486: LENGTH: 479.26 RADIUS: 725.00  
24 DELTA: 37-52-32 TANGENT: 248.76  
25 CHORD: 470.58 COURSE: N 45-44-18 W  
26 LINE 486-487: N 26-48-02 W LENGTH: 146.74  
27 CURVE 487-488: LENGTH: 222.75 RADIUS: 1175.00  
28 DELTA: 10-51-42 TANGENT: 111.71  
29 CHORD: 222.41 COURSE: N 21-22-11 W  
30 LINE 488-489: N 15-56-20 W LENGTH: 106.28

1 CURVE 489-490: LENGTH: 0.70 RADIUS: 475.00  
2 DELTA: -0-05-04 TANGENT: 0.35  
3 CHORD: 0.70 COURSE: N 15-58-52 W  
4 LINE 490-491: N 47-10-49 E LENGTH: 499.37  
5 LINE 491-492: S 49-57-00 E LENGTH: 920.15  
6 LINE 492-493: S 66-06-44 E LENGTH: 317.09  
7 LINE 493-494: N 19-43-54 E LENGTH: 641.05  
8 LINE 494-117: S 65-38-49 E LENGTH: 305.94  
9 LINE 117-118: S 65-38-49 E LENGTH: 245.15  
10 LINE 118-119: S 08-38-49 W LENGTH: 281.78  
11 LINE 119-120: S 36-07-17 W LENGTH: 700.00  
12 LINE 120-480: S 43-42-57 W LENGTH: 385.04  
13 TO THE POINT OF BEGINNING.

14 CONTAINING: 1,573,336 SQ.FT. OR 36.1188 ACRES OF LAND, GROSS  
15 AREA, BE THE SAME MORE OR LESS.

16 (C) EASEMENTS.--THE CONVEYANCE SHALL BE MADE UNDER AND  
17 SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND  
18 RIGHTS OF OTHERS, INCLUDING BUT NOT CONFINED TO STREETS,  
19 ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,  
20 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND  
21 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES  
22 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF  
23 THE LAND OR IMPROVEMENTS ERECTED THEREON.

24 (D) LAND USE RESTRICTION.--

25 (1) THE DEED OF CONVEYANCE SHALL CONTAIN THE FOLLOWING  
26 RESTRICTIVE COVENANT: "UNDER AND SUBJECT TO A CONDITION THAT  
27 THE LAND CONVEYED HEREIN SHALL BE USED SOLELY FOR  
28 AGRICULTURAL PURPOSES IN THE FURTHERANCE OF THE GRANTEE'S  
29 MISSION OF EDUCATION RELATED TO AGRICULTURAL SCIENCES. SHOULD  
30 THE GRANTEE ATTEMPT TO CONVEY THE PROPERTY, OR UTILIZE IT FOR

1 ANY OTHER PURPOSE, THE PROPERTY SHALL IMMEDIATELY REVERT TO  
2 THE GRANTOR."

3 (2) THE CONVEYANCE SHALL BE MADE UNDER AND SUBJECT TO A  
4 RESTRICTIVE COVENANT THAT THE GRANTEE SHALL CONVEY AND RECORD  
5 A PERPETUAL CONSERVATION EASEMENT TO THE CLEARWATER  
6 CONSERVANCY AND THE DEPARTMENT OF CONSERVATION AND NATURAL  
7 RESOURCES AS COHOLDERS AS THAT TERM IS DEFINED IN THE ACT OF  
8 JUNE 22, 2001 (P.L.390, NO.29), KNOWN AS THE CONSERVATION AND  
9 PRESERVATION EASEMENTS ACT, THEIR SUCCESSORS AND ASSIGNS,  
10 THAT THE GRANTEE SHALL NEGOTIATE WITH THE CLEARWATER  
11 CONSERVANCY AND THE DEPARTMENT OF CONSERVATION AND NATURAL  
12 RESOURCES AND THE PERPETUAL CONSERVATION EASEMENT SHALL BE IN  
13 FURTHERANCE OF THE FOLLOWING CONSERVATION GOALS: TO PRESERVE  
14 THE PROPERTY'S UNIQUE NATURAL RESOURCES, INCLUDING THE  
15 BIOLOGICAL RESOURCES, NATIVE SPECIES AND THEIR SUPPORTING  
16 HABITATS WHICH INCLUDE NATIVE SPECIES THAT ARE UNCOMMON IN  
17 PENNSYLVANIA; AND TO PRESERVE THE INTEGRITY OF SPRING CREEK,  
18 CURRENTLY DESIGNATED AS A HIGH-QUALITY COLD WATER FISHERY  
19 WHICH REQUIRES THE PROTECTION OF THE PROPERTY'S GROUNDWATER  
20 RECHARGE VALUE AND ITS SPRINGS, WETLANDS AND FLOODPLAINS,  
21 CONSISTENT WITH THE MASTER PLAN TO BE DEVELOPED FOR THE  
22 PROPERTY BY BENNER TOWNSHIP AND THE DEPARTMENT OF  
23 CONSERVATION AND NATURAL RESOURCES. THE COVENANT SHALL  
24 PROVIDE THAT IN THE EVENT THE PERPETUAL CONSERVATION EASEMENT  
25 IS NOT SO CONVEYED AND RECORDED WITHIN TWO YEARS OF THE  
26 EFFECTIVE DATE OF THE CONVEYANCE UNDER SUBSECTION (A) OR  
27 COMPLETION OF THE MASTER PLAN, WHICHEVER IS LONGER, THEN THE  
28 PROPERTY SHALL IMMEDIATELY REVERT TO THE COMMONWEALTH OF  
29 PENNSYLVANIA.

30 (E) GAMING FACILITY RESTRICTION.--ANY CONVEYANCE AUTHORIZED

1 UNDER THIS SECTION SHALL BE MADE UNDER AND SUBJECT TO THE  
2 CONDITION, WHICH SHALL BE CONTAINED IN THE DEED OF CONVEYANCE,  
3 THAT NO PORTION OF THE PROPERTY CONVEYED SHALL BE USED AS A  
4 LICENSED FACILITY AS DEFINED IN 4 PA.C.S. § 1103 (RELATING TO  
5 DEFINITIONS) OR ANY OTHER SIMILAR TYPE OF FACILITY AUTHORIZED  
6 UNDER STATE LAW. THE CONDITION SHALL BE A COVENANT RUNNING WITH  
7 THE LAND AND SHALL BE BINDING UPON THE GRANTEE, ITS SUCCESSORS  
8 AND ASSIGNS. SHOULD THE GRANTEE, ITS SUCCESSORS OR ASSIGNS,  
9 PERMIT ANY PORTION OF THE PROPERTY AUTHORIZED TO BE CONVEYED IN  
10 THIS SECTION TO BE USED IN VIOLATION OF THIS SUBSECTION, THE  
11 TITLE SHALL IMMEDIATELY REVERT TO AND REVEST IN THE GRANTOR.

12 (F) EXECUTION.--THE DEED OF CONVEYANCE SHALL BE BY SPECIAL  
13 WARRANTY DEED AND SHALL BE EXECUTED BY THE SECRETARY OF GENERAL  
14 SERVICES IN THE NAME OF THE COMMONWEALTH.

15 (G) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THIS  
16 CONVEYANCE SHALL BE BORNE BY THE GRANTEE.

17 (H) NONCONVEYANCE.--IN THE EVENT THAT THIS CONVEYANCE IS NOT  
18 EXECUTED WITHIN 12 MONTHS OF THE EFFECTIVE DATE OF THIS SECTION,  
19 THE AUTHORITY CONTAINED HEREIN SHALL EXPIRE.

20 SECTION 4. CONVEYANCE TO BENNER TOWNSHIP IN BENNER TOWNSHIP,  
21 CENTRE COUNTY, PENNSYLVANIA.

22 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
23 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF  
24 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO BENNER  
25 TOWNSHIP CERTAIN LAND AND IMPROVEMENTS SITUATE IN BENNER  
26 TOWNSHIP, CENTRE COUNTY FOR \$1 AND UNDER TERMS AND CONDITIONS TO  
27 BE ESTABLISHED IN AN AGREEMENT OF SALE WITH THE DEPARTMENT OF  
28 GENERAL SERVICES.

29 (B) DESCRIPTION.--THE PROPERTY TO BE CONVEYED PURSUANT TO  
30 SUBSECTION (A) CONSISTS OF 4 PARCELS TOTALING 399.4438 ACRES AND

1 IMPROVEMENTS THEREON BOUNDED AND MORE PARTICULARLY DESCRIBED AS  
2 FOLLOWS:

3 PARCEL 6.1

4 ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED IN BENNER  
5 TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, SHOWN AS "PARCEL 6.1" ON  
6 PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.  
7 ENTITLED "PROPOSED PLAN FOR DISPOSITION OF COMMONWEALTH REAL  
8 PROPERTY AT THE STATE CORRECTIONAL INSTITUTION AT ROCKVIEW ",  
9 DRAWING NUMBERS E-3179 THROUGH E-3184, DATED 23 MAY, 2006, AND  
10 AS SHOWN ON THE ATTACHED "PARCEL EXHIBIT PLAN", DRAWING NUMBER  
11 A-1443, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

12 BEGINNING AT POINT 7 IN THE CENTERLINE OF ROCK ROAD, T-376 IN  
13 THE NORTHERN LINE OF LANDS NOW OR FORMERLY OF BETTY H.

14 DELAFIELD, U.P.I. NO. 37-005-015 AT THE COMMON SOUTHEASTERN  
15 CORNER OF LANDS OF THE PENNSYLVANIA STATE UNIVERSITY U.P.I. NO.  
16 12-004-037A AND THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED  
17 PARCEL;

18 THENCE ALONG THE CENTERLINE OF ROCK ROAD POINTS 7 THROUGH 16 TO  
19 640, ALONG PARCEL 7 POINTS 640 THROUGH 671, PARCEL 18 POINTS 671  
20 THROUGH 674 AND 389, ALONG PARCEL 1.4 POINTS 389 THROUGH 380 IN  
21 REVERSE ORDER AND 4, ALONG LAND NOW OR FORMERLY OF BETTY H.

