

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2275 Session of 2010

INTRODUCED BY PEIFER, CALTAGIRONE AND KORTZ, MARCH 5, 2010

AS AMENDED ON THIRD CONSIDERATION, IN SENATE, JUNE 28, 2010

AN ACT

1 Authorizing THE DEPARTMENT OF GENERAL SERVICES, WITH THE
2 APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO THE
3 PENNSYLVANIA STATE UNIVERSITY, CERTAIN LANDS SITUATE IN
4 BENNER TOWNSHIP, CENTRE COUNTY; AUTHORIZING THE DEPARTMENT OF
5 GENERAL SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT
6 AND CONVEY TO BENNER TOWNSHIP, CERTAIN LANDS SITUATE IN
7 BENNER TOWNSHIP, CENTRE COUNTY; AUTHORIZING THE DEPARTMENT OF
8 GENERAL SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT
9 AND CONVEY TO THE PENNSYLVANIA FISH AND BOAT COMMISSION,
10 CERTAIN LANDS SITUATE IN BENNER TOWNSHIP, CENTRE COUNTY;
11 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE
12 APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO THE
13 PENNSYLVANIA GAME COMMISSION, CERTAIN LANDS SITUATE IN BENNER
14 TOWNSHIP, CENTRE COUNTY; AUTHORIZING the Department of
15 Conservation and Natural Resources, with the approval of the
16 Governor, to grant and convey to the Canaan Bible Chapel
17 certain lands situate in South Canaan Township, Wayne County,
18 in exchange for certain property in South Canaan Township,
19 Wayne County, to be conveyed by the Canaan Bible Chapel to
20 the Commonwealth of Pennsylvania; AUTHORIZING THE DEPARTMENT
21 OF GENERAL SERVICES, WITH THE APPROVAL OF THE DEPARTMENT OF
22 EDUCATION AND THE GOVERNOR, TO GRANT AND CONVEY TO MARYWOOD
23 UNIVERSITY APPROXIMATELY TEN ACRES INCLUDING NINE BUILDINGS
24 AND ALL IMPROVEMENTS THEREON, KNOWN AS THE SCRANTON STATE
25 SCHOOL FOR THE DEAF, SITUATE AT 1800 N. WASHINGTON AVENUE IN
26 THE CITY OF SCRANTON AND BOROUGH OF DUNMORE, LACKAWANNA
27 COUNTY; AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH
28 THE APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO THE
29 PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT, CERTAIN
30 LANDS SITUATE IN THE 38TH WARD OF THE CITY OF PHILADELPHIA,
31 PHILADELPHIA COUNTY; AND AUTHORIZING THE DEPARTMENT OF
32 GENERAL SERVICES, WITH THE APPROVAL OF THE GOVERNOR AND THE
33 DEPARTMENT OF PUBLIC WELFARE, TO GRANT AND CONVEY TO
34 FRENCHCREEK TOWNSHIP, VENANGO COUNTY, APPROXIMATELY 1.15-

1 ACRES AND IMPROVEMENTS THEREON, TOGETHER WITH A 50' RIGHT-OF-
2 WAY, AT POLK CENTER, SITUATE IN POLK BOROUGH, VENANGO COUNTY. ←

3 The General Assembly of the Commonwealth of Pennsylvania
4 hereby enacts as follows:

5 SECTION 1. CONVEYANCE TO THE PENNSYLVANIA STATE UNIVERSITY IN ←
6 BENNER TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA.

7 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
8 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
9 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO THE
10 PENNSYLVANIA STATE UNIVERSITY CERTAIN LAND AND IMPROVEMENTS
11 SITUATE IN BENNER TOWNSHIP, CENTRE COUNTY FOR \$407,570 AND UNDER
12 TERMS AND CONDITIONS TO BE ESTABLISHED IN AN AGREEMENT OF SALE.

13 (B) DESCRIPTION.--THE PROPERTY TO BE CONVEYED PURSUANT TO
14 SUBSECTION (A) CONSISTS OF THREE PARCELS TOTALING 451.8505-ACRES
15 AND IMPROVEMENTS THEREON BOUNDED AND MORE PARTICULARLY DESCRIBED
16 AS FOLLOWS:

17 PARCEL PSU A

18 BEGINNING AT A POINT IN THE NORTHERN RIGHT-OF-WAY LINE FOR
19 LIMITED ACCESS OF SR6026, SECTION C03 AT THE COMMON SOUTHWESTERN
20 CORNER OF "PARCEL BENNER B", SAID POINT HAVING COORDINATES
21 REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM
22 NORTH ZONE, NORTH AMERICAN DATUM OF 1983 OF NORTHING 248832.3303
23 AND EASTING 1951111.9239;

24 THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE FOR LIMITED ACCESS
25 OF SR6026, SECTION C03 THE FOLLOWING NINE (9) COURSES:

- 26 1. S 80-25-53 W A DISTANCE OF 44.81 FEET TO A POINT; THENCE
- 27 2. S 09-59-00 E A DISTANCE OF 392.39 FEET TO A POINT; THENCE
- 28 3. S 12-29-48 E A DISTANCE OF 120.79 FEET TO A POINT; THENCE
- 29 4. S 09-14-07 E A DISTANCE OF 342.03 FEET TO A POINT; THENCE
- 30 5. S 17-53-41 E A DISTANCE OF 116.55 FEET TO A POINT; THENCE
- 31 6. S 61-44-18 W A DISTANCE OF 786.25 FEET TO A POINT; THENCE

1 1. S 60-20-57 W A DISTANCE OF 219.32 FEET TO A POINT; THENCE
 2 2. S 37-12-08 W A DISTANCE OF 573.89 FEET TO A POINT; THENCE
 3 3. S 11-11-54 W A DISTANCE OF 336.11 FEET TO A POINT; THENCE
 4 4. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 7469.44,
 5 CENTRAL ANGLE OF 05° 13' 30", CHORD BEARING AND DISTANCE OF S
 6 45-18-46 W A DISTANCE OF 680.92 FEET, AN ARC DISTANCE OF 681.16
 7 FEET TO A POINT; THENCE
 8 5. S 47-56-16 W A DISTANCE OF 3.26 FEET TO A POINT; THENCE
 9 6. S 47-56-16 W A DISTANCE OF 385.01 FEET TO A POINT; THENCE
 10 7. S 45-16-56 W A DISTANCE OF 408.54 FEET TO A POINT; THENCE
 11 8. S 50-54-04 W A DISTANCE OF 700.00 FEET TO A POINT; THENCE
 12 9. S 89-33-39 W A DISTANCE OF 256.12 FEET TO A POINT; THENCE
 13 10. S 53-45-48 W A DISTANCE OF 400.50 FEET TO A POINT;
 14 THENCE
 15 11. S 48-59-31 W A DISTANCE OF 600.33 FEET TO A POINT;
 16 THENCE
 17 12. S 60-40-07 W A DISTANCE OF 359.56 FEET TO A POINT;
 18 THENCE
 19 13. S 17-28-34 W A DISTANCE OF 299.54 FEET TO A POINT;
 20 14. S 64-43-13 W A DISTANCE OF 154.94 FEET TO A POINT;
 21 THENCE ALONG "PARCEL PGC C" THE FOLLOWING FIFTEEN (15) COURSES:
 22 1. N 21-32-16 W A DISTANCE OF 1900.70 FEET TO A POINT;
 23 THENCE
 24 2. N 56-46-15 E A DISTANCE OF 16.95 FEET TO A POINT; THENCE
 25 3. N 88-14-59 E A DISTANCE OF 118.07 FEET TO A POINT; THENCE
 26 4. N 73-19-05 E A DISTANCE OF 152.99 FEET TO A POINT; THENCE
 27 5. N 71-00-34 E A DISTANCE OF 191.00 FEET TO A POINT; THENCE
 28 6. N 18-59-26 W A DISTANCE OF 148.64 FEET TO A POINT; THENCE
 29 7. N 39-46-23 E A DISTANCE OF 856.72 FEET TO A POINT; THENCE
 30 8. N 58-37-42 E A DISTANCE OF 391.11 FEET TO A POINT; THENCE

1 THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF PARADISE ROAD,
2 SR3004 THE FOLLOWING TWO (2) COURSES:
3 1. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 616.50,
4 CENTRAL ANGLE OF $11^{\circ} 55' 06''$, CHORD BEARING AND DISTANCE OF S
5 67-20-05 E A DISTANCE OF 128.01 FEET, AN ARC DISTANCE OF 128.24
6 FEET TO A POINT; THENCE
7 2. S 73-17-38 E A DISTANCE OF 42.17 FEET TO A POINT;
8 THENCE ALONG "PARCEL DGS\DOC D" THE FOLLOWING TWO (2) COURSES:
9 1. S 16-43-28 W A DISTANCE OF 228.70 FEET TO A POINT; THENCE
10 2. S 71-03-30 E A DISTANCE OF 369.77 FEET TO A POINT;
11 THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF SR6026, SECTION
12 C03 THE FOLLOWING FOURTEEN (14) COURSES:
13 1. S 05-39-50 E A DISTANCE OF 50.32 FEET TO A POINT; THENCE
14 2. S 00-47-09 W A DISTANCE OF 507.02 FEET TO A POINT; THENCE
15 3. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00,
16 CENTRAL ANGLE OF $67^{\circ} 23' 15''$, CHORD BEARING AND DISTANCE OF S
17 36-52-23 W A DISTANCE OF 299.57 FEET, AN ARC DISTANCE OF 317.55
18 FEET TO A POINT; THENCE
19 4. S 67-22-10 W A DISTANCE OF 358.58 FEET TO A POINT; THENCE
20 5. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 650.00,
21 CENTRAL ANGLE OF $42^{\circ} 31' 14''$, CHORD BEARING AND DISTANCE OF S
22 49-18-23 W A DISTANCE OF 471.39 FEET, AN ARC DISTANCE OF 482.38
23 FEET TO A POINT; THENCE
24 6. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 470.00,
25 CENTRAL ANGLE OF $16^{\circ} 01' 08''$, CHORD BEARING AND DISTANCE OF S
26 20-02-12 W A DISTANCE OF 130.98 FEET, AN ARC DISTANCE OF 131.40
27 FEET TO A POINT; THENCE
28 7. S 04-04-16 W A DISTANCE OF 273.46 FEET TO A POINT; THENCE
29 8. S 20-02-53 E A DISTANCE OF 366.54 FEET TO A POINT; THENCE
30 9. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00,

1 CENTRAL ANGLE OF 52° 37' 50", CHORD BEARING AND DISTANCE OF S
 2 06-16-02 W A DISTANCE OF 345.78 FEET, AN ARC DISTANCE OF 358.24
 3 FEET TO A POINT; THENCE
 4 10. S 32-52-49 W A DISTANCE OF 425.25 FEET TO A POINT;
 5 THENCE
 6 11. S 35-30-08 W A DISTANCE OF 818.56 FEET TO A POINT;
 7 THENCE
 8 12. S 36-41-39 W A DISTANCE OF 400.02 FEET TO A POINT;
 9 THENCE
 10 13. S 77-39-11 W A DISTANCE OF 467.55 FEET TO A POINT;
 11 THENCE
 12 14. N 58-38-32 W A DISTANCE OF 120.42 FEET TO A POINT;
 13 THENCE ALONG "PARCEL PGC D" THE FOLLOWING EIGHT (8) COURSES:
 14 1. N 59-41-39 W A DISTANCE OF 130.00 FEET TO A POINT; THENCE
 15 2. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00,
 16 CENTRAL ANGLE OF 16° 58' 41", CHORD BEARING AND DISTANCE OF N
 17 49-47-02 W A DISTANCE OF 51.67 FEET, AN ARC DISTANCE OF 51.86
 18 FEET TO A POINT; THENCE
 19 3. N 41-17-42 W A DISTANCE OF 127.37 FEET TO A POINT; THENCE
 20 4. S 48-42-18 W A DISTANCE OF 50.00 FEET TO A POINT; THENCE
 21 5. N 46-26-49 W A DISTANCE OF 1021.22 FEET TO A POINT;
 22 THENCE
 23 6. N 11-30-56 E A DISTANCE OF 278.82 FEET TO A POINT; THENCE
 24 7. N 31-09-05 E A DISTANCE OF 2231.65 FEET TO A POINT;
 25 THENCE
 26 8. N 54-04-45 W A DISTANCE OF 245.93 FEET TO A POINT;
 27 THENCE ALONG "PARCEL PFBC D" THE FOLLOWING FIVE (5) COURSES:
 28 1. N 09-11-53 E A DISTANCE OF 397.70 FEET TO A POINT; THENCE
 29 2. N 11-25-08 E A DISTANCE OF 143.11 FEET TO A POINT; THENCE
 30 3. N 10-47-15 E A DISTANCE OF 163.47 FEET TO A POINT; THENCE

1 4. N 15-32-46 W A DISTANCE OF 176.33 FEET TO A POINT; THENCE
2 5. N 32-17-55 W A DISTANCE OF 263.05 FEET TO A POINT;
3 THENCE ALONG LANDS NOW OR FORMERLY OF HARRY J. FOULKROD & SANDRA
4 B. FOULKROD, AND CONCLUDING ALONG LANDS NOW OR FORMERLY OF JERRY
5 L. ROSS & PAULA J. ROSS S 59-41-55 E A DISTANCE OF 1054.94 FEET
6 TO A POINT;
7 THENCE CONTINUING ALONG LANDS NOW OR FORMERLY OF JERRY L. ROSS &
8 PAULA J. ROSS AND CONCLUDING ALONG LANDS NOW OR FORMERLY OF
9 HARRY J. FOULKROD & SANDRA B. FOULKROD, N 33-59-02 E A DISTANCE
10 OF 1204.75 FEET TO THE POINT OF BEGINNING.