22 DELAFIELD, U.P.I. NO. 37-005-015 POINTS 4 THROUGH 7, THE  
23 FOLLOWING COURSES EXPRESSED IN UNITS OF THE PENNSYLVANIA STATE  
24 PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, UNITED  
25 STATES SURVEY FEET:

26 CURVE 7-8: LENGTH: 155.94 RADIUS: 275.00

27 DELTA: 32-29-26 TANGENT: 80.13

28 CHORD: 153.86 COURSE: N 12-59-49 W

29 LINE 8-9: N 03-14-55 E LENGTH: 84.14

30 LINE 9-10: N 05-39-58 E LENGTH: 206.45

1 CURVE 10-11: LENGTH: 195.91 RADIUS: 650.00  
2 DELTA: -17-16-07 TANGENT: 98.70  
3 CHORD: 195.17 COURSE: N 02-58-05 W  
4 LINE 11-12: N 11-36-09 W LENGTH: 474.71  
5 CURVE 12-13: LENGTH: 303.70 RADIUS: 190.00  
6 DELTA: 91-34-54 TANGENT: 195.32  
7 CHORD: 272.38 COURSE: N 34-11-18 E  
8 LINE 13-14: N 79-58-45 E LENGTH: 236.84  
9 CURVE 14-15: LENGTH: 272.05 RADIUS: 600.00  
10 DELTA: -25-58-42 TANGENT: 138.40  
11 CHORD: 269.72 COURSE: N 66-59-24 E  
12 LINE 15-16: N 54-00-03 E LENGTH: 392.64  
13 CURVE 16-640: LENGTH: 1.28 RADIUS: 125.00  
14 DELTA: -0-35-16 TANGENT: 0.64  
15 CHORD: 1.28 COURSE: N 53-42-25 E  
16 LINE 640-641: S 35-59-58 E LENGTH: 16.50  
17 LINE 641-642: S 86-19-10 E LENGTH: 190.73  
18 CURVE 642-643: LENGTH: 147.84 RADIUS: 175.00  
19 DELTA: -48-24-07 TANGENT: 78.65  
20 CHORD: 143.48 COURSE: N 69-28-47 E  
21 LINE 643-644: N 45-16-43 E LENGTH: 168.91  
22 CURVE 644-645: LENGTH: 562.61 RADIUS: 525.00  
23 DELTA: -61-24-02 TANGENT: 311.73  
24 CHORD: 536.07 COURSE: N 14-34-43 E  
25 CURVE 645-646: LENGTH: 394.08 RADIUS: 1025.00  
26 DELTA: -22-01-43 TANGENT: 199.51  
27 CHORD: 391.66 COURSE: N 27-08-10 W  
28 LINE 646-647: N 38-09-01 W LENGTH: 256.97  
29 CURVE 647-648: LENGTH: 288.60 RADIUS: 400.00  
30 DELTA: 41-20-20 TANGENT: 150.90

1 CHORD: 282.38 COURSE: N 17-28-52 W  
2 LINE 648-649: N 03-11-18 E LENGTH: 34.59  
3 CURVE 649-650: LENGTH: 224.73 RADIUS: 650.00  
4 DELTA: 19-48-35 TANGENT: 113.50  
5 CHORD: 223.62 COURSE: N 13-05-36 E  
6 LINE 650-651: N 50-51-19 E LENGTH: 88.74  
7 LINE 651-652: S 26-41-31 E LENGTH: 145.64  
8 LINE 652-653: N 59-33-23 E LENGTH: 407.20  
9 LINE 653-654: N 70-04-02 E LENGTH: 383.38  
10 LINE 654-655: N 63-46-07 E LENGTH: 355.28  
11 LINE 655-656: N 24-16-12 W LENGTH: 82.89  
12 LINE 656-657: N 67-11-58 E LENGTH: 190.34  
13 LINE 657-658: N 57-57-44 E LENGTH: 32.17  
14 LINE 658-659: N 03-17-22 W LENGTH: 28.00  
15 LINE 659-660: N 49-35-35 E LENGTH: 32.00  
16 LINE 660-661: N 67-30-33 E LENGTH: 80.15  
17 LINE 661-662: N 69-10-11 E LENGTH: 19.46  
18 LINE 662-663: N 72-49-14 E LENGTH: 48.70  
19 LINE 663-664: S 81-14-59 E LENGTH: 34.02  
20 LINE 664-665: N 74-38-37 E LENGTH: 65.10  
21 LINE 665-666: N 80-53-38 E LENGTH: 157.53  
22 CURVE 666-667: LENGTH: 335.29 RADIUS: 1975.00  
23 DELTA: 9-43-37 TANGENT: 168.05  
24 CHORD: 334.89 COURSES: N 85-45-26 E  
25 LINE 667-668: S 89-22-45 E LENGTH: 178.10  
26 CURVE 668-669: LENGTH: 143.44 RADIUS: 975.00  
27 DELTA: 8-25-45 TANGENT: 71.85  
28 CHORD: 143.31 COURSE: S 85-09-53 E  
29 CURVE 669-670: LENGTH: 89.32 RADIUS: 1025.00  
30 DELTA: -4-59-34 TANGENT: 44.69

1 CHORD: 89.29 COURSE: S 83-26-48 E  
2 LINE 670-671: S 85-56-35 E LENGTH: 540.85  
3 CURVE 671-672: LENGTH: 33.32 RADIUS: 225.00  
4 DELTA: -8-29-07 TANGENT: 16.69  
5 CHORD: 33.29 COURSE: S 14-27-29 W  
6 LINE 672-673: S 10-12-55 W LENGTH: 188.06  
7 CURVE 673-674: LENGTH: 18.18 RADIUS: 175.00  
8 DELTA: 5-57-10 TANGENT: 9.10  
9 CHORD: 18.17 COURSE: S 13-11-30 W  
10 LINE 674-389: S 16-10-05 W LENGTH: 27.53  
11 LINE 389-388: S 77-56-58 W LENGTH: 3.93  
12 LINE 388-387: S 77-56-58 W LENGTH: 275.06  
13 LINE 386-386: S 82-55-57 W LENGTH: 667.28  
14 LINE 386-385: S 73-24-07 W LENGTH: 700.14  
15 LINE 385-384: S 60-04-56 W LENGTH: 401.00  
16 LINE 384-383: S 47-27-00 W LENGTH: 443.63  
17 LINE 383-382: S 53-48-52 W LENGTH: 322.04  
18 LINE 382-381: S 38-41-10 E LENGTH: 173.21  
19 LINE 380-380: S 05-33-57 E LENGTH: 799.88  
20 LINE 380-4: S 39-45-37 W LENGTH: 262.23  
21 LINE 4-5: S 49-16-53 W LENGTH: 1963.50  
22 LINE 5-6: S 00-28-07 E LENGTH: 395.13  
23 LINE 6-7: S 49-34-41 W LENGTH: 35.38  
24 TO THE POINT OF BEGINNING.  
25 CONTAINING: 2,682,643 SQ.FT. OR 61.5850 ACRES OF LAND, GROSS  
26 AREA, BE THE SAME MORE OR LESS.

27 PARCEL 6.2  
28 ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED IN BENNER  
29 TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, SHOWN AS "PARCEL 6.2" ON  
30 PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.



1 ENTITLED "PROPOSED PLAN FOR DISPOSITION OF COMMONWEALTH REAL  
2 PROPERTY AT THE STATE CORRECTIONAL INSTITUTION AT ROCKVIEW",  
3 DRAWING NUMBERS E-3179 THROUGH E-3184, DATED 23 MAY, 2006, AND  
4 AS SHOWN ON THE ATTACHED "PARCEL EXHIBIT PLAN", DRAWING NUMBER  
5 A-1444, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:  
6 BEGINNING AT POINT 280 IN THE CENTERLINE OF ROCK ROAD, T-376  
7 BEING IN THE EASTERN LINE OF LANDS NOW OR FORMERLY OF THE  
8 PENNSYLVANIA STATE UNIVERSITY, U.P.I. NO. 12-004-037A AT THE  
9 COMMON SOUTHWESTERN CORNER OF PARCEL 1.1 AND THE WESTERN CORNER  
10 OF THE HEREIN DESCRIBED PARCEL;  
11 THENCE ALONG PARCEL 1.1 POINTS 280 THROUGH 260 IN REVERSE ORDER  
12 AND 31, ALONG LANDS NOW OR FORMERLY OF THE PENNSYLVANIA STATE  
13 UNIVERSITY, U.P.I. NO. 12-005-004 POINTS 31 TO 32, ALONG PARCEL  
14 1.3 POINTS 364 THROUGH 330 IN REVERSE ORDER AND 54, ALONG LANDS  
15 NOW OR FORMERLY OF WILLIAM J. ROSS, U.P.I. NO. 12-003-128A  
16 POINTS 54 TO 55, ALONG LANDS NOW OR FORMERLY OF THE PENNSYLVANIA  
17 FISH AND BOAT COMMISSION U.P.I. NO. 12-003-128 POINTS 55 THROUGH  
18 61, ALONG PARCEL 15 POINTS 61 AND 591 THROUGH 570 IN REVERSE  
19 ORDER AND 63, ALONG PARCEL 2 POINTS 63 TO 526 THROUGH 524 IN  
20 REVERSE ORDER, ALONG PARCEL 6.3 POINTS 524 TO 491, ALONG PARCEL  
21 1.6 POINTS 491 TO 490, ALONG PARCEL 16 POINTS 490 TO 627 THROUGH  
22 620 IN REVERSE ORDER AND 447, ALONG PARCEL 1.5 POINTS 447  
23 THROUGH 428 IN REVERSE ORDER, ALONG PARCEL 18 POINTS 428 TO 687  
24 TO 690 THROUGH 695, ALONG PARCEL 7 POINTS 695 THROUGH 781, ALONG  
25 PARCEL 17 POINTS 781 TO 806 THROUGH 800 IN REVERSE ORDER, ALONG  
26 THE CENTERLINE OF ROCK ROAD, T-376 POINTS 800 TO 17 TO 18 AND  
27 280, THE FOLLOWING COURSES EXPRESSED IN UNITS OF THE  
28 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM  
29 OF 1983, UNITED STATES SURVEY FEET:

30 LINE 280-279: N 24-17-11 E LENGTH: 16.50

1 LINE 279-278: N 47-09-05 E LENGTH: 74.93  
2 LINE 278-277: N 75-07-20 E LENGTH: 65.53  
3 LINE 277-276: S 82-08-35 E LENGTH: 62.49  
4 LINE 276-275: S 70-17-38 E LENGTH: 66.48  
5 LINE 275-274: S 62-58-17 E LENGTH: 78.47  
6 LINE 274-273: S 64-51-44 E LENGTH: 48.62  
7 LINE 273-272: S 70-09-52 E LENGTH: 63.97  
8 LINE 272-271: S 79-49-31 E LENGTH: 36.45  
9 LINE 271-270: N 81-28-50 E LENGTH: 37.27  
10 LINE 270-269: N 66-36-32 E LENGTH: 40.63  
11 LINE 269-268: N 49-17-44 E LENGTH: 46.28  
12 LINE 268-267: N 06-14-47 E LENGTH: 61.42  
13 LINE 267-266: N 05-06-21 E LENGTH: 16.39  
14 LINE 266-265: N 07-22-08 E LENGTH: 62.04  
15 LINE 265-264: N 37-58-39 W LENGTH: 376.58  
16 LINE 264-263: N 44-04-10 W LENGTH: 248.96  
17 LINE 263-262: N 12-26-49 W LENGTH: 345.52  
18 LINE 262-261: N 07-17-13 E LENGTH: 217.45  
19 LINE 261-260: N 01-32-30 W LENGTH: 184.26  
20 LINE 260-31: N 45-12-03 W LENGTH: 99.84  
21 LINE 31-32: N 46-01-11 E LENGTH: 1174.65  
22 LINE 32-364: N 72-05-17 E LENGTH: 1238.01  
23 LINE 364-363: S 86-45-40 E LENGTH: 760.48  
24 LINE 363-362: S 87-43-10 E LENGTH: 271.91  
25 LINE 362-361: S 35-32-07 E LENGTH: 271.65  
26 LINE 361-360: S 84-48-52 E LENGTH: 319.13  
27 LINE 360-359: N 47-01-53 E LENGTH: 349.46  
28 LINE 359-358: N 21-50-18 E LENGTH: 559.38  
29 LINE 358-357: N 07-06-45 W LENGTH: 317.73  
30 LINE 357-356: N 44-55-34 E LENGTH: 376.59

1 LINE 356-355: N 45-16-41 E LENGTH: 714.27  
2 LINE 355-354: N 47-37-45 W LENGTH: 223.41  
3 LINE 354-353: N 11-37-49 E LENGTH: 257.03  
4 LINE 353-352: N 08-42-32 E LENGTH: 262.21  
5 LINE 352-351: N 45-11-47 E LENGTH: 651.49  
6 LINE 351-350: N 69-04-02 E LENGTH: 495.05  
7 LINE 350-349: N 74-24-52 E LENGTH: 61.47  
8 CURVE 349-348: LENGTH: 134.05 RADIUS: 200.00  
9 DELTA: 38-24-11 TANGENT: 69.65  
10 CHORD: 131.56 : S 86-23-03 E  
11 LINE 348-347: S 67-10-58 E LENGTH: 433.56  
12 CURVE 347-346: LENGTH: 114.21 RADIUS: 525.00  
13 DELTA: -12-27-50 TANGENT: 57.33  
14 CHORD: 113.98 : S 73-24-53 E  
15 CURVE 346-345: LENGTH: 140.72 RADIUS: 325.00  
16 DELTA: 24-48-30 TANGENT: 71.48  
17 CHORD: 139.62 : S 67-14-33 E  
18 CURVE 345-344: LENGTH: 266.24 RADIUS: 725.00  
19 DELTA: -21-02-27 TANGENT: 134.64  
20 CHORD: 264.75 : S 65-21-31 E  
21 LINE 344-343: S 75-52-44 E LENGTH: 84.04  
22 CURVE 343-342: LENGTH: 365.76 RADIUS: 1525.00  
23 DELTA: -13-44-31 TANGENT: 183.76  
24 CHORD: 364.88 : S 82-45-00 E  
25 CURVE 342-341 LENGTH: 72.09 RADIUS: 225.00  
26 DELTA: -18-21-26 TANGENT: 36.36  
27 CHORD: 71.78 : N 81-12-02 E  
28 LINE 341-340: N 04-48-28 W LENGTH: 471.66  
29 LINE 340-339: N 29-19-50 E LENGTH: 340.34  
30 LINE 339-338: N 48-52-47 E LENGTH: 555.78

1 LINE 338-337: N 69-14-05 W LENGTH: 283.13  
2 LINE 337-336: N 68-22-33 W LENGTH: 190.22  
3 LINE 336-335: N 75-23-13 W LENGTH: 208.45  
4 LINE 335-334: N 67-40-24 W LENGTH: 223.08  
5 LINE 334-333: N 56-18-17 W LENGTH: 316.38  
6 LINE 333-332: N 45-30-56 W LENGTH: 185.38  
7 LINE 332-331: N 47-51-38 W LENGTH: 285.20  
8 LINE 331-330: N 38-55-30 W LENGTH: 235.51  
9 LINE 330-54: N 03-21-25 E LENGTH: 216.36  
10 LINE 54-55: N 72-30-02 E LENGTH: 330.70  
11 LINE 55-56: N 76-23-13 E LENGTH: 26.40  
12 LINE 56-57: S 31-08-47 E LENGTH: 151.80  
13 LINE 57-58: S 48-08-47 E LENGTH: 660.00  
14 LINE 58-59: S 66-08-47 E LENGTH: 577.50  
15 LINE 59-60: S 84-08-47 E LENGTH: 495.00  
16 LINE 60-61: S 81-38-47 E LENGTH: 396.00  
17 LINE 61-592: S 76-04-56 E LENGTH: 186.23  
18 LINE 592-591: S 70-06-23 E LENGTH: 23.34  
19 LINE 591-590: S 64-55-16 E LENGTH: 58.49  
20 LINE 590-589: S 43-01-16 E LENGTH: 46.79  
21 LINE 589-588: S 32-03-06 E LENGTH: 41.87  
22 LINE 588-587: S 20-40-38 E LENGTH: 71.75  
23 LINE 587-586: S 11-11-35 W LENGTH: 75.95  
24 LINE 586-585: S 23-31-50 W LENGTH: 3.51  
25 LINE 585-584: S 62-33-43 W LENGTH: 77.11  
26 LINE 584-583: S 74-06-26 W LENGTH: 112.91  
27 LINE 583-582: S 75-13-08 W LENGTH: 115.85  
28 LINE 582-581: S 76-24-41 W LENGTH: 202.18  
29 LINE 581-580: S 77-55-55 W LENGTH: 153.16  
30 LINE 580-579: S 74-44-21 W LENGTH: 99.88

1 LINE 579-578: S 15-15-39 E LENGTH: 125.00  
2 LINE 578-577: N 74-44-21 E LENGTH: 96.40  
3 LINE 577-576: N 77-55-55 E LENGTH: 151.34  
4 LINE 576-575: N 76-24-41 E LENGTH: 205.14  
5 LINE 575-574: N 75-13-08 E LENGTH: 118.37  
6 LINE 574-573: N 74-06-26 E LENGTH: 126.76  
7 LINE 573-572: N 62-33-43 E LENGTH: 134.05  
8 LINE 572-571: N 23-31-50 E LENGTH: 61.33  
9 LINE 571-570: N 11-11-35 E LENGTH: 122.33  
10 LINE 570-63: N 11-32-09 W LENGTH: 462.09  
11 LINE 63-526: S 80-38-24 E LENGTH: 357.01  
12 LINE 526-525: S 31-41-36 E LENGTH: 434.23  
13 LINE 525-524: S 11-30-56 W LENGTH: 278.82  
14 LINE 524-491: S 31-56-04 W LENGTH: 1126.11  
15 LINE 491-490: S 47-10-49 W LENGTH: 499.37  
16 CURVE 490-627 LENGTH: 140.49 RADIUS: 475.00  
17 DELTA: -16-56-44 TANGENT: 70.76  
18 CHORD: 139.97 : N 24-29-46 W  
19 LINE 627-626: N 32-58-09 W LENGTH: 171.95  
20 CURVE 626-625 LENGTH: 123.00 RADIUS: 225.00  
21 DELTA: -31-19-21 TANGENT: 63.08  
22 CHORD: 121.48 : N 48-37-49 W  
23 CURVE 625-624 LENGTH: 49.00 RADIUS: 110.00  
24 DELTA: -25-31-22 TANGENT: 24.91  
25 CHORD: 48.60 : N 77-03-10 W  
26 LINE 624-623: N 64-19-31 W LENGTH: 36.60  
27 LINE 623-622: N 83-31-21 W LENGTH: 150.00  
28 LINE 622-621: S 06-28-39 W LENGTH: 150.00  
29 LINE 621-620: S 83-31-21 E LENGTH: 107.07  
30 LINE 620-447: S 35-05-27 E LENGTH: 436.05

1 LINE 447-446: S 47-10-49 W LENGTH: 221.95  
2 LINE 446-445: S 56-04-13 W LENGTH: 82.92  
3 LINE 445-444: S 36-13-30 W LENGTH: 410.66  
4 LINE 444-443: S 82-00-01 W LENGTH: 291.36  
5 LINE 443-442: S 86-00-57 W LENGTH: 400.97  
6 LINE 442-441: S 80-22-54 W LENGTH: 405.70  
7 LINE 441-440: N 69-48-34 W LENGTH: 213.09  
8 LINE 440-439: S 82-12-29 W LENGTH: 302.80  
9 LINE 439-438: S 56-23-00 W LENGTH: 194.68  
10 LINE 438-437: S 15-11-40 W LENGTH: 310.87  
11 LINE 437-436: S 10-16-23 E LENGTH: 209.58  
12 LINE 436-435: S 13-42-00 W LENGTH: 397.14  
13 LINE 435-434: S 24-13-10 W LENGTH: 382.66  
14 LINE 434-433: S 69-45-37 W LENGTH: 649.05  
15 LINE 433-432: S 78-50-25 W LENGTH: 419.33  
16 LINE 432-431: S 30-38-01 W LENGTH: 410.55  
17 LINE 431-430: S 32-20-01 W LENGTH: 226.97  
18 LINE 430-429: S 39-40-27 W LENGTH: 220.35  
19 LINE 429-428: S 77-56-58 W LENGTH: 413.99  
20 LINE 428-687: N 16-10-05 E LENGTH: 0.70  
21 CURVE 687-690: LENGTH: 23.38 RADIUS: 225.00  
22 DELTA: -5-57-10 TANGENT: 11.70  
23 CHORD: 23.37 : N 13-11-30 E  
24 LINE 690-691: N 10-12-55 E LENGTH: 188.06  
25 CURVE 691-692: LENGTH: 39.34 RADIUS: 175.00  
26 DELTA: 12-52-44 TANGENT: 19.75  
27 CHORD: 39.25 : N 16-39-17 E  
28 LINE 692-693: N 23-05-39 E LENGTH: 18.25  
29 CURVE 693-694: LENGTH: 71.32 RADIUS: 225.00  
30 DELTA: -18-09-42 TANGENT: 35.96

1 CHORD: 71.02 : N 14-00-48 E  
 2 LINE 694-695: N 85-04-03 W LENGTH: 50.00  
 3 LINE 695-696: S 87-37-15 W LENGTH: 42.37  
 4 LINE 696-697: S 89-12-31 W LENGTH: 28.47  
 5 LINE 697-698: N 88-39-21 W LENGTH: 28.48  
 6 LINE 698-699: N 84-50-46 W LENGTH: 20.12  
 7 LINE 699-700: N 84-33-25 W LENGTH: 19.71  
 8 LINE 700-701: N 84-04-37 W LENGTH: 79.72  
 9 LINE 701-702: N 82-26-15 W LENGTH: 30.00  
 10 LINE 702-703: N 77-04-07 W LENGTH: 19.99  
 11 LINE 703-704: N 75-25-28 W LENGTH: 129.83  
 12 LINE 704-705: N 75-21-48 W LENGTH: 30.04  
 13 LINE 705-706: N 72-21-52 W LENGTH: 20.01  
 14 LINE 706-707: N 67-59-59 W LENGTH: 19.91  
 15 LINE 707-708: N 59-20-25 W LENGTH: 19.59  
 16 LINE 708-709: N 52-29-34 W LENGTH: 20.10  
 17 LINE 709-710: N 50-28-46 W LENGTH: 29.93  
 18 LINE 710-711: N 57-22-42 W LENGTH: 30.01  
 19 LINE 711-712: N 66-12-00 W LENGTH: 30.43  
 20 LINE 712-713: N 72-51-31 W LENGTH: 30.13  
 21 LINE 713-714: N 74-59-37 W LENGTH: 39.80  
 22 LINE 714-715: N 77-23-50 W LENGTH: 59.59  
 23 LINE 715-716: N 80-14-41 W LENGTH: 90.56  
 24 LINE 716-717: N 84-20-04 W LENGTH: 59.85  
 25 LINE 717-718: N 83-51-07 W LENGTH: 90.06  
 26 LINE 718-719: N 83-41-40 W LENGTH: 89.62  
 27 LINE 719-720: N 83-47-10 W LENGTH: 70.95  
 28 LINE 720-721: N 87-21-35 W LENGTH: 59.47  
 29 LINE 721-722: S 89-21-05 W LENGTH: 120.16  
 30 LINE 722-723: S 83-57-43 W LENGTH: 59.93

1 LINE 723-724: S 79-13-55 W LENGTH: 148.20  
2 LINE 724-725: S 66-12-57 W LENGTH: 416.71  
3 LINE 725-726: S 66-36-09 W LENGTH: 76.63  
4 LINE 726-727: S 67-14-47 W LENGTH: 51.87  
5 LINE 727-728: S 72-08-14 W LENGTH: 36.71  
6 LINE 728-729: S 73-55-26 W LENGTH: 21.30  
7 LINE 729-730: S 75-24-54 W LENGTH: 139.06  
8 LINE 730-731: S 75-06-42 W LENGTH: 148.33  
9 LINE 731-732: S 74-44-57 W LENGTH: 92.33  
10 LINE 732-733: S 77-19-11 W LENGTH: 20.14  
11 LINE 733-734: S 80-33-36 W LENGTH: 34.29  
12 LINE 734-735: S 80-15-59 W LENGTH: 266.00  
13 LINE 735-736: S 72-29-39 W LENGTH: 51.90  
14 LINE 736-737: S 71-53-06 W LENGTH: 80.32  
15 LINE 737-738: S 68-02-11 W LENGTH: 65.91  
16 LINE 738-739: S 64-30-56 W LENGTH: 128.43  
17 LINE 739-740: S 62-01-57 W LENGTH: 86.71  
18 LINE 740-741: S 60-49-07 W LENGTH: 38.03  
19 LINE 741-742: S 57-55-27 W LENGTH: 54.32  
20 LINE 742-743: S 54-49-10 W LENGTH: 74.58  
21 LINE 743-744: S 50-58-41 W LENGTH: 29.76  
22 LINE 744-745: S 44-11-58 W LENGTH: 49.91  
23 LINE 745-746: S 39-02-49 W LENGTH: 26.95  
24 LINE 746-747: S 32-19-11 W LENGTH: 25.21  
25 LINE 747-748: S 27-10-11 W LENGTH: 19.31  
26 LINE 748-749: S 18-26-06 W LENGTH: 28.96  
27 LINE 749-750: S 11-14-57 W LENGTH: 36.46  
28 LINE 750-751: S 02-57-39 W LENGTH: 41.29  
29 LINE 751-752: S 04-16-42 E LENGTH: 72.61  
30 LINE 752-753: S 02-08-55 E LENGTH: 42.49



1 LINE 753-754: S 00-12-01 E LENGTH: 123.93  
2 LINE 754-755: S 05-30-16 E LENGTH: 100.27  
3 LINE 755-756: S 14-44-30 E LENGTH: 29.24  
4 LINE 756-757: S 20-16-17 E LENGTH: 65.77  
5 LINE 757-758: S 24-53-31 E LENGTH: 78.19  
6 LINE 758-759: S 35-20-52 E LENGTH: 38.90  
7 LINE 759-760: S 46-34-31 E LENGTH: 43.16  
8 LINE 760-761: S 49-22-41 E LENGTH: 88.82  
9 LINE 761-762: S 49-09-11 E LENGTH: 30.34  
10 LINE 762-763: S 45-49-37 E LENGTH: 39.49  
11 LINE 763-764: S 42-17-42 E LENGTH: 42.42  
12 LINE 764-765: S 39-44-53 E LENGTH: 45.12  
13 LINE 765-766: S 38-21-37 E LENGTH: 178.50  
14 LINE 766-767: S 32-23-18 E LENGTH: 108.10  
15 LINE 767-768: S 27-47-08 E LENGTH: 86.01  
16 LINE 768-769: S 23-51-35 E LENGTH: 96.24  
17 LINE 769-770: S 19-46-52 E LENGTH: 74.92  
18 LINE 770-771: S 12-13-36 E LENGTH: 70.92  
19 LINE 771-772: S 03-55-48 E LENGTH: 92.83  
20 LINE 772-773: S 08-44-33 W LENGTH: 67.77  
21 LINE 773-774: S 22-11-01 W LENGTH: 76.59  
22 LINE 774-775: S 26-10-43 W LENGTH: 66.46  
23 LINE 775-776: S 35-07-40 W LENGTH: 65.13  
24 LINE 776-777: S 42-53-47 W LENGTH: 60.90  
25 LINE 777-778: S 51-44-08 W LENGTH: 48.89  
26 LINE 778-779: S 57-32-59 W LENGTH: 24.67  
27 LINE 779-780: S 58-43-41 W LENGTH: 8.40  
28 LINE 780-781: N 48-33-33 W LENGTH: 55.74  
29 LINE 781-806: N 31-29-51 E LENGTH: 208.92  
30 LINE 806-805: N 17-44-53 E LENGTH: 176.53

1 LINE 805-804: N 72-15-07 W LENGTH: 150.00  
2 LINE 804-803: S 17-44-53 W LENGTH: 158.44  
3 LINE 803-802: S 31-29-51 W LENGTH: 196.83  
4 LINE 802-801: S 78-09-51 W LENGTH: 142.44  
5 LINE 801-800: S 34-09-30 W LENGTH: 16.50  
6 CURVE 800-17: LENGTH: 3.53 RADIUS: 125.00  
7 DELTA: -1-37-04 TANGENT: 1.76  
8 CHORD: 3.53 : N 56-39-01 W  
9 LINE 17-18: N 57-27-33 W LENGTH: 332.42  
10 LINE 18-280: N 65-42-49 W LENGTH: 377.40  
11 TO THE POINT OF BEGINNING.  
12 CONTAINING: 13,219,534 SQ.FT. OR 303.48 ACRES OF LAND, GROSS  
13 AREA, BE THE SAME MORE OR LESS.  
14 PARCEL 6.3  
15 ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED IN BENNER  
16 TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, SHOWN AS "PARCEL 6.3" ON  
17 PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.  
18 ENTITLED "PROPOSED PLAN FOR DISPOSITION OF COMMONWEALTH REAL  
19 PROPERTY AT THE STATE CORRECTIONAL INSTITUTION AT ROCKVIEW",  
20 DRAWING NUMBERS E-3179 THROUGH E-3184, DATED 23 MAY, 2006, AND  
21 AS SHOWN ON THE ATTACHED "PARCEL EXHIBIT PLAN", DRAWING NUMBER  
22 A-1442, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:  
23 BEGINNING AT POINT 116 IN THE NORTHERN RIGHT-OF-WAY LINE FOR  
24 LIMITED ACCESS OF SR6026 SECTION C03 IN THE EASTERN LINE OF  
25 PARCEL 2 AT THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED  
26 PARCEL;  
27 THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE FOR LIMITED ACCESS  
28 OF SR6026 SECTION C03 POINTS 116 TO 117, ALONG PARCEL 1.6 POINTS  
29 117 TO 494 THROUGH 491 IN REVERSE ORDER, ALONG PARCEL 6.2 POINTS  
30 491 TO 524, ALONG PARCEL 2 POINTS 524 THROUGH 520 IN REVERSE