11 CONTAINING 7,808,606 SQUARE FEET OR 179.2609 ACRES OF LAND,
12 GROSS AREA, BE THE SAME MORE OR LESS.

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

21 (D) LAND USE RESTRICTION.--

22 (1) THE DEED OF CONVEYANCE SHALL CONTAIN THE FOLLOWING
23 RESTRICTIVE COVENANT: "UNDER AND SUBJECT TO A CONDITION THAT
24 THE LAND CONVEYED HEREIN SHALL BE USED SOLELY FOR
25 AGRICULTURAL PURPOSES IN THE FURTHERANCE OF THE GRANTEE'S
26 MISSION OF EDUCATION RELATED TO AGRICULTURAL SCIENCES. SHOULD
27 THE GRANTEE ATTEMPT TO CONVEY THE PROPERTY, OR ANY PORTION
28 THEREOF, (OTHER THAN EXCHANGES FOR PARCELS KNOWN AS INTERIORS
29 OR INDENTURES WHICH MAY BE CONVEYED AMONG THE PARTIES TO
30 SOLIDIFY CONTIGUOUS MANAGEMENT PARCELS AND PROMOTE OVERALL

1 MANAGEMENT GOALS AND OBJECTIVES OF THE PARTIES INVOLVED), OR
2 UTILIZE IT FOR ANY OTHER PURPOSE, THE PROPERTY SHALL
3 IMMEDIATELY REVERT TO THE GRANTOR."

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

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 TWO YEARS OF THE EFFECTIVE DATE OF THIS SECTION,
19 THE AUTHORITY CONTAINED IN THIS SECTION SHALL EXPIRE.

20 SECTION 2. 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.

28 (B) DESCRIPTION.--THE PROPERTY TO BE CONVEYED PURSUANT TO
29 SUBSECTION (A) CONSISTS OF FOUR PARCELS TOTALING 24.8813-ACRES
30 AND IMPROVEMENTS THEREON BOUNDED AND MORE PARTICULARLY DESCRIBED

1 AS FOLLOWS:

2 PARCEL BENNER A

3 ALL THAT CERTAIN PARCEL OR TRACT OF LAND IN BENNER TOWNSHIP,
4 CENTRE COUNTY, PENNSYLVANIA IDENTIFIED AS "PARCEL BENNER A" ON
5 PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.,
6 MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

7 BEGINNING AT A POINT IN THE CENTERLINE OF ROCK ROAD, BENNER
8 TOWNSHIP ROAD T-376, AT THE COMMON SOUTHWESTERN CORNER OF
9 "PARCEL PGC A" AND THE NORTHWESTERN CORNER OF THE HEREIN
10 DESCRIBED PARCEL, SAID POINT HAVING COORDINATES REFERENCED TO
11 THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NORTH ZONE, NORTH
12 AMERICAN DATUM OF 1983 OF NORTHING 249820.5919 AND EASTING
13 1947763.3680;

14 THENCE ALONG "PARCEL BENNER A" THE FOLLOWING THREE (3) COURSES:

- 15 1. N 24-17-11 E A DISTANCE OF 16.50 FEET TO A POINT; THENCE
16 2. N 17-58-42 E A DISTANCE OF 342.76 FEET TO A POINT; THENCE
17 3. S 68-49-38 E A DISTANCE OF 572.82 FEET TO A POINT;

18 THENCE ALONG "PARCEL DGS\DOC A" S 17-44-53 W A DISTANCE OF
19 420.75 FEET TO A POINT;

20 THENCE ALONG THE CENTERLINE OF ROCK ROAD THE FOLLOWING TWO (2)
21 COURSES:

- 22 1. N 57-27-33 W A DISTANCE OF 206.98 FEET TO A POINT; THENCE
23 2. N 65-42-49 W A DISTANCE OF 377.40 FEET TO THE POINT OF
24 BEGINNING.

25 CONTAINING 217,799 SQUARE FEET OR 5.0000 ACRES OF LAND, GROSS
26 AREA, BE THE SAME MORE OR LESS.

27 PARCEL BENNER B

28 BEGINNING AT A POINT IN THE NORTHERN RIGHT-OF-WAY LINE FOR
29 LIMITED ACCESS OF SR6026, SECTION C03 AT THE COMMON SOUTHWESTERN
30 CORNER OF "PARCEL PGC C" AND THE SOUTHEASTERN CORNER OF THE

1 HEREIN DESCRIBED PARCEL; SAID POINT HAVING COORDINATES
2 REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM
3 NORTH ZONE, NORTH AMERICAN DATUM OF 1983 OF NORTHING 248840.6417
4 AND EASTING 1951161.2283;
5 THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE FOR LIMITED ACCESS
6 OF SR6026, SECTION C03 S 80-25-53 W A DISTANCE OF 50.00 FEET TO
7 A POINT;
8 THENCE ALONG "PARCEL PSU A" N 09-35-26 W A DISTANCE OF 682.71
9 FEET TO A POINT;
10 THENCE ALONG "PARCEL PGC B" THE FOLLOWING NINE (9) COURSES:
11 1. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00,
12 CENTRAL ANGLE OF 73° 06' 40", CHORD BEARING AND DISTANCE OF N
13 26-57-54 E A DISTANCE OF 536.04 FEET, AN ARC DISTANCE OF 574.21
14 FEET TO A POINT; THENCE
15 2. N 63-31-14 E A DISTANCE OF 321.97 FEET TO A POINT; THENCE
16 3. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00,
17 CENTRAL ANGLE OF 26° 32' 18", CHORD BEARING AND DISTANCE OF N
18 50-15-05 E A DISTANCE OF 126.24 FEET, AN ARC DISTANCE OF 127.37
19 FEET TO A POINT; THENCE
20 4. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 325.00,
21 CENTRAL ANGLE OF 57° 06' 25", CHORD BEARING AND DISTANCE OF N
22 08-25-44 E A DISTANCE OF 310.69 FEET, AN ARC DISTANCE OF 323.93
23 FEET TO A POINT; THENCE
24 5. N 20-07-28 W A DISTANCE OF 231.37 FEET TO A POINT; THENCE
25 6. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00,
26 CENTRAL ANGLE OF 36° 17' 33", CHORD BEARING AND DISTANCE OF N
27 01-58-42 W A DISTANCE OF 638.46 FEET, AN ARC DISTANCE OF 649.26
28 FEET TO A POINT; THENCE
29 7. N 16-10-05 E A DISTANCE OF 73.05 FEET TO A POINT; THENCE
30 8. N 16-10-05 E A DISTANCE OF 27.53 FEET TO A POINT; THENCE

1 9. N 13-11-30 E A DISTANCE OF 18.17 FEET TO A POINT;
2 THENCE CONTINUING ALONG "PARCEL PGC B" AND CONCLUDING ALONG
3 "PARCEL PFBC A.1" N 10-12-55 E A DISTANCE OF 188.06 FEET TO A
4 POINT;
5 THENCE ALONG "PARCEL PFBC A.1" THE FOLLOWING FOUR (4) COURSES:
6 1. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00,
7 CENTRAL ANGLE OF 08° 29' 07", CHORD BEARING AND DISTANCE OF N
8 14-27-29 E A DISTANCE OF 33.29 FEET, AN ARC DISTANCE OF 33.32
9 FEET TO A POINT; THENCE
10 2. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00,
11 CENTRAL ANGLE OF 04° 23' 37", CHORD BEARING AND DISTANCE OF N
12 20-53-51 E A DISTANCE OF 17.25 FEET, AN ARC DISTANCE OF 17.25
13 FEET TO A POINT; THENCE
14 3. N 23-05-39 E A DISTANCE OF 18.25 FEET TO A POINT; THENCE
15 4. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00,
16 CENTRAL ANGLE OF 18° 09' 42", CHORD BEARING AND DISTANCE OF N
17 14-00-48 E A DISTANCE OF 55.24 FEET, AN ARC DISTANCE OF 55.47
18 FEET TO A POINT;
19 THENCE ALONG "PARCEL BENNER C" S 85-04-03 E A DISTANCE OF 50.00
20 FEET TO A POINT;
21 THENCE ALONG "PARCEL PFBC B" THE FOLLOWING TWO (2) COURSES:
22 1. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00,
23 CENTRAL ANGLE OF 18° 09' 42", CHORD BEARING AND DISTANCE OF S
24 14-00-48 W A DISTANCE OF 71.02 FEET, AN ARC DISTANCE OF 71.32
25 FEET TO A POINT; THENCE
26 2. S 23-05-39 W A DISTANCE OF 18.25 FEET TO A POINT;
27 THENCE CONTINUING ALONG "PARCEL PFBC B" AND CONCLUDING ALONG
28 "PARCEL PGC C" ALONG A CURVE TO THE LEFT HAVING A RADIUS OF
29 175.00, CENTRAL ANGLE OF 12° 52' 44", CHORD BEARING AND DISTANCE
30 OF S 16-39-17 W A DISTANCE OF 39.25 FEET, AN ARC DISTANCE OF

1 39.34 FEET TO A POINT;
2 THENCE ALONG "PARCEL PGC C" THE FOLLOWING ELEVEN (11) COURSES:
3 1. S 10-12-55 W A DISTANCE OF 188.06 FEET TO A POINT; THENCE
4 2. S 13-11-30 W A DISTANCE OF 23.37 FEET TO A POINT; THENCE
5 3. S 16-10-05 W A DISTANCE OF 0.70 FEET TO A POINT; THENCE
6 4. S 16-10-05 W A DISTANCE OF 99.88 FEET TO A POINT; THENCE
7 5. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 975.00,
8 CENTRAL ANGLE OF 36° 17' 33", CHORD BEARING AND DISTANCE OF S
9 01-58-42 E A DISTANCE OF 607.31 FEET, AN ARC DISTANCE OF 617.59
10 FEET TO A POINT; THENCE
11 6. S 20-07-28 E A DISTANCE OF 231.37 FEET TO A POINT; THENCE
12 7. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00,
13 CENTRAL ANGLE OF 57° 06' 24", CHORD BEARING AND DISTANCE OF S
14 08-25-44 W A DISTANCE OF 358.48 FEET, AN ARC DISTANCE OF 373.76
15 FEET TO A POINT; THENCE
16 8. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00,
17 CENTRAL ANGLE OF 26° 32' 18", CHORD BEARING AND DISTANCE OF S
18 50-15-05 W A DISTANCE OF 149.19 FEET, AN ARC DISTANCE OF 150.53
19 FEET TO A POINT;
20 THENCE
21 9. S 63-31-14 W A DISTANCE OF 321.97 FEET TO A POINT; THENCE
22 10. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 400.00,
23 CENTRAL ANGLE OF 73° 06' 40", CHORD BEARING AND DISTANCE OF S
24 26-57-54 W A DISTANCE OF 476.48 FEET, AN ARC DISTANCE OF 510.41
25 FEET TO A POINT; THENCE
26 11. S 09-35-26 E A DISTANCE OF 682.73 FEET TO THE POINT OF
27 BEGINNING.
28 CONTAINING 166,778 SQUARE FEET OR 3.8287 ACRES OF LAND, GROSS
29 AREA, BE THE SAME MORE OR LESS.

30 PARCEL BENNER C

1 BEGINNING AT A POINT IN THE NORTHERN LINE OF "PARCEL PGC C" AT
2 THE COMMON NORTHEASTERN CORNER OF "PARCEL BENNER B" AND THE
3 SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT
4 HAVING COORDINATES REFERENCED TO THE PENNSYLVANIA STATE PLANE
5 COORDINATE SYSTEM NORTH ZONE, NORTH AMERICAN DATUM OF 1983 OF
6 NORTHING 251783.9957 AND EASTING 1951720.7169;
7 THENCE ALONG "PARCEL BENNER B" N 85-04-03 W A DISTANCE OF 50.00
8 FEET TO A POINT;
9 THENCE ALONG "PARCEL PFBC A.1" N 01-53-40 E A DISTANCE OF 32.61
10 FEET TO A POINT;
11 THENCE ALONG A LINE WHICH IS 75 FEET NORTH OF AND PARALLEL TO
12 THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE NORTHERN LINE
13 OF "PARCEL PFBC A.2" THE FOLLOWING THREE (3) COURSES:
14 1. N 01-53-40 E A DISTANCE OF 103.23 FEET TO A POINT; THENCE
15 2. N 82-18-46 W A DISTANCE OF 191.45 FEET TO A POINT; THENCE
16 3. N 77-55-12 W A DISTANCE OF 100.00 FEET TO A POINT AT THE
17 WESTERN CORNER OF THE HEREIN DESCRIBED PARCEL;
18 THENCE ALONG "PARCEL PGC A" N 54-42-51 E A DISTANCE OF 624.93
19 FEET TO A POINT AT THE NORTHEASTERN CORNER OF THE HEREIN
20 DESCRIBED PARCEL;
21 THENCE ALONG A LINE WHICH IS 75 FEET NORTH OF AND PARALLEL TO
22 THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE NORTHERN LINE
23 OF "PARCEL PFBC B" THE FOLLOWING FIVE (5) COURSES:
24 1. S 25-08-57 E A DISTANCE OF 100.00 FEET TO A POINT; THENCE
25 2. S 23-08-55 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
26 3. S 36-32-53 W A DISTANCE OF 100.00 FEET TO A POINT; THENCE
27 4. S 58-08-54 W A DISTANCE OF 90.42 FEET TO A POINT; THENCE
28 5. S 01-53-40 W A DISTANCE OF 145.21 FEET TO THE POINT OF
29 BEGINNING.
30 CONTAINING 106,692 SQUARE FEET OR 2.4493 ACRES OF LAND, GROSS

1 AREA, BE THE SAME MORE OR LESS.

2 PARCEL BENNER D

3 BEGINNING AT A POINT IN THE NORTHERN RIGHT-OF-WAY LINE OF
4 SR0150, THE BENNER PIKE, A VARIABLE WIDTH RIGHT-OF-WAY AT THE
5 INTERSECTION WITH THE NORTHEASTERN LINE OF PRISON ROAD "D", SAID
6 POINT HAVING COORDINATES REFERENCED TO THE PENNSYLVANIA STATE
7 PLANE COORDINATE SYSTEM NORTH ZONE, NORTH AMERICAN DATUM OF 1983
8 OF NORTHING 255155.4238 AND EASTING 1960011.9833;

9 THENCE ALONG PRISON ROAD "D" THE FOLLOWING FOUR (4) COURSES:

10 1. N 74-54-54 W A DISTANCE OF 97.10 FEET TO A POINT; THENCE

11 2. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 555.00,
12 CENTRAL ANGLE OF 32° 40' 16", CHORD BEARING AND DISTANCE OF S
13 88-44-58 W A DISTANCE OF 312.20 FEET, AN ARC DISTANCE OF 316.47
14 FEET TO A POINT; THENCE

15 3. S 72-24-50 W A DISTANCE OF 316.85 FEET TO A POINT; THENCE

16 4. S 78-33-51 W A DISTANCE OF 236.71 FEET TO A POINT;
17 THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SR6026, SECTION
18 C03 THE FOLLOWING FOUR (4) COURSES:

19 1. N 41-04-29 E A DISTANCE OF 77.10 FEET TO A POINT; THENCE

20 2. N 36-07-17 E A DISTANCE OF 700.65 FEET TO A POINT; THENCE

21 3. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2759.79,
22 CENTRAL ANGLE OF 14° 31' 53", CHORD BEARING AND DISTANCE OF N
23 43-23-13 E A DISTANCE OF 698.06 FEET, AN ARC DISTANCE OF 699.94
24 FEET TO A POINT; THENCE

25 4. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 255.00,
26 CENTRAL ANGLE OF 41° 33' 59", CHORD BEARING AND DISTANCE OF N
27 71-26-09 E A DISTANCE OF 180.96 FEET, AN ARC DISTANCE OF 184.99
28 FEET TO A POINT;

29 THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF SR0150, THE
30 BENNER PIKE, THE FOLLOWING FIVE (5) COURSES:

1 1. S 25-13-03 E A DISTANCE OF 123.39 FEET TO A POINT; THENCE
2 2. S 15-05-06 W A DISTANCE OF 294.87 FEET TO A POINT; THENCE
3 3. S 12-13-21 W A DISTANCE OF 200.25 FEET TO A POINT; THENCE
4 4. S 15-05-06 W A DISTANCE OF 453.78 FEET TO A POINT; THENCE
5 5. S 15-52-44 E A DISTANCE OF 35.97 FEET TO THE POINT OF
6 BEGINNING.

7 CONTAINING 592,560 SQUARE FEET OR 13.6033 ACRES OF LAND, GROSS
8 AREA, BE THE SAME MORE OR LESS.

9 (C) EASEMENTS.--THE CONVEYANCE SHALL BE MADE UNDER AND
10 SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND
11 RIGHTS OF OTHERS, INCLUDING BUT NOT CONFINED TO STREETS,
12 ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,
13 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND
14 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES
15 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF
16 THE LAND OR IMPROVEMENTS ERECTED THEREON.

17 (D) LAND USE RESTRICTION.--

18 (1) THE DEED OF CONVEYANCE SHALL CONTAIN THE FOLLOWING
19 RESTRICTIVE COVENANT: "UNDER AND SUBJECT TO A RESTRICTION
20 THAT THE LAND CONVEYED HEREIN SHALL BE USED SOLELY FOR
21 PASSIVE RECREATIONAL OPEN SPACE FOR THE BENEFIT OF THE PUBLIC
22 AT LARGE. SHOULD THE GRANTEE ATTEMPT TO CONVEY THE PROPERTY,
23 OR ANY PORTION THEREOF, (OTHER THAN EXCHANGES FOR PARCELS
24 KNOWN AS INTERIORS OR INDENTURES WHICH MAY BE CONVEYED AMONG
25 THE PARTIES TO SOLIDIFY CONTIGUOUS MANAGEMENT PARCELS AND
26 PROMOTE OVERALL MANAGEMENT GOALS AND OBJECTIVES OF THE
27 PARTIES INVOLVED), OR UTILIZE IT FOR ANY OTHER PURPOSE, THE
28 PROPERTY SHALL IMMEDIATELY REVERT TO THE GRANTOR."

29 (2) THE CONVEYANCE SHALL BE MADE UNDER AND SUBJECT TO A
30 RESTRICTIVE COVENANT THAT THE GRANTEE SHALL CONVEY AND RECORD

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

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

1 UNDER STATE LAW. THE CONDITION SHALL BE A COVENANT RUNNING WITH
2 THE LAND AND SHALL BE BINDING UPON THE GRANTEE, ITS SUCCESSORS
3 AND ASSIGNS. SHOULD THE GRANTEE, ITS SUCCESSORS OR ASSIGNS,
4 PERMIT ANY PORTION OF THE PROPERTY AUTHORIZED TO BE CONVEYED IN
5 THIS SECTION TO BE USED IN VIOLATION OF THIS SUBSECTION, THE
6 TITLE SHALL IMMEDIATELY REVERT TO AND REVEST IN THE GRANTOR.

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

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

12 (H) NONCONVEYANCE.--IN THE EVENT THAT THIS CONVEYANCE IS NOT
13 EXECUTED WITHIN TWO YEARS OF THE EFFECTIVE DATE OF THIS SECTION,
14 THE AUTHORITY CONTAINED IN THIS SECTION SHALL EXPIRE.

15 SECTION 3. CONVEYANCE TO THE PENNSYLVANIA FISH AND BOAT
16 COMMISSION IN BENNER TOWNSHIP, CENTRE COUNTY,
17 PENNSYLVANIA.

18 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
19 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
20 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO THE
21 PENNSYLVANIA FISH AND BOAT COMMISSION CERTAIN LAND AND
22 IMPROVEMENTS SITUATE IN BENNER TOWNSHIP, CENTRE COUNTY FOR
23 \$19,000 AND UNDER TERMS AND CONDITIONS TO BE ESTABLISHED IN AN
24 AGREEMENT OF SALE OR OTHER APPROPRIATE AGREEMENT.

25 (B) DESCRIPTION.--THE PROPERTY TO BE CONVEYED PURSUANT TO
26 SUBSECTION (A) CONSISTS OF SIX PARCELS TOTALING 141.3022-ACRES
27 AND IMPROVEMENTS THEREON BOUNDED AND MORE PARTICULARLY DESCRIBED
28 AS FOLLOWS:

29 PARCEL PFBC A.1
30 BEGINNING AT A POINT IN THE NORTHWESTERN LINE OF "PARCEL BENNER

1 B" AT THE COMMON EASTERN CORNER OF "PARCEL PGC B" AND THE
2 SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT
3 HAVING COORDINATES REFERENCED TO THE PENNSYLVANIA STATE PLANE
4 COORDINATE SYSTEM NORTH ZONE, NORTH AMERICAN DATUM OF 1983 OF
5 NORTHING 251600.6722 AND EASTING 1951623.4896;
6 THENCE ALONG "PARCEL PGC B" THE FOLLOWING FOUR (4) COURSES:
7 1. N 85-24-22 W A DISTANCE OF 700.00 FEET TO A POINT; THENCE
8 2. S 86-46-03 W A DISTANCE OF 700.00 FEET TO A POINT; THENCE
9 3. S 61-58-13 W A DISTANCE OF 480.00 FEET TO A POINT; THENCE
10 4. S 63-53-59 W A DISTANCE OF 1280.00 FEET TO A POINT;
11 THENCE ALONG A LINE WHICH IS 75 FEET EAST OF AND PARALLEL TO THE
12 HIGH WATER MARK OF SPRING CREEK AND ALONG THE WESTERN LINE OF
13 "PARCEL PGC B" THE FOLLOWING ELEVEN (11) COURSES:
14 1. S 02-25-05 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
15 2. S 33-28-03 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
16 3. S 36-53-58 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
17 4. S 30-53-52 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
18 5. S 20-29-48 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
19 6. S 03-47-47 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
20 7. S 13-39-49 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
21 8. S 34-56-58 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
22 9. S 44-23-35 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
23 10. S 47-37-56 W A DISTANCE OF 200.00 FEET TO A POINT;
24 THENCE
25 11. S 53-57-43 W A DISTANCE OF 73.77 FEET TO A POINT;
26 THENCE CROSSING SPRING CREEK AND ALONG THE EASTERN LINE OF
27 "PARCEL PFBC A.3" N 68-16-09 W A DISTANCE OF 309.10 FEET TO A
28 POINT;
29 THENCE CONTINUING ALONG THE EASTERN LINE OF "PARCEL PFBC A.3" N
30 35-59-57 W A DISTANCE OF 16.50 FEET TO A POINT;

1 THENCE ALONG THE CENTERLINE OF ROCK ROAD, BENNER TOWNSHIP ROAD
2 T-376, THE FOLLOWING TWO (2) COURSES:
3 1. N 54-00-03 E A DISTANCE OF 150.00 FEET TO A POINT; THENCE
4 2. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 125.00,
5 CENTRAL ANGLE OF 44° 24' 29", CHORD BEARING AND DISTANCE OF N
6 31-47-48 E A DISTANCE OF 94.48 FEET, AN ARC DISTANCE OF 96.88
7 FEET TO A POINT;
8 THENCE ALONG A LINE WHICH IS 75 FEET NORTH OF AND PARALLEL TO
9 THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE SOUTHERN LINE
10 OF "PARCEL DGS\DOC A" THE FOLLOWING FOUR (4) COURSES:
11 1. S 80-24-26 E A DISTANCE OF 16.50 FEET TO A POINT; THENCE
12 2. N 78-09-51 E A DISTANCE OF 177.20 FEET TO A POINT; THENCE
13 3. N 31-29-51 E A DISTANCE OF 279.62 FEET TO A POINT; THENCE
14 4. N 17-44-53 E A DISTANCE OF 176.53 FEET TO A POINT;
15 THENCE ALONG THE SOUTHERN LINE OF "PARCEL PFBC A.2" THE
16 FOLLOWING THIRTY-THREE (33) COURSES:
17 1. N 00-15-54 E A DISTANCE OF 68.36 FEET TO A POINT; THENCE
18 2. N 28-08-28 W A DISTANCE OF 88.17 FEET TO A POINT; THENCE
19 3. N 14-32-35 W A DISTANCE OF 223.17 FEET TO A POINT; THENCE
20 4. N 27-49-34 W A DISTANCE OF 116.67 FEET TO A POINT; THENCE
21 5. N 37-54-59 W A DISTANCE OF 108.43 FEET TO A POINT; THENCE
22 6. N 45-12-17 W A DISTANCE OF 204.63 FEET TO A POINT; THENCE
23 7. N 52-19-45 W A DISTANCE OF 122.46 FEET TO A POINT; THENCE
24 8. N 31-02-11 W A DISTANCE OF 147.00 FEET TO A POINT; THENCE
25 9. N 14-45-15 W A DISTANCE OF 85.24 FEET TO A POINT; THENCE
26 10. N 02-01-18 W A DISTANCE OF 125.84 FEET TO A POINT;
27 THENCE
28 11. N 01-16-42 E A DISTANCE OF 261.97 FEET TO A POINT;
29 THENCE
30 12. N 17-29-15 E A DISTANCE OF 105.26 FEET TO A POINT;

1 THENCE
2 13. N 37-51-33 E A DISTANCE OF 137.92 FEET TO A POINT;
3 THENCE
4 14. N 53-29-48 E A DISTANCE OF 97.99 FEET TO A POINT; THENCE
5 15. N 60-33-06 E A DISTANCE OF 249.61 FEET TO A POINT;
6 THENCE
7 16. N 69-48-02 E A DISTANCE OF 238.48 FEET TO A POINT;
8 THENCE
9 17. N 78-54-44 E A DISTANCE OF 173.82 FEET TO A POINT;
10 THENCE
11 18. N 83-30-53 E A DISTANCE OF 170.71 FEET TO A POINT;
12 THENCE
13 19. N 76-25-31 E A DISTANCE OF 267.17 FEET TO A POINT;
14 THENCE
15 20. N 74-00-03 E A DISTANCE OF 145.21 FEET TO A POINT;
16 THENCE
17 21. N 69-51-05 E A DISTANCE OF 183.44 FEET TO A POINT;
18 THENCE
19 22. N 66-53-24 E A DISTANCE OF 376.04 FEET TO A POINT;
20 THENCE
21 23. N 73-43-57 E A DISTANCE OF 132.10 FEET TO A POINT;
22 THENCE
23 24. N 84-55-09 E A DISTANCE OF 118.94 FEET TO A POINT;
24 THENCE
25 25. S 86-40-10 E A DISTANCE OF 244.97 FEET TO A POINT;
26 THENCE
27 26. S 83-18-47 E A DISTANCE OF 331.56 FEET TO A POINT;
28 THENCE
29 27. S 76-20-57 E A DISTANCE OF 165.43 FEET TO A POINT;
30 THENCE

1 SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT
2 HAVING COORDINATES REFERENCED TO THE PENNSYLVANIA STATE PLANE
3 COORDINATE SYSTEM NORTH ZONE, NORTH AMERICAN DATUM OF 1983 OF
4 NORTHING 251820.8824 AND EASTING 1951671.9800;

5 THENCE ALONG THE NORTHERN LINE OF "PARCEL PFBC A.1" THE
6 FOLLOWING THIRTY-THREE (33) COURSES:

- 7 1. S 82-57-33 W A DISTANCE OF 18.18 FEET TO A POINT; THENCE
- 8 2. N 87-19-03 W A DISTANCE OF 111.46 FEET TO A POINT; THENCE
- 9 3. N 76-07-01 W A DISTANCE OF 87.66 FEET TO A POINT; THENCE
- 10 4. N 71-57-02 W A DISTANCE OF 115.26 FEET TO A POINT; THENCE
- 11 5. N 82-32-40 W A DISTANCE OF 92.30 FEET TO A POINT; THENCE
- 12 6. N 57-13-18 W A DISTANCE OF 126.23 FEET TO A POINT; THENCE
- 13 7. N 76-20-57 W A DISTANCE OF 165.43 FEET TO A POINT; THENCE
- 14 8. N 83-18-47 W A DISTANCE OF 331.56 FEET TO A POINT; THENCE
- 15 9. N 86-40-10 W A DISTANCE OF 244.97 FEET TO A POINT; THENCE
- 16 10. S 84-55-09 W A DISTANCE OF 118.94 FEET TO A POINT;
- 17 THENCE
- 18 11. S 73-43-57 W A DISTANCE OF 132.10 FEET TO A POINT;
- 19 THENCE
- 20 12. S 66-53-24 W A DISTANCE OF 376.04 FEET TO A POINT;
- 21 THENCE
- 22 13. S 69-51-05 W A DISTANCE OF 183.44 FEET TO A POINT;
- 23 THENCE
- 24 14. S 74-00-03 W A DISTANCE OF 145.21 FEET TO A POINT;
- 25 THENCE
- 26 15. S 76-25-31 W A DISTANCE OF 267.17 FEET TO A POINT;
- 27 THENCE
- 28 16. S 83-30-53 W A DISTANCE OF 170.71 FEET TO A POINT;
- 29 THENCE
- 30 17. S 78-54-44 W A DISTANCE OF 173.82 FEET TO A POINT;