1 ORDER AND 116, THE FOLLOWING COURSES EXPRESSED IN UNITS OF THE  
2 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM  
3 OF 1983, UNITED STATES SURVEY FEET:

4 LINE COURSE: S 19-43-54 W LENGTH: 354.40

5 LINE COURSE: N 65-38-49 W LENGTH: 305.94

6 LINE COURSE: S 19-43-54 W LENGTH: 641.05

7 LINE COURSE: N 66-06-44 W LENGTH: 317.09

8 LINE COURSE: N 49-57-00 W LENGTH: 920.15

9 LINE COURSE: N 31-56-04 E LENGTH: 1126.11

10 LINE COURSE: S 46-26-49 E LENGTH: 1021.22

11 LINE COURSE: N 48-42-18 E LENGTH: 50.00

12 LINE COURSE: S 41-17-42 E LENGTH: 127.37

13 CURVE LENGTH: 51.86 RADIUS: 175.00

14 DELTA: -16-58-41 TANGENT: 26.12

15 CHORD: 51.67 COURSE: S 49-47-02 E

16 LINE COURSE: S 59-41-39 E LENGTH: 130.00

17 TO THE POINT OF BEGINNING.

18 CONTAINING: 1,330,914 SQ.FT. OR 30.55 ACRES OF LAND, GROSS AREA,  
19 BE THE SAME MORE OR LESS.

20 PARCEL 18

21 ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED IN BENNER  
22 TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, SHOWN AS "PARCEL 18" ON  
23 PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.  
24 ENTITLED "PROPOSED PLAN FOR DISPOSITION OF COMMONWEALTH REAL  
25 PROPERTY AT THE STATE CORRECTIONAL INSTITUTION AT ROCKVIEW",  
26 DRAWING NUMBERS E-3179 THROUGH E-3184, DATED 23 MAY, 2006, AND  
27 AS SHOWN ON THE ATTACHED "PARCEL EXHIBIT PLAN", DRAWING NUMBER  
28 A-1456, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

29 BEGINNING AT POINT NUMBER 420 IN THE NORTHERN TERMINUS OF THE  
30 RIGHT-OF-WAY LINE FOR LIMITED ACCESS OF SR3041 SECTION C03,

1 SHILOH ROAD, AT THE SOUTHWESTERN CORNER OF PARCEL 1.5 AND THE  
 2 SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED PARCEL;  
 3 THENCE ALONG THE NORTHERN TERMINUS OF THE RIGHT-OF-WAY LINE FOR  
 4 LIMITED ACCESS OF SR3041 SECTION C03, SHILOH ROAD POINTS 420 TO  
 5 397, ALONG PARCEL 1.4 POINTS 397 THROUGH 389 IN REVERSE ORDER,  
 6 ALONG PARCEL 6.1 POINTS 389 AND 674 TO 671 IN REVERSE ORDER,  
 7 ALONG PARCEL 7 POINTS 671 TO 689 TO 688 TO 695, ALONG PARCEL 6.2  
 8 POINTS 695 TO 690 IN REVERSE ORDER AND 428, ALONG PARCEL 1.5  
 9 POINTS 428 THROUGH 420 IN REVERSE ORDER, THE FOLLOWING COURSES  
 10 EXPRESSED IN UNITS OF THE PENNSYLVANIA STATE PLANE COORDINATE  
 11 SYSTEM, NORTH AMERICAN DATUM OF 1983, UNITED STATES SURVEY FEET:  
 12 LINE 420-397: S 80-25-53 W LENGTH: 50.00  
 13 LINE 397-396: N 09-35-26 W LENGTH: 682.71  
 14 CURVE 396-395: LENGTH: 574.21 RADIUS: 450.00  
 15 DELTA: 73-06-40 TANGENT: 333.66  
 16 CHORD: 536.04 COURSE: N 26-57-54 E  
 17 LINE 395-394: N 63-31-14 E LENGTH: 321.97  
 18 CURVE 394-393: LENGTH: 127.37 RADIUS: 275.00  
 19 DELTA: -26-32-18 TANGENT: 64.85  
 20 CHORD: 126.24 COURSE: N 50-15-05 E  
 21 CURVE 393-392: LENGTH: 323.93 RADIUS: 325.00  
 22 DELTA: -57-06-25 TANGENT: 176.85  
 23 CHORD: 310.69 COURSE: N 08-25-44 E  
 24 LINE 392-391: N 20-07-28 W LENGTH: 231.37  
 25 CURVE 391-390: LENGTH: 649.26 RADIUS: 1025.00  
 26 DELTA: 36-17-33 TANGENT: 335.94  
 27 CHORD: 638.46 COURSE: N 01-58-42 W  
 28 LINE 390-674: N 16-10-05 E LENGTH: 100.58  
 29 CURVE 674-673: LENGTH: 18.18 RADIUS: 175.00  
 30 DELTA: -5-57-10 TANGENT: 9.10

1            CHORD: 18.17                            COURSE: N 13-11-30 E  
2    LINE    673-672: N 10-12-55 E    LENGTH: 188.06  
3    CURVE   672-689:    LENGTH: 50.58                            RADIUS: 225.00  
4            DELTA: 12-52-44                            TANGENT: 25.39  
5            CHORD: 50.47                            COURSE: N 16-39-17 E  
6    LINE    689-688: N 23-05-39 E    LENGTH: 18.25  
7    CURVE   688-695:    LENGTH: 55.47                            RADIUS: 175.00  
8            DELTA: 18-09-42                            TANGENT: 27.97  
9            CHORD: 55.24                            COURSE: N 14-00-48 E  
10    LINE    695-694: S 85-04-03 E    LENGTH: 50.00  
11    CURVE   694-693:    LENGTH: 71.32                            RADIUS: 225.00  
12            DELTA: 18-09-42                            TANGENT: 35.96  
13            CHORD: 71.02                            COURSE: S 14-00-48 W  
14    LINE    693-692: S 23-05-39 W    LENGTH: 18.25  
15    CURVE   692-691:    LENGTH: 39.34                            RADIUS: 175.00  
16            DELTA: -12-52-44                            TANGENT: 19.75  
17            CHORD: 39.25                            COURSE: S 16-39-17 W  
18    LINE    691-690: S 10-12-55 W    LENGTH: 188.06  
19    CURVE   690-687:    LENGTH: 23.38                            RADIUS: 225.00  
20            DELTA: 5-57-10                            TANGENT: 11.70  
21            CHORD: 23.37                            COURSE: S 13-11-30 W  
22    LINE    687-427: S 16-10-05 W    LENGTH: 100.58  
23    CURVE   427-426:    LENGTH: 617.59                            RADIUS: 975.00  
24            DELTA: -36-17-33                            TANGENT: 319.55  
25            CHORD: 607.31                            COURSE: S 01-58-42 E  
26    LINE    426-425: S 20-07-28 E    LENGTH: 231.37  
27    CURVE   425-424:    LENGTH: 373.76                            RADIUS: 375.00  
28            DELTA: 57-06-25                            TANGENT: 204.06  
29            CHORD: 358.48                            COURSE: S 08-25-44 W  
30    CURVE   424-423:    LENGTH: 150.53                            RADIUS: 325.00

1 DELTA: 26-32-18 TANGENT: 76.64  
2 CHORD: 149.19 COURSE: S 50-15-05 W  
3 LINE 423-422: S 63-31-14 W LENGTH: 321.97  
4 CURVE 422-421: LENGTH: 510.41 RADIUS: 400.00  
5 DELTA: -73-06-40 TANGENT: 296.59  
6 CHORD: 476.48 COURSE: S 26-57-54 W  
7 LINE 421-420: S 09-35-26 E LENGTH: 682.73  
8 CONTAINING: 166,780 SQ.FT. OR 3.8288 ACRES OF LAND, GROSS AREA,  
9 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) LAND USE RESTRICTION.--

19 (1) THE DEED OF CONVEYANCE SHALL CONTAIN THE FOLLOWING  
20 RESTRICTIVE COVENANT: "UNDER AND SUBJECT TO A RESTRICTION  
21 THAT THE LAND CONVEYED HEREIN SHALL BE USED SOLELY FOR  
22 PASSIVE RECREATIONAL OPEN SPACE FOR THE BENEFIT OF THE PUBLIC  
23 AT LARGE. SHOULD THE GRANTEE ATTEMPT TO CONVEY THE PROPERTY,  
24 OR UTILIZE IT FOR ANY OTHER PURPOSE, THE PROPERTY SHALL  
25 IMMEDIATELY REVERT TO THE GRANTOR."