1 THENCE
2 18. S 69-48-02 W A DISTANCE OF 238.48 FEET TO A POINT;
3 THENCE
4 19. S 60-33-06 W A DISTANCE OF 249.61 FEET TO A POINT;
5 THENCE
6 20. S 53-29-48 W A DISTANCE OF 97.99 FEET TO A POINT; THENCE
7 21. S 37-51-33 W A DISTANCE OF 137.92 FEET TO A POINT;
8 THENCE
9 22. S 17-29-15 W A DISTANCE OF 105.26 FEET TO A POINT;
10 THENCE
11 23. S 01-16-42 W A DISTANCE OF 261.97 FEET TO A POINT;
12 THENCE
13 24. S 02-01-18 E A DISTANCE OF 125.84 FEET TO A POINT;
14 THENCE
15 25. S 14-45-15 E A DISTANCE OF 85.24 FEET TO A POINT; THENCE
16 26. S 31-02-11 E A DISTANCE OF 147.00 FEET TO A POINT;
17 THENCE
18 27. S 52-19-45 E A DISTANCE OF 122.46 FEET TO A POINT;
19 THENCE
20 28. S 45-12-17 E A DISTANCE OF 204.63 FEET TO A POINT;
21 THENCE
22 29. S 37-54-59 E A DISTANCE OF 108.43 FEET TO A POINT;
23 THENCE
24 30. S 27-49-34 E A DISTANCE OF 116.67 FEET TO A POINT;
25 THENCE
26 31. S 14-32-35 E A DISTANCE OF 223.17 FEET TO A POINT;
27 THENCE
28 32. S 28-08-28 E A DISTANCE OF 88.17 FEET TO A POINT; THENCE
29 33. S 00-15-54 W A DISTANCE OF 68.36 FEET TO A POINT AT THE
30 SOUTHERN CORNER OF THE HEREIN DESCRIBED PARCEL;

1 THENCE ALONG "PARCEL DGS\DOC A" THE FOLLOWING TWO (2) COURSES:
2 1. N 72-15-07 W A DISTANCE OF 150.00 FEET TO A POINT; THENCE
3 2. N 68-49-38 W A DISTANCE OF 300.54 FEET TO A POINT AT THE
4 COMMON NORTHERN CORNER OF "PARCEL DGS\DOC A", THE EASTERN CORNER
5 OF "PARCEL BENNER A", A SOUTHWESTERN CORNER OF "PARCEL PGC A",
6 AND THE WESTERN CORNER OF THE HEREIN DESCRIBED PARCEL;
7 THENCE ALONG "PARCEL PGC A" N 17-44-53 E A DISTANCE OF 365.30
8 FEET TO A POINT;
9 THENCE ALONG A LINE WHICH IS 75 FEET NORTH OF AND PARALLEL TO
10 THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE SOUTHERN LINE
11 OF "PARCEL PGC A" THE FOLLOWING TWENTY-TWO (22) COURSES:
12 1. N 45-15-05 W A DISTANCE OF 111.36 FEET TO A POINT; THENCE
13 2. N 54-17-58 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
14 3. N 23-22-25 W A DISTANCE OF 150.00 FEET TO A POINT; THENCE
15 4. N 16-02-38 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
16 5. N 01-54-23 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
17 6. N 06-26-37 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
18 7. N 25-35-50 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
19 8. N 49-38-01 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
20 9. N 60-42-17 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
21 10. N 67-20-31 E A DISTANCE OF 200.00 FEET TO A POINT;
22 THENCE
23 11. N 74-43-47 E A DISTANCE OF 200.00 FEET TO A POINT;
24 THENCE
25 12. N 81-26-27 E A DISTANCE OF 200.00 FEET TO A POINT;
26 THENCE
27 13. N 80-12-24 E A DISTANCE OF 200.00 FEET TO A POINT;
28 THENCE
29 14. N 75-26-31 E A DISTANCE OF 200.00 FEET TO A POINT;
30 THENCE

1 AMERICAN DATUM OF 1983 OF NORTHING 249191.8890 AND EASTING
2 1948272.4801;
3 THENCE ALONG "PARCEL PFBC A.1" THE FOLLOWING TWO (2) COURSES:
4 1. S 35-59-57 E A DISTANCE OF 16.50 FEET TO A POINT; THENCE
5 2. S 68-16-09 E A DISTANCE OF 309.10 FEET TO A POINT IN THE
6 NORTHERN LINE OF "PARCEL PGC B" AT THE COMMON SOUTHWESTERN
7 CORNER OF "PARCEL PFBC A.1" AND THE SOUTHEASTERN CORNER OF THE
8 HEREIN DESCRIBED PARCEL;
9 THENCE ALONG A LINE WHICH IS 75 FEET SOUTHERLY OF AND PARALLEL
10 TO THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE NORTHERN
11 LINE OF "PARCEL PGC B" THE FOLLOWING EIGHT (8) COURSES:
12 1. S 53-57-43 W A DISTANCE OF 126.23 FEET TO A POINT; THENCE
13 2. S 53-50-18 W A DISTANCE OF 265.44 FEET TO A POINT; THENCE
14 3. S 80-25-03 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
15 4. S 80-13-05 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
16 5. S 86-04-14 W A DISTANCE OF 254.55 FEET TO A POINT; THENCE
17 6. S 12-06-11 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
18 7. S 18-43-40 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
19 8. S 05-32-18 E A DISTANCE OF 236.60 FEET TO A POINT;
20 THENCE ALONG LANDS NOW OR FORMERLY OF KATHRYN N. WILLIAMS &
21 KELLY D. STOCKER S 49-16-53 W A DISTANCE OF 202.25 FEET TO A
22 POINT;
23 THENCE CONTINUING ALONG LANDS OF KATHRYN N. WILLIAMS & KELLY D.
24 STOCKER AND CONCLUDING ALONG LANDS NOW OR FORMERLY OF BETTY H.
25 DELAFIELD S 00-28-07 E A DISTANCE OF 395.13 FEET TO A POINT;
26 THENCE CONTINUING ALONG LANDS OF BETTY H. DELAFIELD S 49-34-41 W
27 A DISTANCE OF 35.38 FEET TO A POINT;
28 THENCE ALONG THE CENTERLINE OF ROCK ROAD, BENNER TOWNSHIP ROAD
29 T-376, THE FOLLOWING NINE (9) COURSES:
30 1. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00,

1 CENTRAL ANGLE OF $32^{\circ} 29' 26''$, CHORD BEARING AND DISTANCE OF N
2 12-59-49 W A DISTANCE OF 153.86 FEET, AN ARC DISTANCE OF 155.94
3 FEET TO A POINT; THENCE
4 2. N 03-14-55 E A DISTANCE OF 84.14 FEET TO A POINT; THENCE
5 3. N 05-39-58 E A DISTANCE OF 206.45 FEET TO A POINT; THENCE
6 4. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 650.00,
7 CENTRAL ANGLE OF $17^{\circ} 16' 07''$, CHORD BEARING AND DISTANCE OF N
8 02-58-05 W A DISTANCE OF 195.17 FEET, AN ARC DISTANCE OF 195.91
9 FEET TO A POINT; THENCE
10 5. N 11-36-09 W A DISTANCE OF 474.71 FEET TO A POINT; THENCE
11 6. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 190.00,
12 CENTRAL ANGLE OF $91^{\circ} 34' 54''$, CHORD BEARING AND DISTANCE OF N
13 34-11-18 E A DISTANCE OF 272.38 FEET, AN ARC DISTANCE OF 303.70
14 FEET TO A POINT; THENCE
15 7. N 79-58-45 E A DISTANCE OF 236.84 FEET TO A POINT; THENCE
16 8. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 600.00,
17 CENTRAL ANGLE OF $25^{\circ} 58' 42''$, CHORD BEARING AND DISTANCE OF N
18 66-59-24 E A DISTANCE OF 269.72 FEET, AN ARC DISTANCE OF 272.04
19 FEET TO A POINT; THENCE
20 9. N 54-00-03 E A DISTANCE OF 242.64 FEET TO THE POINT OF
21 BEGINNING.

22 CONTAINING 366,243 SQUARE FEET OR 8.4078 ACRES OF LAND, GROSS
23 AREA, BE THE SAME MORE OR LESS.

24 PARCEL PFBC B
25 BEGINNING AT A POINT IN THE EASTERN LINE OF "PARCEL BENNER B" AT
26 THE COMMON NORTHWESTERN CORNER OF "PARCEL PGC C" AND THE
27 SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT
28 HAVING COORDINATES REFERENCED TO THE PENNSYLVANIA STATE PLANE
29 COORDINATE SYSTEM NORTH ZONE, NORTH AMERICAN DATUM OF 1983 OF
30 NORTHING 251677.6887 AND EASTING 1951689.0572;

1 THENCE ALONG "PARCEL BENNER B" THE FOLLOWING THREE (3) COURSES:
2 1. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00,
3 CENTRAL ANGLE OF 07° 09' 54", CHORD BEARING AND DISTANCE OF N
4 19-30-43 E A DISTANCE OF 21.87 FEET, AN ARC DISTANCE OF 21.88
5 FEET TO A POINT; THENCE
6 2. N 23-05-39 E A DISTANCE OF 18.25 FEET TO A POINT; THENCE
7 3. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00,
8 CENTRAL ANGLE OF 18° 09' 42", CHORD BEARING AND DISTANCE OF N
9 14-00-48 E A DISTANCE OF 71.02 FEET, AN ARC DISTANCE OF 71.32
10 FEET TO A POINT AT THE COMMON NORTHEASTERN CORNER OF "PARCEL
11 BENNER B" AND THE SOUTHERN CORNER OF "PARCEL BENNER C";
12 THENCE ALONG "PARCEL BENNER C" N 01-53-40 E A DISTANCE OF 145.21
13 FEET TO A POINT;
14 THENCE ALONG A LINE WHICH IS 75 FEET NORTHERLY OF AND PARALLEL
15 TO THE HIGH WATER MARK OF SPRING CREEK AND CONTINUING ALONG THE
16 SOUTHERN LINE OF "PARCEL BENNER C" THE FOLLOWING FOUR (4)
17 COURSES:
18 1. N 58-08-54 E A DISTANCE OF 90.42 FEET TO A POINT; THENCE
19 2. N 36-32-53 E A DISTANCE OF 100.00 FEET TO A POINT; THENCE
20 3. N 23-08-55 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
21 4. N 25-08-57 W A DISTANCE OF 100.00 FEET TO A POINT;
22 THENCE CONTINUING ALONG A LINE WHICH IS 75 FEET NORTHERLY OF AND
23 PARALLEL TO THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE
24 SOUTHERN LINE OF "PARCEL PGC A" THE FOLLOWING THIRTY-FOUR (34)
25 COURSES:
26 1. N 14-20-15 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
27 2. N 19-21-44 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
28 3. N 27-15-09 E A DISTANCE OF 400.00 FEET TO A POINT; THENCE
29 4. N 34-13-11 E A DISTANCE OF 100.00 FEET TO A POINT; THENCE
30 5. N 60-39-01 E A DISTANCE OF 100.00 FEET TO A POINT; THENCE

1 6. N 86-01-41 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
2 7. S 67-46-47 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
3 8. S 62-43-50 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
4 9. S 83-51-54 E A DISTANCE OF 275.00 FEET TO A POINT; THENCE
5 10. N 42-51-30 E A DISTANCE OF 200.00 FEET TO A POINT;
6 THENCE
7 11. N 03-17-43 E A DISTANCE OF 200.00 FEET TO A POINT;
8 THENCE
9 12. N 07-18-20 W A DISTANCE OF 200.00 FEET TO A POINT;
10 THENCE
11 13. N 11-42-32 W A DISTANCE OF 200.00 FEET TO A POINT;
12 THENCE
13 14. N 01-00-28 W A DISTANCE OF 399.95 FEET TO A POINT;
14 THENCE
15 15. N 27-09-59 E A DISTANCE OF 200.00 FEET TO A POINT;
16 THENCE
17 16. N 15-42-25 E A DISTANCE OF 200.00 FEET TO A POINT;
18 THENCE
19 17. N 29-26-17 E A DISTANCE OF 200.00 FEET TO A POINT;
20 THENCE
21 18. N 59-33-35 E A DISTANCE OF 200.00 FEET TO A POINT;
22 THENCE
23 19. N 73-33-17 E A DISTANCE OF 200.00 FEET TO A POINT;
24 THENCE
25 20. N 89-50-51 E A DISTANCE OF 200.00 FEET TO A POINT;
26 THENCE
27 21. S 75-17-03 E A DISTANCE OF 200.00 FEET TO A POINT;
28 THENCE
29 22. S 65-28-09 E A DISTANCE OF 200.00 FEET TO A POINT;
30 THENCE

1 23. S 73-44-21 E A DISTANCE OF 531.35 FEET TO A POINT;
2 THENCE
3 24. S 66-02-14 E A DISTANCE OF 200.00 FEET TO A POINT;
4 THENCE
5 25. N 74-46-00 E A DISTANCE OF 200.00 FEET TO A POINT;
6 THENCE
7 26. N 45-22-46 E A DISTANCE OF 200.00 FEET TO A POINT;
8 THENCE
9 27. N 15-52-08 E A DISTANCE OF 200.00 FEET TO A POINT;
10 THENCE
11 28. N 06-46-03 E A DISTANCE OF 200.00 FEET TO A POINT;
12 THENCE
13 29. N 16-30-00 W A DISTANCE OF 200.00 FEET TO A POINT;
14 THENCE
15 30. N 03-02-20 W A DISTANCE OF 200.00 FEET TO A POINT;
16 THENCE
17 31. N 19-14-02 E A DISTANCE OF 200.00 FEET TO A POINT;
18 THENCE
19 32. N 19-00-42 E A DISTANCE OF 200.00 FEET TO A POINT;
20 THENCE
21 33. N 60-22-11 E A DISTANCE OF 200.00 FEET TO A POINT;
22 THENCE
23 34. N 71-36-30 E A DISTANCE OF 56.86 FEET TO A POINT AT THE
24 NORTHEASTERN CORNER OF THE HEREIN DESCRIBED PARCEL;
25 THENCE CONTINUING ALONG "PARCEL PGC A" S 17-04-41 E A DISTANCE
26 OF 53.02 FEET TO A POINT AT A NORTHWESTERN CORNER OF "PARCEL
27 PFBC C";
28 THENCE ALONG "PARCEL PFBC C" S 17-04-41 E A DISTANCE OF 145.56
29 FEET TO A POINT IN THE NORTHERN LINE OF "PARCEL PGC D" AT THE
30 COMMON SOUTHWESTERN CORNER OF "PARCEL PFBC C AND THE

1 SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE ALONG
2 A LINE WHICH IS 75 FEET SOUTHERLY OF AND PARALLEL TO THE HIGH
3 WATER MARK OF SPRING CREEK AND ALONG THE NORTHERN LINE OF
4 "PARCEL PGC D" THE FOLLOWING FIVE (5) COURSES:

5 1. S 66-10-55 W A DISTANCE OF 100.00 FEET TO A POINT; THENCE
6 2. S 25-26-01 W A DISTANCE OF 100.00 FEET TO A POINT; THENCE
7 3. S 13-59-17 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
8 4. S 06-45-25 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
9 5. S 03-13-44 E A DISTANCE OF 200.00 FEET TO A POINT IN THE
10 EASTERN LINE OF "PARCEL DGS\DOC C"; THENCE ALONG THE EASTERN,
11 NORTHERN AND WESTERN LINES OF "PARCEL DGS\DOC C" THE FOLLOWING
12 THREE (3) COURSES:

13 1. N 83-31-21 W A DISTANCE OF 19.82 FEET TO A POINT; THENCE
14 2. S 06-28-39 W A DISTANCE OF 150.00 FEET TO A POINT; THENCE
15 3. S 83-31-21 E A DISTANCE OF 45.69 FEET TO A POINT AT THE
16 NORTHEASTERN CORNER OF "PARCEL PGC C";

17 THENCE ALONG A LINE WHICH IS 75 FEET SOUTHERLY OF AND PARALLEL
18 TO THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE NORTHERN
19 LINE OF "PARCEL PGC C" THE FOLLOWING TWENTY-FIVE (25) COURSES:

20 1. S 08-52-47 W A DISTANCE OF 264.06 FEET TO A POINT; THENCE
21 2. S 50-06-08 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
22 3. S 34-44-06 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
23 4. S 59-53-33 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
24 5. N 74-04-29 W A DISTANCE OF 350.00 FEET TO A POINT; THENCE
25 6. N 72-35-33 W A DISTANCE OF 1000.00 FEET TO A POINT;

26 THENCE

27 7. S 80-59-33 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
28 8. S 50-42-08 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
29 9. S 22-31-04 W A DISTANCE OF 400.00 FEET TO A POINT; THENCE
30 10. S 05-33-01 E A DISTANCE OF 850.00 FEET TO A POINT;

1 THENCE
2 11. S 18-13-11 W A DISTANCE OF 200.00 FEET TO A POINT;
3 THENCE
4 12. S 29-56-54 W A DISTANCE OF 200.00 FEET TO A POINT;
5 THENCE
6 13. S 61-22-31 W A DISTANCE OF 200.00 FEET TO A POINT;
7 THENCE
8 14. N 87-43-29 W A DISTANCE OF 200.00 FEET TO A POINT;
9 THENCE
10 15. N 81-27-29 W A DISTANCE OF 200.00 FEET TO A POINT;
11 THENCE
12 16. N 72-54-05 W A DISTANCE OF 200.00 FEET TO A POINT;
13 THENCE
14 17. N 72-05-47 W A DISTANCE OF 200.00 FEET TO A POINT;
15 THENCE
16 18. S 33-10-18 W A DISTANCE OF 300.00 FEET TO A POINT;
17 THENCE
18 19. S 24-26-52 W A DISTANCE OF 200.00 FEET TO A POINT;
19 THENCE
20 20. S 08-50-32 W A DISTANCE OF 200.00 FEET TO A POINT;
21 THENCE
22 21. S 00-26-48 E A DISTANCE OF 200.00 FEET TO A POINT;
23 THENCE
24 22. S 20-21-07 W A DISTANCE OF 200.00 FEET TO A POINT;
25 THENCE
26 23. S 51-10-19 W A DISTANCE OF 200.00 FEET TO A POINT;
27 THENCE
28 24. S 48-27-09 W A DISTANCE OF 200.00 FEET TO A POINT;
29 THENCE
30 25. S 80-38-34 W A DISTANCE OF 100.00 FEET TO THE POINT OF

1 BEGINNING.
2 CONTAINING 1,752,402 SQUARE FEET OR 40.2296 ACRES OF LAND, GROSS
3 AREA, BE THE SAME MORE OR LESS.

4 PARCEL PFBC C

5 BEGINNING AT A POINT IN THE SOUTHEASTERN LINE OF LANDS NOW OR
6 FORMERLY OF THE PENNSYLVANIA FISH & BOAT COMMISSION, CENTRE
7 COUNTY DEED BOOK NO. 152 PAGE 30, AT AN EASTERN CORNER OF
8 "PARCEL PGC A" AND A NORTHWESTERN CORNER OF THE HEREIN DESCRIBED
9 PARCEL, SAID POINT HAVING COORDINATES REFERENCED TO THE
10 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NORTH ZONE, NORTH
11 AMERICAN DATUM OF 1983 OF NORTHING 256411.6840 AND EASTING
12 1956260.2537;

13 THENCE ALONG SAID LAND OF THE PENNSYLVANIA FISH & BOAT
14 COMMISSION THE FOLLOWING TWO (2) COURSES:

15 1. N 81-23-13 E A DISTANCE OF 202.95 FEET TO A POINT; THENCE

16 2. N 38-23-13 E A DISTANCE OF 275.55 FEET TO A POINT IN THE
17 NORTHWESTERN LINE OF "PARCEL PGC D" AT A SOUTHEASTERN CORNER OF
18 LANDS OF THE PENNSYLVANIA FISH & BOAT COMMISSION;

19 THENCE ALONG THE NORTHWESTERN LINE OF "PARCEL PGC D" S 11-32-09
20 E A DISTANCE OF 462.09 FEET TO A POINT;

21 THENCE ALONG A LINE WHICH IS 75 FEET SOUTHERLY OF AND PARALLEL
22 TO THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE

23 NORTHWESTERN LINE OF "PARCEL PGC D" THE FOLLOWING EIGHT (8)

24 COURSES:

25 1. S 11-11-35 W A DISTANCE OF 122.33 FEET TO A POINT; THENCE

26 2. S 23-31-50 W A DISTANCE OF 61.33 FEET TO A POINT; THENCE

27 3. S 57-22-30 W A DISTANCE OF 132.86 FEET TO A POINT; THENCE

28 4. S 71-24-08 W A DISTANCE OF 131.36 FEET TO A POINT; THENCE

29 5. S 75-27-57 W A DISTANCE OF 118.52 FEET TO A POINT; THENCE

30 6. S 75-20-56 W A DISTANCE OF 207.47 FEET TO A POINT; THENCE

1 COUNTY DEED BOOK 169, PAGE 328, AT THE COMMON SOUTHERN CORNER OF
2 LANDS NOW OR FORMERLY OF RICHARD J. LORENZO & CYNTHIA M LORENZO,
3 THE WESTERN CORNER OF LANDS NOW OR FORMERLY OF HARRY J. FOULKROD
4 & SANDRA B. FOULKROD AND THE NORTHERN CORNER OF "PARCEL PSU C",
5 SAID POINT HAVING COORDINATES REFERENCED TO THE PENNSYLVANIA
6 STATE PLANE COORDINATE SYSTEM NORTH ZONE, NORTH AMERICAN DATUM
7 OF 1983 OF NORTHING 259370.3429 AND EASTING 1958102.3685;

8 THENCE ALONG "PARCEL PSU C" THE FOLLOWING FIVE (5) COURSES:

9 1. S 32-17-55 E A DISTANCE OF 263.05 FEET TO A POINT; THENCE
10 2. S 15-32-46 E A DISTANCE OF 176.33 FEET TO A POINT; THENCE
11 3. S 10-47-15 W A DISTANCE OF 163.47 FEET TO A POINT; THENCE
12 4. S 11-25-08 W A DISTANCE OF 143.11 FEET TO A POINT; THENCE
13 5. S 09-11-53 W A DISTANCE OF 397.70 FEET TO A POINT AT THE
14 COMMON NORTHWESTERN CORNER OF "PARCEL PSU C" AND AN EASTERN
15 CORNER OF "PARCEL PGC D";

16 THENCE ALONG THE NORTHEASTERN LINE OF "PARCEL PGC D" THE
17 FOLLOWING FIVE (5) COURSES

18 1. S 78-20-36 W A DISTANCE OF 249.26 FEET TO A POINT; THENCE
19 2. S 47-00-19 W A DISTANCE OF 144.88 FEET TO A POINT; THENCE
20 3. S 73-37-17 W A DISTANCE OF 411.21 FEET TO A POINT; THENCE
21 4. N 60-16-51 W A DISTANCE OF 291.70 FEET TO A POINT; THENCE
22 5. N 47-46-09 W A DISTANCE OF 380.21 FEET TO A POINT IN THE
23 SOUTHEASTERN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA
24 FISH & BOAT COMMISSION, CENTRE COUNTY DEED BOOK 152, PAGE 30 THE
25 "BRESSLER TRACT", AT THE NORTHERN CORNER OF "PARCEL PGC D";

26 THENCE ALONG VARIOUS TRACTS OF LAND THE PENNSYLVANIA FISH & BOAT
27 COMMISSION THE FOLLOWING TWENTY EIGHT (28) COURSES:

28 1. N 29-13-00 E A DISTANCE OF 76.75 FEET TO A POINT; THENCE
29 2. N 35-01-00 W A DISTANCE OF 132.00 FEET TO A POINT; THENCE
30 3. N 44-14-00 E A DISTANCE OF 112.20 FEET TO A POINT; THENCE

1 4. N 44-41-00 W A DISTANCE OF 429.00 FEET TO A POINT; THENCE
2 5. S 61-14-00 W A DISTANCE OF 198.00 FEET TO A POINT; THENCE
3 6. N 69-01-00 W A DISTANCE OF 47.85 FEET TO A POINT; THENCE
4 7. N 87-31-00 W A DISTANCE OF 85.80 FEET TO A POINT; THENCE
5 8. S 77-29-00 W A DISTANCE OF 75.90 FEET TO A POINT; THENCE
6 9. S 63-09-44 W A DISTANCE OF 68.80 FEET TO A POINT; THENCE
7 10. N 61-19-51 W A DISTANCE OF 85.80 FEET TO A POINT; THENCE
8 11. N 01-54-51 W A DISTANCE OF 173.25 FEET TO A POINT;
9 THENCE
10 12. N 42-50-09 E A DISTANCE OF 84.15 FEET TO A POINT; THENCE
11 13. N 68-50-09 E A DISTANCE OF 193.05 FEET TO A POINT;
12 THENCE
13 14. S 82-54-51 E A DISTANCE OF 277.20 FEET TO A POINT;
14 THENCE
15 15. S 55-49-51 E A DISTANCE OF 181.50 FEET TO A POINT;
16 THENCE
17 16. S 39-09-51 E A DISTANCE OF 174.90 FEET TO A POINT;
18 THENCE
19 17. S 38-50-43 E A DISTANCE OF 323.09 FEET TO A POINT;
20 THENCE
21 18. S 41-10-03 E A DISTANCE OF 218.21 FEET TO A POINT;
22 THENCE
23 19. S 53-47-45 E A DISTANCE OF 165.00 FEET TO A POINT;
24 THENCE
25 20. S 74-32-45 E A DISTANCE OF 82.50 FEET TO A POINT; THENCE
26 21. N 80-42-15 E A DISTANCE OF 184.80 FEET TO A POINT;
27 THENCE
28 22. N 27-03-45 E A DISTANCE OF 734.60 FEET TO A POINT;
29 THENCE
30 23. N 31-57-45 W A DISTANCE OF 108.90 FEET TO A POINT;

1 THENCE
2 24. N 44-02-45 W A DISTANCE OF 188.10 FEET TO A POINT;
3 THENCE
4 25. N 55-32-45 W A DISTANCE OF 120.45 FEET TO A POINT;
5 THENCE
6 26. N 62-36-06 W A DISTANCE OF 675.99 FEET TO A POINT;
7 THENCE
8 27. N 50-27-37 W A DISTANCE OF 209.00 FEET TO A POINT;
9 THENCE
10 28. S 69-22-38 E A DISTANCE OF 1278.90 FEET TO THE POINT OF
11 BEGINNING.
12 CONTAINING 1,130,364 SQUARE FEET OR 25.9496 ACRES OF LAND, GROSS
13 AREA, BE THE SAME MORE OR LESS.
14 (C) EASEMENTS.--THE CONVEYANCE SHALL BE MADE UNDER AND
15 SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND
16 RIGHTS OF OTHERS, INCLUDING BUT NOT CONFINED TO STREETS,
17 ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,
18 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND
19 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES
20 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF
21 THE LAND OR IMPROVEMENTS ERECTED THEREON.
22 (D) COOPERATIVE AGREEMENT AND LAND USE RESTRICTION.--
23 (1) THE DEPARTMENT OF GENERAL SERVICES SHALL ONLY MAKE
24 THE CONVEYANCE TO THE PENNSYLVANIA FISH AND BOAT COMMISSION
25 AS AUTHORIZED BY THIS SECTION UPON THE PENNSYLVANIA FISH AND
26 BOAT COMMISSION PROVIDING THE DEPARTMENT OF GENERAL SERVICES
27 WITH A COPY OF A COOPERATIVE AGREEMENT BETWEEN IT AND BENNER
28 TOWNSHIP THAT HAS BEEN FULLY EXECUTED BY THE AFOREMENTIONED
29 PARTIES.
30 (2) THE DEED OF CONVEYANCE SHALL CONTAIN THE FOLLOWING

1 RESTRICTIVE COVENANT: "UNDER AND SUBJECT TO A CONDITION THAT
2 THE LAND CONVEYED HEREIN SHALL BE USED SOLELY BY THE
3 PENNSYLVANIA FISH AND BOAT COMMISSION TO CARRY OUT THEIR
4 LEGISLATIVELY MANDATED FUNCTIONS AND FOR NO OTHER PURPOSE.
5 SHOULD THE GRANTEE ATTEMPT TO CONVEY THE PROPERTY, OR ANY
6 PORTION THEREOF, (OTHER THAN EXCHANGES FOR PARCELS KNOWN AS
7 INTERIORS OR INDENTURES WHICH MAY BE CONVEYED AMONG THE
8 PARTIES TO SOLIDIFY CONTIGUOUS MANAGEMENT PARCELS AND PROMOTE
9 OVERALL MANAGEMENT GOALS AND OBJECTIVES OF THE PARTIES
10 INVOLVED), OR UTILIZE IT FOR ANY OTHER PURPOSE, THE PROPERTY
11 SHALL IMMEDIATELY REVERT TO THE GRANTOR."