26 (2) THE CONVEYANCE SHALL BE MADE UNDER AND SUBJECT TO A  
27 RESTRICTIVE COVENANT THAT THE GRANTEE SHALL CONVEY AND RECORD  
28 A PERPETUAL CONSERVATION EASEMENT TO THE CLEARWATER  
29 CONSERVANCY AND THE DEPARTMENT OF CONSERVATION AND NATURAL  
30 RESOURCES AS COHOLDERS AS THAT TERM IS DEFINED IN THE ACT OF

1 JUNE 22, 2001 (P.L.390, NO.29), KNOWN AS THE CONSERVATION AND  
2 PRESERVATION EASEMENTS ACT, THEIR SUCCESSORS AND ASSIGNS,  
3 THAT GRANTEE SHALL BE NEGOTIATE WITH THE CLEARWATER  
4 CONSERVANCY AND THE DEPARTMENT OF CONSERVATION AND NATURAL  
5 RESOURCES AND THE PERPETUAL CONSERVATION EASEMENT SHALL BE IN  
6 FURTHERANCE OF THE FOLLOWING CONSERVATION GOALS: TO PRESERVE  
7 THE PROPERTY'S UNIQUE NATURAL RESOURCES, INCLUDING THE  
8 BIOLOGICAL RESOURCES, NATIVE SPECIES AND THEIR SUPPORTING  
9 HABITATS WHICH INCLUDE NATIVE SPECIES THAT ARE UNCOMMON IN  
10 PENNSYLVANIA; AND TO PRESERVE THE INTEGRITY OF SPRING CREEK,  
11 CURRENTLY DESIGNATED AS A HIGH-QUALITY COLD WATER FISHERY  
12 WHICH REQUIRES THE PROTECTION OF THE PROPERTY'S GROUNDWATER  
13 RECHARGE VALUE AND ITS SPRINGS, WETLANDS AND FLOODPLAINS,  
14 CONSISTENT WITH THE MASTER PLAN TO BE DEVELOPED FOR THE  
15 PROPERTY BY BENNER TOWNSHIP AND THE DEPARTMENT OF  
16 CONSERVATION AND NATURAL RESOURCES. THE COVENANT SHALL  
17 PROVIDE THAT IN THE EVENT A PERPETUAL CONSERVATION EASEMENT  
18 IS NOT SO CONVEYED AND RECORDED WITHIN TWO YEARS OF THE  
19 EFFECTIVE DATE OF THE CONVEYANCE UNDER SUBSECTION (A) OR  
20 COMPLETION OF THE MASTER PLAN, WHICHEVER IS LONGER, THEN THE  
21 PROPERTY SHALL IMMEDIATELY REVERT TO THE COMMONWEALTH OF  
22 PENNSYLVANIA.

23 (E) GAMING FACILITY RESTRICTION.--ANY CONVEYANCE AUTHORIZED  
24 UNDER THIS SECTION SHALL BE MADE UNDER AND SUBJECT TO THE  
25 CONDITION, WHICH SHALL BE CONTAINED IN THE DEED OF CONVEYANCE,  
26 THAT NO PORTION OF THE PROPERTY CONVEYED SHALL BE USED AS A  
27 LICENSED FACILITY AS DEFINED IN 4 PA.C.S. § 1103 (RELATING TO  
28 DEFINITIONS) OR ANY OTHER SIMILAR TYPE OF FACILITY AUTHORIZED  
29 UNDER STATE LAW. THE CONDITION SHALL BE A COVENANT RUNNING WITH  
30 THE LAND AND SHALL BE BINDING UPON THE GRANTEE, ITS SUCCESSORS

1 AND ASSIGNS. SHOULD THE GRANTEE, ITS SUCCESSORS OR ASSIGNS,  
2 PERMIT ANY PORTION OF THE PROPERTY AUTHORIZED TO BE CONVEYED IN  
3 THIS SECTION TO BE USED IN VIOLATION OF THIS SUBSECTION, THE  
4 TITLE SHALL IMMEDIATELY REVERT TO AND REVEST IN THE GRANTOR.

5 (F) EXECUTION.--THE DEED OF CONVEYANCE SHALL BE BY SPECIAL  
6 WARRANTY DEED AND SHALL BE EXECUTED BY THE SECRETARY OF GENERAL  
7 SERVICES IN THE NAME OF THE COMMONWEALTH.

8 (G) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THIS  
9 CONVEYANCE SHALL BE BORNE BY THE GRANTEE.

10 (H) NONCONVEYANCE.--IN THE EVENT THAT THIS CONVEYANCE IS NOT  
11 EXECUTED WITHIN 12 MONTHS OF THE EFFECTIVE DATE OF THIS SECTION,  
12 THE AUTHORITY CONTAINED IN THIS SECTION SHALL EXPIRE.

13 SECTION 5. CONVEYANCE TO THE PENNSYLVANIA FISH AND BOAT

14 COMMISSION IN BENNER TOWNSHIP, CENTRE COUNTY,  
15 PENNSYLVANIA.

16 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
17 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF  
18 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO THE  
19 PENNSYLVANIA FISH AND BOAT COMMISSION CERTAIN LAND AND  
20 IMPROVEMENTS SITUATE IN BENNER TOWNSHIP, CENTRE COUNTY FOR \$1.

21 (B) DESCRIPTION.--THE PROPERTY TO BE CONVEYED PURSUANT TO  
22 SUBSECTION (A) CONSISTS OF THREE PARCELS TOTALING 59.2415 ACRES  
23 AND IMPROVEMENTS THEREON BOUNDED AND MORE PARTICULARLY DESCRIBED  
24 AS FOLLOWS:

25 PARCEL 7

26 ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED IN BENNER  
27 TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, SHOWN AS "PARCEL 7" ON  
28 PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.  
29 ENTITLED "PROPOSED PLAN FOR DISPOSITION OF COMMONWEALTH REAL  
30 PROPERTY AT THE STATE CORRECTIONAL INSTITUTION AT ROCKVIEW",



1 DRAWING NUMBERS E-3179 THROUGH E-3184, DATED 23 MAY, 2006, AND  
2 AS SHOWN ON THE ATTACHED "PARCEL EXHIBIT PLAN", DRAWING NUMBER  
3 A-1445, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:  
4 BEGINNING AT POINT NUMBER 809 IN THE CENTERLINE OF ROCK ROAD T-  
5 376 AT THE COMMON SOUTHWESTERN CORNER OF PARCEL 17 AND THE  
6 NORTHWESTERN CORNER OF THE HEREIN DESCRIBED PARCEL;  
7 THENCE ALONG PARCEL 17 POINTS 809 THROUGH 807 IN REVERSE ORDER  
8 AND 781, ALONG PARCEL 6.2 POINTS 781 TO 695 IN REVERSE ORDER,  
9 ALONG PARCEL 18 POINTS 695 TO 688 TO 689 TO 671, ALONG PARCEL  
10 6.1 POINTS 671 TO 640 IN REVERSE ORDER, AND CONCLUDING ALONG THE  
11 CENTERLINE OF ROCK ROAD T-376 POINTS 640 TO 809, THE FOLLOWING  
12 COURSES EXPRESSED IN UNITS OF THE PENNSYLVANIA STATE PLANE  
13 COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, UNITED STATES  
14 SURVEY FEET:

15 LINE 809-808: S 80-24-26 E LENGTH: 16.50  
16 LINE 808-807: N 78-09-51 E LENGTH: 177.20  
17 LINE 807-781: N 31-29-51 E LENGTH: 70.70  
18 LINE 781-780: S 48-33-33 E LENGTH: 55.74  
19 LINE 780-779: N 58-43-41 E LENGTH: 8.40  
20 LINE 779-778: N 57-32-59 E LENGTH: 24.67  
21 LINE 778-777: N 51-44-08 E LENGTH: 48.89  
22 LINE 777-776: N 42-53-47 E LENGTH: 60.90  
23 LINE 776-775: N 35-07-40 E LENGTH: 65.13  
24 LINE 775-774: N 26-10-43 E LENGTH: 66.46  
25 LINE 774-773: N 22-11-01 E LENGTH: 76.59  
26 LINE 773-772: N 08-44-33 E LENGTH: 67.77  
27 LINE 772-771: N 03-55-48 W LENGTH: 92.83  
28 LINE 771-770: N 12-13-36 W LENGTH: 70.92  
29 LINE 770-769: N 19-46-52 W LENGTH: 74.92  
30 LINE 769-768: N 23-51-35 W LENGTH: 96.24

1 LINE 768-767: N 27-47-08 W LENGTH: 86.01  
2 LINE 767-766: N 32-23-18 W LENGTH: 108.10  
3 LINE 766-765: N 38-21-37 W LENGTH: 178.50  
4 LINE 765-764: N 39-44-53 W LENGTH: 45.12  
5 LINE 764-763: N 42-17-42 W LENGTH: 42.42  
6 LINE 763-762: N 45-49-37 W LENGTH: 39.49  
7 LINE 762-761: N 49-09-11 W LENGTH: 30.34  
8 LINE 761-760: N 49-22-41 W LENGTH: 88.82  
9 LINE 760-759: N 46-34-31 W LENGTH: 43.16  
10 LINE 759-758: N 35-20-52 W LENGTH: 38.90  
11 LINE 758-757: N 24-53-31 W LENGTH: 78.19  
12 LINE 757-756: N 20-15-56 W LENGTH: 65.84  
13 LINE 756-755: N 14-44-30 W LENGTH: 29.17  
14 LINE 755-754: N 05-30-16 W LENGTH: 100.27  
15 LINE 754-753: N 00-12-01 W LENGTH: 123.93  
16 LINE 753-752: N 02-08-55 W LENGTH: 42.49  
17 LINE 752-751: N 04-16-42 W LENGTH: 72.61  
18 LINE 751-750: N 02-57-39 E LENGTH: 41.29  
19 LINE 750-749: N 11-14-57 E LENGTH: 36.46  
20 LINE 749-748: N 18-26-06 E LENGTH: 28.96  
21 LINE 748-747: N 27-10-11 E LENGTH: 19.31  
22 LINE 747-746: N 32-19-11 E LENGTH: 25.21  
23 LINE 746-745: N 39-02-49 E LENGTH: 26.95  
24 LINE 745-744: N 44-11-58 E LENGTH: 49.91  
25 LINE 744-743: N 50-58-41 E LENGTH: 29.76  
26 LINE 743-742: N 54-49-10 E LENGTH: 74.58  
27 LINE 742-741: N 57-55-27 E LENGTH: 54.32  
28 LINE 741-740: N 60-49-07 E LENGTH: 38.03  
29 LINE 740-739: N 62-01-57 E LENGTH: 86.71  
30 LINE 739-738: N 64-30-56 E LENGTH: 128.43