12 (E) 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 (F) COST AND FEES.--COSTS AND FEES INCIDENTAL TO THIS
16 CONVEYANCE SHALL BE BORNE BY THE GRANTEE.

17 (G) NONCONVEYANCE.--IN THE EVENT THAT THIS CONVEYANCE IS NOT
18 EXECUTED WITHIN TWO YEARS OF THE EFFECTIVE DATE OF THIS SECTION,
19 THE AUTHORITY CONTAINED IN THIS SECTION SHALL EXPIRE.

20 SECTION 4. CONVEYANCE TO THE PENNSYLVANIA GAME COMMISSION IN
21 BENNER TOWNSHIP, 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 THE
25 PENNSYLVANIA GAME COMMISSION CERTAIN LAND AND IMPROVEMENTS
26 SITUATE IN BENNER TOWNSHIP, CENTRE COUNTY FOR \$1,092,501 AND
27 UNDER TERMS AND CONDITIONS TO BE ESTABLISHED IN AN AGREEMENT OF
28 SALE OR OTHER APPROPRIATE AGREEMENT.

29 (B) DESCRIPTION.--THE PROPERTY TO BE CONVEYED PURSUANT TO
30 SUBSECTION (A) CONSISTS OF FOUR PARCELS OF LAND TOTALING

1 1,211.1990-ACRES AND IMPROVEMENTS THEREON BOUNDED AND MORE

2 PARTICULARLY DESCRIBED AS FOLLOWS:

3 PARCEL PGC A

4 BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF

5 ROCK ROAD, BENNER TOWNSHIP ROAD T-376 WITH THE CENTERLINE OF

6 BARNES LANE, BENNER TOWNSHIP ROAD T-343 AT THE WESTERN CORNER OF

7 THE HEREIN DESCRIBED PARCEL, SAID POINT HAVING COORDINATES

8 REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM

9 NORTH ZONE, NORTH AMERICAN DATUM OF 1983 OF NORTHING 250867.8777

10 AND EASTING 1946233.7424;

11 THENCE ALONG THE CENTERLINE OF BARNES LANE N 75-52-24 E A

12 DISTANCE OF 906.10 FEET TO A POINT;

13 THENCE CONTINUING ALONG THE CENTERLINE OF BARNES LANE AND

14 CONCLUDING ALONG LANDS NOW OR FORMERLY OF THE PENNSYLVANIA STATE

15 UNIVERSITY N 76-16-00 E A DISTANCE OF 729.03 FEET TO A POINT;

16 THENCE ALONG LANDS NOW OR FORMERLY OF THE PENNSYLVANIA STATE

17 UNIVERSITY THE FOLLOWING TWO (2) COURSES:

18 1. N 46-01-11 E A DISTANCE OF 1174.65 FEET TO A POINT;

19 THENCE

20 2. N 37-20-05 W A DISTANCE OF 1121.00 FEET TO A POINT;

21 THENCE ALONG THE CENTERLINE OF BARNES LANE THE FOLLOWING FIVE

22 (5) COURSES:

23 1. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 222.50,

24 CENTRAL ANGLE OF 33° 58' 59", CHORD BEARING AND DISTANCE OF N

25 38-12-46 E A DISTANCE OF 130.04 FEET, AN ARC DISTANCE OF 131.97

26 FEET TO A POINT; THENCE

27 2. N 55-12-16 E A DISTANCE OF 173.69 FEET TO A POINT; THENCE

28 3. N 54-32-13 E A DISTANCE OF 246.09 FEET TO A POINT; THENCE

29 4. N 35-48-18 W A DISTANCE OF 220.53 FEET TO A POINT; THENCE

30 5. N 26-06-44 E A DISTANCE OF 969.25 FEET TO A POINT;

1 THENCE ALONG LANDS NOW OR FORMERLY OF THE PENNSYLVANIA STATE
2 UNIVERSITY THE FOLLOWING NINE (9) COURSES:
3 1. S 37-42-30 E A DISTANCE OF 903.31 FEET TO A POINT; THENCE
4 2. S 37-42-30 E A DISTANCE OF 858.16 FEET TO A POINT; THENCE
5 3. N 31-57-27 E A DISTANCE OF 1283.54 FEET TO A POINT;
6 THENCE
7 4. N 57-27-12 W A DISTANCE OF 278.61 FEET TO A POINT; THENCE
8 5. N 32-21-26 E A DISTANCE OF 312.52 FEET TO A POINT; THENCE
9 6. N 56-42-41 W A DISTANCE OF 976.45 FEET TO A POINT; THENCE
10 7. N 56-49-35 W A DISTANCE OF 313.91 FEET TO A POINT IN THE
11 CENTERLINE OF BARNES LANE; THENCE
12 8. N 57-09-12 W A DISTANCE OF 585.95 FEET TO A POINT; THENCE
13 9. N 57-08-47 W A DISTANCE OF 519.25 FEET TO A POINT IN A
14 SOUTHERN LINE OF LANDS NOW OR FORMERLY OF JESSE P. AND BARBARA
15 J. SCHAEFFER;
16 THENCE ALONG LANDS OF JESSE P. AND BARBARA J. SCHAEFFER N
17 52-43-46 E A DISTANCE OF 920.39 FEET TO A POINT;
18 THENCE ALONG LANDS NOW OR FORMERLY OF THE PENNSYLVANIA STATE
19 UNIVERSITY N 52-42-39 E A DISTANCE OF 2283.77 FEET TO A POINT;
20 THENCE ALONG THE CENTERLINE OF BARNES LANE THE FOLLOWING FIVE
21 (5) COURSES:
22 1. N 46-26-16 E A DISTANCE OF 57.98 FEET TO A POINT; THENCE
23 2. N 53-47-56 E A DISTANCE OF 298.55 FEET TO A POINT; THENCE
24 3. N 54-50-37 E A DISTANCE OF 558.06 FEET TO A POINT; THENCE
25 4. N 54-12-32 E A DISTANCE OF 822.91 FEET TO A POINT; THENCE
26 5. N 54-07-25 E A DISTANCE OF 71.92 FEET TO A POINT;
27 THENCE ALONG LANDS NOW OR FORMERLY OF WILLIAM J., SANDRA R. AND
28 JOHN R. ROSS THE FOLLOWING TWO (2) COURSES:
29 1. S 44-27-16 E A DISTANCE OF 2189.69 FEET TO A POINT;
30 THENCE

1 2. N 72-30-02 E A DISTANCE OF 330.70 FEET TO A POINT;
2 THENCE ALONG LANDS NOW OR FORMERLY OF THE PENNSYLVANIA FISH AND
3 BOAT COMMISSION THE FOLLOWING SIX (6) COURSES:
4 1. N 76-23-13 E A DISTANCE OF 26.40 FEET TO A POINT; THENCE
5 2. S 31-08-47 E A DISTANCE OF 151.80 FEET TO A POINT; THENCE
6 3. S 48-08-47 E A DISTANCE OF 660.00 FEET TO A POINT; THENCE
7 4. S 66-08-47 E A DISTANCE OF 577.50 FEET TO A POINT; THENCE
8 5. S 84-08-47 E A DISTANCE OF 495.00 FEET TO A POINT; THENCE
9 6. S 81-38-47 E A DISTANCE OF 396.00 FEET TO A POINT;
10 THENCE ALONG "PARCEL PFBC C" THE FOLLOWING TWELVE (12) COURSES:
11 1. S 76-04-56 E A DISTANCE OF 186.23 FEET TO A POINT; THENCE
12 2. S 66-23-58 E A DISTANCE OF 81.76 FEET TO A POINT; THENCE
13 3. S 43-01-16 E A DISTANCE OF 46.79 FEET TO A POINT; THENCE
14 4. S 32-03-06 E A DISTANCE OF 41.87 FEET TO A POINT; THENCE
15 5. S 20-40-38 E A DISTANCE OF 71.75 FEET TO A POINT; THENCE
16 6. S 11-11-35 W A DISTANCE OF 75.95 FEET TO A POINT; THENCE
17 7. S 60-58-26 W A DISTANCE OF 79.87 FEET TO A POINT; THENCE
18 8. S 74-06-26 W A DISTANCE OF 112.91 FEET TO A POINT; THENCE
19 9. S 75-13-08 W A DISTANCE OF 115.85 FEET TO A POINT; THENCE
20 10. S 76-24-41 W A DISTANCE OF 202.18 FEET TO A POINT;
21 THENCE
22 11. S 77-55-55 W A DISTANCE OF 153.16 FEET TO A POINT;
23 THENCE
24 12. S 74-44-21 W A DISTANCE OF 99.88 FEET TO A POINT IN THE
25 WESTERN LINE OF "PARCEL PFBC B";
26 THENCE ALONG "PARCEL PFBC B" N 17-04-41 W A DISTANCE OF 53.02
27 FEET TO A POINT;
28 THENCE ALONG A LINE WHICH IS 75 FEET NORTHERLY OF AND PARALLEL
29 TO THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE NORTHERN
30 LINE OF "PARCEL PFBC B" THE FOLLOWING THIRTY-FOUR (34) COURSES:

1 1. S 71-36-30 W A DISTANCE OF 56.86 FEET TO A POINT; THENCE
2 2. S 60-22-11 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
3 3. S 19-00-42 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
4 4. S 19-14-02 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
5 5. S 03-02-20 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
6 6. S 16-30-00 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
7 7. S 06-46-03 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
8 8. S 15-52-08 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
9 9. S 45-22-46 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
10 10. S 74-46-00 W A DISTANCE OF 200.00 FEET TO A POINT;
11 THENCE
12 11. N 66-02-14 W A DISTANCE OF 200.00 FEET TO A POINT;
13 THENCE
14 12. N 73-44-21 W A DISTANCE OF 531.35 FEET TO A POINT;
15 THENCE
16 13. N 65-28-09 W A DISTANCE OF 200.00 FEET TO A POINT;
17 THENCE
18 14. N 75-17-03 W A DISTANCE OF 200.00 FEET TO A POINT;
19 THENCE
20 15. S 89-50-51 W A DISTANCE OF 200.00 FEET TO A POINT;
21 THENCE
22 16. S 73-33-17 W A DISTANCE OF 200.00 FEET TO A POINT;
23 THENCE
24 17. S 59-33-35 W A DISTANCE OF 200.00 FEET TO A POINT;
25 THENCE
26 18. S 29-26-17 W A DISTANCE OF 200.00 FEET TO A POINT;
27 THENCE
28 19. S 15-42-25 W A DISTANCE OF 200.00 FEET TO A POINT;
29 THENCE
30 20. S 27-09-59 W A DISTANCE OF 200.00 FEET TO A POINT;

1 THENCE
2 21. S 01-00-28 E A DISTANCE OF 399.95 FEET TO A POINT;
3 THENCE
4 22. S 11-42-32 E A DISTANCE OF 200.00 FEET TO A POINT;
5 THENCE
6 23. S 07-18-20 E A DISTANCE OF 200.00 FEET TO A POINT;
7 THENCE
8 24. S 03-17-43 W A DISTANCE OF 200.00 FEET TO A POINT;
9 THENCE
10 25. S 42-51-30 W A DISTANCE OF 200.00 FEET TO A POINT;
11 THENCE
12 26. N 83-51-54 W A DISTANCE OF 275.00 FEET TO A POINT;
13 THENCE
14 27. N 62-43-50 W A DISTANCE OF 200.00 FEET TO A POINT;
15 THENCE
16 28. N 67-46-47 W A DISTANCE OF 200.00 FEET TO A POINT;
17 THENCE
18 29. S 86-01-41 W A DISTANCE OF 200.00 FEET TO A POINT;
19 THENCE
20 30. S 60-39-01 W A DISTANCE OF 100.00 FEET TO A POINT;
21 THENCE
22 31. S 34-13-11 W A DISTANCE OF 100.00 FEET TO A POINT;
23 THENCE
24 32. S 27-15-09 W A DISTANCE OF 400.00 FEET TO A POINT;
25 THENCE
26 33. S 19-21-44 W A DISTANCE OF 200.00 FEET TO A POINT;
27 THENCE
28 34. S 14-20-15 W A DISTANCE OF 200.00 FEET TO A POINT;
29 THENCE ALONG "PARCEL BENNER C" S 54-42-51 W A DISTANCE OF 624.93
30 FEET TO A POINT;

1 THENCE ALONG A LINE WHICH IS 75 FEET NORTHERLY OF AND PARALLEL
2 TO THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE NORTHERN
3 LINE OF "PARCEL PFBC A.2" THE FOLLOWING TWENTY-TWO (22) COURSES:
4 1. N 66-27-44 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
5 2. N 76-53-53 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
6 3. N 83-47-42 W A DISTANCE OF 400.00 FEET TO A POINT; THENCE
7 4. N 88-35-04 W A DISTANCE OF 300.00 FEET TO A POINT; THENCE
8 5. S 74-18-54 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
9 6. S 69-20-43 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
10 7. S 65-15-58 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
11 8. S 72-27-15 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
12 9. S 75-26-31 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
13 10. S 80-12-24 W A DISTANCE OF 200.00 FEET TO A POINT;
14 THENCE
15 11. S 81-26-27 W A DISTANCE OF 200.00 FEET TO A POINT;
16 THENCE
17 12. S 74-43-47 W A DISTANCE OF 200.00 FEET TO A POINT;
18 THENCE
19 13. S 67-20-31 W A DISTANCE OF 200.00 FEET TO A POINT;
20 THENCE
21 14. S 60-42-17 W A DISTANCE OF 200.00 FEET TO A POINT;
22 THENCE
23 15. S 49-38-01 W A DISTANCE OF 200.00 FEET TO A POINT;
24 THENCE
25 16. S 25-35-50 W A DISTANCE OF 200.00 FEET TO A POINT;
26 THENCE
27 17. S 06-26-37 W A DISTANCE OF 200.00 FEET TO A POINT;
28 THENCE
29 18. S 01-54-23 E A DISTANCE OF 200.00 FEET TO A POINT;
30 THENCE

1 19. S 16-02-38 E A DISTANCE OF 200.00 FEET TO A POINT;
2 THENCE
3 20. S 23-22-25 E A DISTANCE OF 150.00 FEET TO A POINT;
4 THENCE
5 21. S 54-17-58 E A DISTANCE OF 200.00 FEET TO A POINT;
6 THENCE
7 22. S 45-15-05 E A DISTANCE OF 111.36 FEET TO A POINT;
8 THENCE CONTINUING ALONG THE NORTHERN LINE OF "PARCEL PFBC A.2" S
9 17-44-53 W A DISTANCE OF 365.30 FEET TO A POINT AT THE COMMON
10 NORTHWESTERN CORNER OF "PARCEL PFBC A.2", THE NORTHERN CORNER OF
11 "PARCEL DGS\DOC A" AND THE EASTERN CORNER OF "PARCEL BENNER A";
12 THENCE ALONG "PARCEL BENNER A" THE FOLLOWING THREE (3) COURSES:
13 1. N 68-49-38 W A DISTANCE OF 572.82 FEET TO A POINT; THENCE
14 2. S 17-58-42 W A DISTANCE OF 342.76 FEET TO A POINT; THENCE
15 3. S 24-17-11 W A DISTANCE OF 16.50 FEET TO A POINT;
16 THENCE ALONG THE CENTERLINE OF BARNES LANE, BENNER TOWNSHIP ROAD
17 T-376, THE FOLLOWING (11) COURSES:
18 1. N 65-42-49 W A DISTANCE OF 147.93 FEET TO A POINT; THENCE
19 2. N 67-39-19 W A DISTANCE OF 359.73 FEET TO A POINT; THENCE
20 3. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 520.18,
21 CENTRAL ANGLE OF 18° 25' 39", CHORD BEARING AND DISTANCE OF N
22 58-26-29 W A DISTANCE OF 166.58 FEET, AN ARC DISTANCE OF 167.32
23 FEET TO A POINT; THENCE
24 4. N 49-13-39 W A DISTANCE OF 208.45 FEET TO A POINT; THENCE
25 5. N 52-20-55 W A DISTANCE OF 166.24 FEET TO A POINT; THENCE
26 6. N 46-43-23 W A DISTANCE OF 274.16 FEET TO A POINT; THENCE
27 7. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00,
28 CENTRAL ANGLE OF 25° 48' 32", CHORD BEARING AND DISTANCE OF N
29 59-37-39 W A DISTANCE OF 134.00 FEET, AN ARC DISTANCE OF 135.14
30 TO A POINT; THENCE

1 8. N 72-31-55 W A DISTANCE OF 97.37 FEET TO A POINT; THENCE
2 9. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00,
3 CENTRAL ANGLE OF 34° 24' 16", CHORD BEARING AND DISTANCE OF N
4 55-19-47 W A DISTANCE OF 118.30 FEET, AN ARC DISTANCE OF 120.10
5 TO A POINT; THENCE
6 10. N 38-07-39 W A DISTANCE OF 36.70 FEET TO A POINT; THENCE
7 11. N 35-31-13 W A DISTANCE OF 176.59 FEET TO THE POINT OF
8 BEGINNING.

9 CONTAINING 30,454,293 SQUARE FEET OR 699.1344 ACRES OF LAND,
10 GROSS AREA, BE THE SAME MORE OR LESS, ONCE THE 90,000 SQUARE
11 FEET OR 2.0661 ACRES OF LAND CONTAINED WITHIN "PARCEL DGS\DOC B"
12 LYING ENTIRELY WITHIN THE BOUNDS OF THE HEREIN DESCRIBED PARCEL
13 IS REMOVED.

14 PARCEL PGC B

15 BEGINNING AT A POINT IN THE WESTERN LINE OF "PARCEL BENNER B" AT
16 THE COMMON NORTHEASTERN CORNER OF "PARCEL PSU A" AND THE
17 SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT
18 HAVING COORDINATES REFERENCED TO THE PENNSYLVANIA STATE PLANE
19 COORDINATE SYSTEM NORTH ZONE, NORTH AMERICAN DATUM OF 1983 OF
20 NORTHING 249321.7794 AND EASTING 1951029.2235;

21 THENCE ALONG "PARCEL PSU A" THE FOLLOWING TWO (2) COURSES:

22 1. S 80-24-34 W A DISTANCE OF 421.46 FEET TO A POINT; THENCE
23 2. S 66-39-59 W A DISTANCE OF 1233.16 FEET TO A POINT IN THE
24 EASTERN LINE OF LANDS NOW OR FORMERLY OF BETTY H. DELAFIELD AT
25 THE COMMON NORTHWESTERN CORNER OF "PARCEL PSU A" AND A
26 SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED PARCEL;
27 THENCE ALONG SAID LAND OF BETTY H. DELAFIELD N 38-46-35 W A
28 DISTANCE OF 659.12 FEET TO A POINT;
29 THENCE CONTINUING ALONG SAID LAND OF BETTY H. DELAFIELD AND
30 CONCLUDING ALONG LANDS NOW OR FORMERLY OF KATHRYN N., WILLIAM C.

1 & KELLEY D. STOCKER S 49-16-53 W A DISTANCE OF 1761.25 FEET TO A
2 POINT;
3 THENCE ALONG A LINE WHICH IS 75 FEET SOUTHERLY OF AND PARALLEL
4 TO THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE SOUTHERLY
5 LINE OF "PARCEL PFBC A.3" THE FOLLOWING SEVEN (7) COURSES:
6 1. N 05-32-18 W A DISTANCE OF 236.60 FEET TO A POINT; THENCE
7 2. N 18-43-40 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
8 3. N 12-06-11 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
9 4. N 86-04-14 E A DISTANCE OF 254.55 FEET TO A POINT; THENCE
10 5. N 80-13-05 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
11 6. N 80-25-03 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
12 7. N 53-50-18 E A DISTANCE OF 265.44 FEET TO A POINT;
13 THENCE CONTINUING ALONG A LINE WHICH IS 75 FEET SOUTHERLY OF AND
14 PARALLEL TO THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE
15 SOUTHERLY LINE OF "PARCEL PFBC A.3" AND CONCLUDING ALONG A LINE
16 WHICH IS 75 FEET SOUTHERLY OF AND PARALLEL TO THE HIGH WATER
17 MARK OF SPRING CREEK AND ALONG THE SOUTHERLY LINE OF "PARCEL
18 PFBC A.1" N 53-57-43 E A DISTANCE OF 200.00 FEET TO A POINT;
19 THENCE CONTINUING ALONG A LINE WHICH IS 75 FEET SOUTHERLY OF AND
20 PARALLEL TO THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE
21 SOUTHERLY LINE OF "PARCEL PFBC A.1" THE FOLLOWING TEN (10)
22 COURSES:
23 1. N 47-37-56 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
24 2. N 44-23-35 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
25 3. N 34-56-58 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
26 4. N 13-39-49 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
27 5. N 03-47-47 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
28 6. N 20-29-48 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
29 7. N 30-53-52 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
30 8. N 36-53-58 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE

1 9. N 33-28-03 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
2 10. N 02-25-05 W A DISTANCE OF 200.00 FEET TO A POINT;
3 THENCE CONTINUING ALONG THE SOUTHERLY LINE OF "PARCEL PFBC A.1"
4 THE FOLLOWING FOUR (4) COURSES:
5 1. N 63-53-59 E A DISTANCE OF 1280.00 FEET TO A POINT;
6 THENCE
7 2. N 61-58-13 E A DISTANCE OF 480.00 FEET TO A POINT; THENCE
8 3. N 86-46-03 E A DISTANCE OF 700.00 FEET TO A POINT; THENCE
9 4. S 85-24-22 E A DISTANCE OF 700.00 FEET TO A POINT IN THE
10 WESTERN LINE OF "PARCEL BENNER B" AT THE COMMON SOUTHEASTERN
11 CORNER OF "PARCEL PFBC A.1" AND THE NORTHEASTERN CORNER OF THE
12 HEREIN DESCRIBED PARCEL;
13 THENCE ALONG THE WESTERN LINE OF "PARCEL BENNER B" THE FOLLOWING
14 ELEVEN (11) COURSES:
15 1. S 10-12-55 W A DISTANCE OF 118.06 FEET TO A POINT; THENCE
16 2. S 13-11-30 W A DISTANCE OF 18.17 FEET TO A POINT; THENCE
17 3. S 16-10-05 W A DISTANCE OF 27.53 FEET TO A POINT; THENCE
18 4. S 16-10-05 W A DISTANCE OF 73.05 FEET TO A POINT; THENCE
19 5. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1025.00,
20 CENTRAL ANGLE OF 36° 17' 33", CHORD BEARING AND DISTANCE OF S
21 01-58-42 E A DISTANCE OF 638.46 FEET, AN ARC DISTANCE OF 649.26
22 FEET TO A POINT; THENCE
23 6. S 20-07-28 E A DISTANCE OF 231.37 FEET TO A POINT; THENCE
24 7. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00,
25 CENTRAL ANGLE OF 57° 06' 25", CHORD BEARING AND DISTANCE OF S
26 08-25-44 W A DISTANCE OF 310.69 FEET, AN ARC DISTANCE OF 323.93
27 FEET TO A POINT; THENCE
28 8. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00,
29 CENTRAL ANGLE OF 26° 32' 18", CHORD BEARING AND DISTANCE OF S
30 50-15-05 W A DISTANCE OF 126.24 FEET, AN ARC DISTANCE OF 127.37

1 FEET TO A POINT; THENCE
2 9. S 63-31-14 W A DISTANCE OF 321.97 FEET TO A POINT; THENCE
3 10. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 450.00,
4 CENTRAL ANGLE OF 73° 06' 40", CHORD BEARING AND DISTANCE OF S
5 26-57-54 W A DISTANCE OF 536.04 FEET, AN ARC DISTANCE OF 574.21
6 FEET TO A POINT; THENCE
7 11. S 09-35-26 E A DISTANCE OF 186.32 FEET TO THE POINT OF
8 BEGINNING.

9 CONTAINING 6,284,911 SQUARE FEET OR 144.2817 ACRES OF LAND,
10 GROSS AREA, BE THE SAME MORE OR LESS.

11 PARCEL PGC C
12 BEGINNING AT A POINT IN THE NORTHERN RIGHT-OF-WAY LINE OF SR6026
13 SECTION C03 AT THE COMMON SOUTHEASTERN CORNER OF "PARCEL BENNER
14 B" AND A SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED PARCEL,
15 SAID POINT HAVING COORDINATES REFERENCED TO THE PENNSYLVANIA
16 STATE PLANE COORDINATE SYSTEM NORTH ZONE, NORTH AMERICAN DATUM
17 OF 1983 OF NORTHING 248840.6417 AND EASTING 1951161.2283;
18 THENCE ALONG "PARCEL BENNER B" THE FOLLOWING TWELVE (12)
19 COURSES:

20 1. N 09-35-26 W A DISTANCE OF 682.73 FEET TO A POINT; THENCE
21 2. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00,
22 CENTRAL ANGLE OF 73° 06' 40", CHORD BEARING AND DISTANCE OF N
23 26-57-54 E A DISTANCE OF 476.48 FEET, AN ARC DISTANCE OF 510.41
24 FEET TO A POINT; THENCE
25 3. N 63-31-14 E A DISTANCE OF 321.97 FEET TO A POINT; THENCE
26 4. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 325.00,
27 CENTRAL ANGLE OF 26° 32' 18", CHORD BEARING AND DISTANCE OF N
28 50-15-05 E A DISTANCE OF 149.19 FEET, AN ARC DISTANCE OF 150.53
29 FEET TO A POINT; THENCE
30 5. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 375.00,

1 CENTRAL ANGLE OF 57° 06' 24", CHORD BEARING AND DISTANCE OF N
 2 08-25-44 E A DISTANCE OF 358.48 FEET, AN ARC DISTANCE OF 373.76
 3 FEET TO A POINT; THENCE
 4 6. N 20-07-28 W A DISTANCE OF 231.37 FEET TO A POINT; THENCE
 5 7. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00,
 6 CENTRAL ANGLE OF 36° 17' 33", CHORD BEARING AND DISTANCE OF N
 7 01-58-42 W A DISTANCE OF 607.31 FEET, AN ARC DISTANCE OF 617.59
 8 FEET TO A POINT; THENCE
 9 8. N 16-10-05 E A DISTANCE OF 99.88 FEET TO A POINT; THENCE
 10 9. N 16-10-05 E A DISTANCE OF 0.70 FEET TO A POINT; THENCE
 11 10. N 13-11-30 E A DISTANCE OF 23.37 FEET TO A POINT; THENCE
 12 11. N 10-12-55 E A DISTANCE OF 188.06 FEET TO A POINT;
 13 THENCE
 14 12. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00,
 15 CENTRAL ANGLE OF 05° 42' 51", CHORD BEARING AND DISTANCE OF N
 16 13-04-20 E A DISTANCE OF 17.45 FEET, AN ARC DISTANCE OF 17.45
 17 FEET TO A POINT;
 18 THENCE ALONG A LINE WHICH IS 75 FEET SOUTHERLY OF AND PARALLEL
 19 TO THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE SOUTHERN
 20 LINE OF "PARCEL PFBC B" THE FOLLOWING TWENTY-FIVE (25) COURSES:
 21 1. N 80-38-34 E A DISTANCE OF 100.00 FEET TO A POINT; THENCE
 22 2. N 48-27-09 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
 23 3. N 51-10-19 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
 24 4. N 20-21-07 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
 25 5. N 00-26-48 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
 26 6. N 08-50-32 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
 27 7. N 24-26-52 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
 28 8. N 33-10-18 E A DISTANCE OF 300.00 FEET TO A POINT; THENCE
 29 9. S 72-05-47 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
 30 10. S 72-54-05 E A DISTANCE OF 200.00 FEET TO A POINT;