1 LINE 738-737: N 68-02-11 E LENGTH: 65.91  
2 LINE 737-736: N 71-53-06 E LENGTH: 80.32  
3 LINE 736-735: N 72-29-39 E LENGTH: 51.90  
4 LINE 735-734: N 80-15-59 E LENGTH: 266.00  
5 LINE 734-733: N 80-33-36 E LENGTH: 34.29  
6 LINE 733-732: N 77-19-11 E LENGTH: 20.14  
7 LINE 732-731: N 74-44-57 E LENGTH: 92.33  
8 LINE 731-730: N 75-06-42 E LENGTH: 148.33  
9 LINE 730-729: N 75-24-54 E LENGTH: 139.06  
10 LINE 729-728: N 73-55-26 E LENGTH: 21.30  
11 LINE 728-727: N 72-08-14 E LENGTH: 36.71  
12 LINE 727-726: N 67-14-47 E LENGTH: 51.87  
13 LINE 726-725: N 66-36-09 E LENGTH: 76.63  
14 LINE 725-724: N 66-12-57 E LENGTH: 416.71  
15 LINE 724-723: N 79-13-55 E LENGTH: 148.20  
16 LINE 723-722: N 83-57-43 E LENGTH: 59.93  
17 LINE 722-721: N 89-21-05 E LENGTH: 120.16  
18 LINE 721-720: S 87-21-35 E LENGTH: 59.47  
19 LINE 720-719: S 83-47-10 E LENGTH: 70.95  
20 LINE 719-718: S 83-41-40 E LENGTH: 89.62  
21 LINE 718-717: S 83-51-07 E LENGTH: 90.06  
22 LINE 717-716: S 84-20-04 E LENGTH: 59.85  
23 LINE 716-715: S 80-14-41 E LENGTH: 90.56  
24 LINE 715-714: S 77-23-50 E LENGTH: 59.59  
25 LINE 714-713: S 74-59-37 E LENGTH: 39.80  
26 LINE 713-712: S 72-51-31 E LENGTH: 30.13  
27 LINE 712-711: S 66-12-00 E LENGTH: 30.43  
28 LINE 711-710: S 57-22-42 E LENGTH: 30.01  
29 LINE 710-709: S 50-28-46 E LENGTH: 29.93  
30 LINE 709-708: S 52-29-34 E LENGTH: 20.10

1 LINE 708-707: S 59-20-25 E LENGTH: 19.59  
2 LINE 707-706: S 67-59-59 E LENGTH: 19.91  
3 LINE 706-705: S 72-21-52 E LENGTH: 20.01  
4 LINE 705-704: S 75-21-48 E LENGTH: 30.04  
5 LINE 704-703: S 75-25-28 E LENGTH: 129.83  
6 LINE 703-702: S 77-04-07 E LENGTH: 19.99  
7 LINE 702-701: S 82-26-15 E LENGTH: 30.00  
8 LINE 701-700: S 84-04-37 E LENGTH: 79.72  
9 LINE 700-699: S 84-33-25 E LENGTH: 19.71  
10 LINE 699-698: S 84-50-46 E LENGTH: 20.12  
11 LINE 698-697: S 88-39-21 E LENGTH: 28.48  
12 LINE 697-696: N 89-12-31 E LENGTH: 28.47  
13 LINE 696-695: N 87-37-15 E LENGTH: 42.37  
14 CURVE 695-688: LENGTH: 55.47 RADIUS: 175.00  
15 DELTA: 18-09-42 TANGENT: 27.97  
16 CHORD: 55.24 COURSE: S 14-00-48 W  
17 LINE 688-689: S 23-05-39 W LENGTH: 18.25  
18 CURVE 689-671: LENGTH: 17.25 RADIUS: 225.00  
19 DELTA: -4-23-37 TANGENT: 8.63  
20 CHORD: 17.25 COURSE: S 20-53-51 W  
21 LINE 671-670: N 85-56-35 W LENGTH: 540.85  
22 CURVE 670-669: LENGTH: 89.32 RADIUS: 1025.00  
23 DELTA: 4-59-34 TANGENT: 44.69  
24 CHORD: 89.29 COURSE: N 83-26-48 W  
25 CURVE 669-668: LENGTH: 143.44 RADIUS: 975.00  
26 DELTA: -8-25-45 TANGENT: 71.85  
27 CHORD: 143.31 COURSE: N 85-09-53 W  
28 LINE 668-667: N 89-22-45 W LENGTH: 178.10  
29 CURVE 667-666: LENGTH: 335.29 RADIUS: 1975.00  
30 DELTA: -9-43-37 TANGENT: 168.05

1                   CHORD: 334.89                   COURSE: S 85-45-26 W  
2   LINE   666-665: S 80-53-38 W   LENGTH: 157.53  
3   LINE   665-664: S 74-38-37 W   LENGTH: 65.10  
4   LINE   664-663: N 81-14-59 W   LENGTH: 34.02  
5   LINE   663-662: S 72-49-14 W   LENGTH: 48.70  
6   LINE   662-661: S 69-10-11 W   LENGTH: 19.46  
7   LINE   661-660: S 67-30-33 W   LENGTH: 80.15  
8   LINE   660-659: S 49-35-35 W   LENGTH: 32.00  
9   LINE   659-658: S 03-17-22 E   LENGTH: 28.00  
10   LINE   658-657: S 57-57-44 W   LENGTH: 32.17  
11   LINE   657-656: S 67-11-58 W   LENGTH: 190.34  
12   LINE   656-655: S 24-16-12 E   LENGTH: 82.89  
13   LINE   655-654: S 63-46-07 W   LENGTH: 355.28  
14   LINE   654-653: S 70-04-02 W   LENGTH: 383.38  
15   LINE   653-652: S 59-33-23 W   LENGTH: 407.20  
16   LINE   652-651: N 26-41-31 W   LENGTH: 145.64  
17   LINE   651-650: S 50-51-19 W   LENGTH: 88.74  
18   CURVE 650-649:   LENGTH: 224.73                   RADIUS: 650.00  
19                   DELTA: -19-48-35                   TANGENT: 113.50  
20                   CHORD: 223.62                   COURSE: S 13-05-36 W  
21   LINE   649-648: S 03-11-18 W   LENGTH: 34.59  
22   CURVE 648-647:   LENGTH: 288.60                   RADIUS: 400.00  
23                   DELTA: -41-20-20                   TANGENT: 150.90  
24                   CHORD: 282.38                   COURSE: S 17-28-52 E  
25   LINE   647-646: S 38-09-01 E   LENGTH: 256.97  
26   CURVE 646-645:   LENGTH: 394.08                   RADIUS: 1025.00  
27                   DELTA: 22-01-43                   TANGENT: 199.51  
28                   CHORD: 391.66                   COURSE: S 27-08-10 E  
29   CURVE 645-644:   LENGTH: 562.61                   RADIUS: 525.00  
30                   DELTA: 61-24-02                   TANGENT: 311.73

1           CHORD: 536.07                   COURSE: S 14-34-43 W  
2 LINE 644-643: S 45-16-43 W LENGTH: 168.91  
3 CURVE 643-642: LENGTH: 147.84                   RADIUS: 175.00  
4           DELTA: 48-24-07                   TANGENT: 78.65  
5           CHORD: 143.48                   COURSE: S 69-28-47 W  
6 LINE 642-641: N 86-19-10 W LENGTH: 190.73  
7 LINE 641-640: N 35-59-58 W LENGTH: 16.50  
8 CURVE 640-809: LENGTH: 95.60                   RADIUS: 125.00  
9           DELTA: -43-49-13                   TANGENT: 50.28  
10           CHORD: 93.29                   COURSE: N 31-30-10 E  
11 CONTAINING: 1,259,789 SQ.FT. OR 28.9208 ACRES OF LAND, GROSS  
12 AREA, BE THE SAME MORE OR LESS.

13                                   PARCEL 14  
14 ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED IN BENNER  
15 TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, SHOWN AS "PARCEL 14" ON  
16 PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.  
17 ENTITLED "PROPOSED PLAN FOR DISPOSITION OF COMMONWEALTH REAL  
18 PROPERTY AT THE STATE CORRECTIONAL INSTITUTION AT ROCKVIEW",  
19 DRAWING NUMBERS E-3179 THROUGH E-3184, DATED 23 MAY, 2006, AND  
20 AS SHOWN ON THE ATTACHED "PARCEL EXHIBIT PLAN", DRAWING NUMBER  
21 A-1452, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

22 BEGINNING AT POINT 92 AT THE COMMON SOUTHERN CORNER OF LANDS NOW  
23 OR FORMERLY OF THE PENNSYLVANIA FISH AND BOAT COMMISSION BEING A  
24 NORTHERN PORTION OF U.P.I. NO. 12-003-117, THE SOUTHERN CORNER  
25 OF LANDS NOW OR FORMERLY OF RICHARD J. LORENZO U.P.I. NO. 12-  
26 003-121B, THE NORTHWESTERN CORNER OF LANDS NOW OR FORMERLY OF  
27 HARRY J. FOULKROD U.P.I. NO. 12-003-121, A NORTHEASTERN CORNER  
28 OF PARCEL 2 AND AN EASTERN CORNER OF THE HEREIN DESCRIBED  
29 PARCEL;

30 THENCE ALONG PARCEL 2 POINTS 92 TO 537 THROUGH 527 IN REVERSE

1 ORDER, ALONG LANDS NOW OR FORMERLY OF THE PENNSYLVANIA FISH AND  
2 BOAT COMMISSION U.P.I. NO. 12-003-128 POINTS 65 THROUGH 80,  
3 ALONG OTHER LANDS NOW OR FORMERLY OF THE PENNSYLVANIA FISH AND  
4 BOAT COMMISSION BEING A SOUTHERN PORTION OF U.P.I. NO. 12-003-  
5 117 POINTS 80 THROUGH 91 AND CONCLUDING ALONG LANDS NOW OR  
6 FORMERLY OF THE PENNSYLVANIA FISH AND BOAT COMMISSION BEING A  
7 NORTHERN PORTION OF U.P.I. NO. 12-003-117 POINTS 91 TO 92, THE  
8 FOLLOWING COURSES EXPRESSED IN UNITS OF THE PENNSYLVANIA STATE  
9 PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, UNITED  
10 STATES SURVEY FEET:

11 LINE 92-537: S 32-17-55 E LENGTH: 263.05  
12 LINE 537-536: S 15-32-46 E LENGTH: 176.33  
13 LINE 536-535: S 10-47-15 W LENGTH: 163.47  
14 LINE 535-534: S 11-25-08 W LENGTH: 143.11  
15 LINE 534-533: S 09-33-56 W LENGTH: 293.04  
16 LINE 533-532: S 08-10-09 W LENGTH: 104.69  
17 LINE 532-531: S 78-20-36 W LENGTH: 249.26  
18 LINE 531-530: S 47-00-19 W LENGTH: 144.88  
19 LINE 530-529: S 73-37-17 W LENGTH: 411.21  
20 LINE 529-528: N 60-16-51 W LENGTH: 291.70  
21 LINE 528-527: N 47-46-09 W LENGTH: 380.21  
22 LINE 527-65: N 29-13-00 E LENGTH: 76.75  
23 LINE 65-66: N 35-01-00 W LENGTH: 132.00  
24 LINE 66-67: N 44-14-00 E LENGTH: 112.20  
25 LINE 67-68: N 44-41-00 W LENGTH: 429.00  
26 LINE 68-69: S 61-14-00 W LENGTH: 198.00  
27 LINE 69-70: N 69-01-00 W LENGTH: 47.85  
28 LINE 70-71: N 87-31-00 W LENGTH: 85.80  
29 LINE 71-72: S 77-29-00 W LENGTH: 75.90  
30 LINE 72-73: S 63-09-44 W LENGTH: 68.80

1 LINE 73-74: N 61-19-51 W LENGTH: 85.80  
2 LINE 74-75: N 01-54-51 W LENGTH: 173.25  
3 LINE 75-76: N 42-50-09 E LENGTH: 84.15  
4 LINE 76-77: N 68-50-09 E LENGTH: 193.05  
5 LINE 77-78: S 82-54-51 E LENGTH: 277.20  
6 LINE 78-79: S 55-49-51 E LENGTH: 181.50  
7 LINE 79-80: S 39-09-51 E LENGTH: 174.90  
8 LINE 80-81: S 38-50-43 E LENGTH: 323.09  
9 LINE 81-82: S 41-10-03 E LENGTH: 218.21  
10 LINE 82-83: S 53-47-45 E LENGTH: 165.00  
11 LINE 83-84: S 74-32-45 E LENGTH: 82.50  
12 LINE 84-85: N 80-42-15 E LENGTH: 184.80  
13 LINE 85-86: N 27-03-45 E LENGTH: 734.60  
14 LINE 86-87: N 31-57-45 W LENGTH: 108.90  
15 LINE 87-88: N 44-02-45 W LENGTH: 188.10  
16 LINE 88-89: N 55-32-45 W LENGTH: 120.45  
17 LINE 89-90: N 62-36-06 W LENGTH: 675.99  
18 LINE 90-91: N 50-27-37 W LENGTH: 209.00  
19 LINE 91-92: S 69-22-38 E LENGTH: 1278.90  
20 CONTAINING: 1,129,990 SQ.FT. OR 25.9410 ACRES OF LAND, GROSS  
21 AREA, BE THE SAME MORE OR LESS.

22 PARCEL 15

23 ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED IN BENNER  
24 TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, SHOWN AS "PARCEL 15" ON  
25 PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.  
26 ENTITLED "PROPOSED PLAN FOR DISPOSITION OF COMMONWEALTH REAL  
27 PROPERTY AT THE STATE CORRECTIONAL INSTITUTION AT ROCKVIEW",  
28 DRAWING NUMBERS E-3179 THROUGH E-3184, DATED 23 MAY, 2006, AND  
29 AS SHOWN ON THE ATTACHED "PARCEL EXHIBIT PLAN", DRAWING NUMBER  
30 A-1453, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:



1 BEGINNING AT POINT NUMBER 63 AT THE COMMON SOUTHEASTERN CORNER  
2 OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA FISH AND BOAT  
3 COMMISSION U.P.I. NO. 12-003-117, A WESTERN CORNER OF PARCEL 2,  
4 A NORTHEASTERN CORNER OF PARCEL 6.2 AND THE NORTHEASTERN CORNER  
5 OF THE HEREIN DESCRIBED PARCEL;  
6 THENCE ALONG PARCEL 6.2 POINTS 63 TO 570 THROUGH 592 TO 61,  
7 ALONG LANDS NOW OR FORMERLY OF THE PENNSYLVANIA FISH AND BOAT  
8 COMMISSION U.P.I. NO. 12-003-117 POINTS 61 THROUGH 63, THE  
9 FOLLOWING COURSES EXPRESSED IN UNITS OF THE PENNSYLVANIA STATE  
10 PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, UNITED  
11 STATES SURVEY FEET:

12 LINE 63-570: S 11-32-09 E LENGTH: 462.09  
13 LINE 570-571: S 11-11-35 W LENGTH: 122.33  
14 LINE 571-572: S 23-31-50 W LENGTH: 61.33  
15 LINE 572-573: S 62-33-43 W LENGTH: 134.05  
16 LINE 573-574: S 74-06-26 W LENGTH: 126.76  
17 LINE 574-575: S 75-13-08 W LENGTH: 118.37  
18 LINE 575-576: S 76-24-41 W LENGTH: 205.14  
19 LINE 576-577: S 77-55-55 W LENGTH: 151.34  
20 LINE 577-578: S 74-44-21 W LENGTH: 96.40  
21 LINE 578-579: N 15-15-39 W LENGTH: 125.00  
22 LINE 579-580: N 74-44-21 E LENGTH: 99.88  
23 LINE 580-581: N 77-55-55 E LENGTH: 153.16  
24 LINE 581-582: N 76-24-41 E LENGTH: 202.18  
25 LINE 582-583: N 75-13-08 E LENGTH: 115.85  
26 LINE 583-584: N 74-06-26 E LENGTH: 112.91  
27 LINE 584-585: N 62-33-43 E LENGTH: 77.11  
28 LINE 585-586: N 23-31-50 E LENGTH: 3.51  
29 LINE 586-587: N 11-11-35 E LENGTH: 75.95  
30 LINE 587-588: N 20-40-38 W LENGTH: 71.75

1 LINE 588-589: N 32-03-06 W LENGTH: 41.87  
2 LINE 589-590: N 43-01-16 W LENGTH: 46.79  
3 LINE 590-591: N 64-55-16 W LENGTH: 58.49  
4 LINE 591-592: N 70-06-23 W LENGTH: 23.34  
5 LINE 592-61: N 76-04-56 W LENGTH: 186.23  
6 LINE 61-62: N 81-23-13 E LENGTH: 202.95  
7 LINE 62-63: N 38-23-13 E LENGTH: 275.55  
8 CONTAINING: 190,781 SQ.FT. OR 4.3797 ACRES OF LAND, GROSS AREA,  
9 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) LAND USE RESTRICTION.--THE DEED OF CONVEYANCE SHALL  
19 CONTAIN THE FOLLOWING RESTRICTIVE COVENANT: "UNDER AND SUBJECT  
20 TO A CONDITION THAT THE LAND CONVEYED HEREIN SHALL BE USED  
21 SOLELY BY THE PENNSYLVANIA FISH AND BOAT COMMISSION TO CARRY OUT  
22 THEIR LEGISLATIVELY MANDATED FUNCTIONS AND FOR NO OTHER PURPOSE.  
23 SHOULD THE GRANTEE ATTEMPT TO CONVEY THE PROPERTY, OR UTILIZE IT  
24 FOR ANY OTHER PURPOSE, THE PROPERTY SHALL IMMEDIATELY REVERT TO  
25 THE GRANTOR."

26 (E) 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 OF PENNSYLVANIA.

29 (F) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THIS  
30 CONVEYANCE SHALL BE BORNE BY THE GRANTEE.

1 (G) NONCONVEYANCE.--IN THE EVENT THAT THIS CONVEYANCE IS NOT  
2 EXECUTED WITHIN 12 MONTHS OF THE EFFECTIVE DATE OF THIS SECTION,  
3 THE AUTHORITY CONTAINED IN THIS SECTION SHALL EXPIRE.

4 SECTION ~~3~~ 6. RESERVATION AND GRANT OF EASEMENTS. <—

5 TO EFFECTUATE THIS ACT, THE DEPARTMENT OF GENERAL SERVICES IS  
6 HEREBY AUTHORIZED, ON BEHALF OF THE COMMONWEALTH OF  
7 PENNSYLVANIA, TO RESERVE OR GRANT ANY SUCH EASEMENTS ON THE  
8 PROPERTY KNOWN AS THE STATE CORRECTIONAL INSTITUTION AT ROCKVIEW  
9 AS THE SECRETARY OF THE DEPARTMENT OF GENERAL SERVICES SHALL  
10 DETERMINE ARE APPROPRIATE OR DESIRABLE, INCLUDING, WITHOUT  
11 LIMITATION, FOR ACCESS AND UTILITY SERVICE.

12 SECTION 4 7. COSTS AND FEES. <—

13 ALL COSTS AND FEES INCURRED BY THE DEPARTMENT OF GENERAL  
14 SERVICES IN SELLING THE PROPERTY DESCRIBED IN SECTIONS 1 ~~AND 2~~, <—  
15 2, 3, 4 AND 5 shall be deducted from the purchase price and  
16 transferred to the appropriation from which the costs and fees  
17 were paid by the Department of General Services. The balance of  
18 the proceeds of the ~~sale~~ SALES shall be deposited in the General <—  
19 Fund.

20 Section ~~5~~ 8. Effective date. <—

21 This act shall take effect immediately.