1 THENCE
2 11. S 81-27-28 E A DISTANCE OF 200.00 FEET TO A POINT;
3 THENCE
4 12. S 87-43-29 E A DISTANCE OF 200.00 FEET TO A POINT;
5 THENCE
6 13. N 61-22-31 E A DISTANCE OF 200.00 FEET TO A POINT;
7 THENCE
8 14. N 29-56-54 E A DISTANCE OF 200.00 FEET TO A POINT;
9 THENCE
10 15. N 18-13-10 E A DISTANCE OF 200.00 FEET TO A POINT;
11 THENCE
12 16. N 05-33-01 W A DISTANCE OF 850 FEET TO A POINT; THENCE
13 17. N 22-31-04 E A DISTANCE OF 400.00 FEET TO A POINT;
14 THENCE
15 18. N 50-42-08 E A DISTANCE OF 200.00 FEET TO A POINT;
16 THENCE
17 19. N 80-59-33 E A DISTANCE OF 200.00 FEET TO A POINT;
18 THENCE
19 20. S 72-35-33 E A DISTANCE OF 1000.00 FEET TO A POINT;
20 THENCE
21 21. S 74-04-29 E A DISTANCE OF 350.00 FEET TO A POINT;
22 THENCE
23 22. N 59-53-33 E A DISTANCE OF 200.00 FEET TO A POINT;
24 THENCE
25 23. N 34-44-06 E A DISTANCE OF 200.00 FEET TO A POINT;
26 THENCE
27 24. N 50-06-08 E A DISTANCE OF 200.00 FEET TO A POINT;
28 THENCE
29 25. N 08-52-47 E A DISTANCE OF 264.06 FEET TO A POINT IN THE
30 WESTERN LINE OF "PARCEL DGS\DOC C" AT THE NORTHEASTERN CORNER OF

1 THE HEREIN DESCRIBED PARCEL;
2 THENCE ALONG "PARCEL DGS\DOC C" THE FOLLOWING EIGHT (8) COURSES:
3 1. S 83-31-21 E A DISTANCE OF 61.39 FEET TO A POINT; THENCE
4 2. S 35-05-27 E A DISTANCE OF 436.05 FEET TO A POINT; THENCE
5 3. S 35-05-27 E A DISTANCE OF 70.37 FEET TO A POINT; THENCE
6 4. S 27-37-27 E A DISTANCE OF 517.07 FEET TO A POINT; THENCE
7 5. S 45-07-27 E A DISTANCE OF 333.40 FEET TO A POINT; THENCE
8 6. S 39-40-31 W A DISTANCE OF 121.08 FEET TO A POINT; THENCE
9 7. S 50-19-29 E A DISTANCE OF 380.89 FEET TO A POINT; THENCE
10 8. S 58-26-10 E A DISTANCE OF 385.97 FEET TO A POINT IN THE
11 NORTHERN RIGHT-OF-WAY LINE OF SR6026 SECTION C03;
12 THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF SR6026 SECTION
13 C03 THE FOLLOWING FOUR (4) COURSES:
14 1. S 21-11-24 W A DISTANCE OF 37.05 FEET TO A POINT; THENCE
15 2. S 27-35-26 W A DISTANCE OF 202.24 FEET TO A POINT; THENCE
16 3. S 19-25-20 W A DISTANCE OF 208.81 FEET TO A POINT; THENCE
17 4. S 36-07-17 W A DISTANCE OF 400.00 FEET TO A POINT;
18 THENCE ALONG "PARCEL PSU B" THE FOLLOWING FIFTEEN (15) COURSES:
19 1. N 36-08-01 W A DISTANCE OF 1464.52 FEET TO A POINT;
20 THENCE
21 2. S 63-00-59 W A DISTANCE OF 200.82 FEET TO A POINT; THENCE
22 3. S 83-40-05 W A DISTANCE OF 488.71 FEET TO A POINT; THENCE
23 4. S 64-36-24 W A DISTANCE OF 1678.24 FEET TO A POINT;
24 THENCE
25 5. S 24-18-10 W A DISTANCE OF 302.73 FEET TO A POINT; THENCE
26 6. S 40-51-08 E A DISTANCE OF 393.70 FEET TO A POINT; THENCE
27 7. S 36-50-33 W A DISTANCE OF 467.02 FEET TO A POINT; THENCE
28 8. S 58-37-42 W A DISTANCE OF 391.11 FEET TO A POINT; THENCE
29 9. S 39-46-23 W A DISTANCE OF 856.72 FEET TO A POINT; THENCE
30 10. S 18-59-26 E A DISTANCE OF 148.64 FEET TO A POINT;

1 THENCE
2 11. S 71-00-34 W A DISTANCE OF 191.00 FEET TO A POINT;
3 THENCE
4 12. S 73-19-05 W A DISTANCE OF 152.99 FEET TO A POINT;
5 THENCE
6 13. S 88-14-59 W A DISTANCE OF 118.07 FEET TO A POINT;
7 THENCE
8 14. S 56-46-15 W A DISTANCE OF 16.95 FEET TO A POINT; THENCE
9 15. S 21-32-16 E A DISTANCE OF 1900.70 FEET TO A POINT;
10 THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF SR6026 SECTION
11 C03 THE FOLLOWING (12) COURSES:
12 1. S 66-43-13 W A DISTANCE OF 156.87 FEET TO A POINT; THENCE
13 2. N 06-26-17 W A DISTANCE OF 231.62 FEET TO A POINT; THENCE
14 3. S 85-19-31 W A DISTANCE OF 284.60 FEET TO A POINT; THENCE
15 4. S 06-03-25 E A DISTANCE OF 400.66 FEET TO A POINT; THENCE
16 5. S 49-31-27 W A DISTANCE OF 273.53 FEET TO A POINT; THENCE
17 6. N 83-23-52 W A DISTANCE OF 242.73 FEET TO A POINT; THENCE
18 7. N 64-59-41 W A DISTANCE OF 313.59 FEET TO A POINT; THENCE
19 8. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 470.00,
20 CENTRAL ANGLE OF 30° 16' 30", CHORD BEARING AND DISTANCE OF N
21 74-38-58 W A DISTANCE OF 245.47 FEET, AN ARC DISTANCE OF 248.35
22 FEET TO A POINT; THENCE
23 9. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 410.00,
24 CENTRAL ANGLE OF 09° 46' 56", CHORD BEARING AND DISTANCE OF S
25 85-19-19 W A DISTANCE OF 69.92 FEET, AN ARC DISTANCE OF 70.00
26 FEET TO A POINT; THENCE
27 10. S 80-26-29 W A DISTANCE OF 254.02 FEET TO A POINT;
28 THENCE
29 11. N 09-34-07 W A DISTANCE OF 105.24 FEET TO A POINT;
30 THENCE

1 21-22-12 W A DISTANCE OF 222.40 FEET, AN ARC DISTANCE OF 222.74
 2 FEET TO A POINT; THENCE
 3 8. N 15-56-21 W A DISTANCE OF 105.60 FEET TO A POINT; THENCE
 4 9. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 475.00,
 5 CENTRAL ANGLE OF 17° 06' 50", CHORD BEARING AND DISTANCE OF N
 6 24-24-44 W A DISTANCE OF 141.35 FEET, AN ARC DISTANCE OF 141.88
 7 FEET TO A POINT; THENCE
 8 10. N 32-58-09 W A DISTANCE OF 171.95 FEET TO A POINT;
 9 THENCE
 10 11. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00,
 11 CENTRAL ANGLE OF 31° 19' 21", CHORD BEARING AND DISTANCE OF N
 12 48-37-49 W A DISTANCE OF 121.48 FEET, AN ARC DISTANCE OF 123.00
 13 TO A POINT; THENCE
 14 12. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 110.00,
 15 CENTRAL ANGLE OF 25° 31' 22", CHORD BEARING AND DISTANCE OF N
 16 77-03-10 W A DISTANCE OF 48.60 FEET, AN ARC DISTANCE OF 49.00
 17 FEET TO A POINT; THENCE
 18 13. N 64-19-31 W A DISTANCE OF 36.60 FEET TO A POINT; THENCE
 19 14. N 83-31-21 W A DISTANCE OF 130.18 FEET TO A POINT;
 20 THENCE ALONG A LINE WHICH IS 75 FEET SOUTHERLY OF AND PARALLEL
 21 TO THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE SOUTHERN
 22 LINE OF "PARCEL PFBC B" THE FOLLOWING FIVE (5) COURSES:
 23 1. N 03-13-44 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
 24 2. N 06-45-25 W A DISTANCE OF 200.00 FEET TO A POINT; THENCE
 25 3. N 13-59-17 E A DISTANCE OF 200.00 FEET TO A POINT; THENCE
 26 4. N 25-26-01 E A DISTANCE OF 100.00 FEET TO A POINT; THENCE
 27 5. N 66-10-55 E A DISTANCE OF 100.00 FEET TO A POINT;
 28 THENCE ALONG A LINE WHICH IS 75 FEET SOUTHERLY OF AND PARALLEL
 29 TO THE HIGH WATER MARK OF SPRING CREEK AND ALONG THE SOUTHERN
 30 LINE OF "PARCEL PFBC C" THE FOLLOWING EIGHT (8) COURSES:

1 1. N 70-43-44 E A DISTANCE OF 93.07 FEET TO A POINT; THENCE
2 2. N 80-41-09 E A DISTANCE OF 148.12 FEET TO A POINT; THENCE
3 3. N 75-20-56 E A DISTANCE OF 207.47 FEET TO A POINT; THENCE
4 4. N 75-27-57 E A DISTANCE OF 118.52 FEET TO A POINT; THENCE
5 5. N 71-24-08 E A DISTANCE OF 131.36 FEET TO A POINT; THENCE
6 6. N 57-22-30 E A DISTANCE OF 132.86 FEET TO A POINT; THENCE
7 7. N 23-31-50 E A DISTANCE OF 61.33 FEET TO A POINT; THENCE
8 8. N 11-11-35 E A DISTANCE OF 122.33 FEET TO A POINT;
9 THENCE ALONG THE SOUTHERN LINE OF "PARCEL PFBC C" N 11-32-09 W
10 A DISTANCE OF 462.09 FEET TO A POINT; THENCE ALONG LANDS NOW OR
11 FORMERLY OF THE PENNSYLVANIA FISH & BOAT COMMISSION, CENTRE
12 COUNTY DEED BOOK 152, PAGE 30, THE "HARTLE TRACT" N 57-48-05 W A
13 DISTANCE OF 637.15 FEET TO A POINT;
14 THENCE CONTINUING ALONG LANDS NOW OR FORMERLY OF THE
15 PENNSYLVANIA FISH & BOAT COMMISSION, CENTRE COUNTY DEED BOOK
16 152, PAGE 30, THE "HARTLE TRACT" AND CONCLUDING ALONG LANDS NOW
17 OR FORMERLY OF THE PENNSYLVANIA FISH & BOAT COMMISSION, CENTRE
18 COUNTY DEED BOOK 152, PAGE 30, THE "BRESSLER TRACT" N 29-13-00 E
19 A DISTANCE OF 1629.44 FEET TO A POINT;
20 THENCE ALONG "PARCEL PFBC D" THE FOLLOWING FIVE (5) COURSES:
21 1. S 47-46-09 E A DISTANCE OF 380.21 FEET TO A POINT; THENCE
22 2. S 60-16-51 E A DISTANCE OF 291.70 FEET TO A POINT; THENCE
23 3. N 73-37-17 E A DISTANCE OF 411.21 FEET TO A POINT; THENCE
24 4. N 47-00-19 E A DISTANCE OF 144.88 FEET TO A POINT; THENCE
25 5. N 78-20-36 E A DISTANCE OF 249.26 FEET TO A POINT;
26 THENCE ALONG "PARCEL PSU C" THE FOLLOWING EIGHT (8) COURSES:
27 1. S 54-04-45 E A DISTANCE OF 245.93 FEET TO A POINT; THENCE
28 2. S 31-09-05 W A DISTANCE OF 2231.65 FEET TO A POINT;
29 THENCE
30 3. S 11-30-56 W A DISTANCE OF 278.82 FEET TO A POINT; THENCE

1 4. S 46-26-49 E A DISTANCE OF 1021.22 FEET TO A POINT;
2 THENCE
3 5. N 48-42-18 E A DISTANCE OF 50.00 FEET TO A POINT; THENCE
4 6. S 41-17-42 E A DISTANCE OF 127.37 FEET TO A POINT; THENCE
5 7. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00,
6 CENTRAL ANGLE OF 16° 58' 41", CHORD BEARING AND DISTANCE OF S
7 49-47-02 E A DISTANCE OF 51.67 FEET, AN ARC DISTANCE OF 51.86
8 FEET TO A POINT; THENCE
9 8. S 59-41-39 E A DISTANCE OF 130.00 FEET TO A POINT;
10 THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF SR6026 SECTION
11 C03 THE FOLLOWING (5) COURSES:
12 1. S 19-43-54 W A DISTANCE OF 354.40 FEET TO A POINT; THENCE
13 2. S 65-38-49 E A DISTANCE OF 245.15 FEET TO A POINT; THENCE
14 3. S 08-38-49 W A DISTANCE OF 281.78 FEET TO A POINT; THENCE
15 4. S 36-07-17 W A DISTANCE OF 700.00 FEET TO A POINT; THENCE
16 5. S 43-42-58 W A DISTANCE OF 385.04 FEET TO THE POINT OF
17 BEGINNING.
18 CONTAINING 6,713,999 SQUARE FEET OR 154.1322 ACRES OF LAND,
19 GROSS AREA, BE THE SAME MORE OR LESS.
20 (C) EASEMENTS.--THE CONVEYANCE SHALL BE MADE UNDER AND
21 SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND
22 RIGHTS OF OTHERS, INCLUDING BUT NOT CONFINED TO STREETS,
23 ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,
24 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND
25 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES
26 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF
27 THE LAND OR IMPROVEMENTS ERECTED THEREON.
28 (D) COOPERATIVE AGREEMENT AND LAND USE RESTRICTION.--
29 (1) THE DEPARTMENT OF GENERAL SERVICES SHALL ONLY MAKE
30 THE CONVEYANCE TO THE PENNSYLVANIA GAME COMMISSION AS

1 AUTHORIZED BY THIS SECTION UPON THE PENNSYLVANIA GAME
2 COMMISSION PROVIDING THE DEPARTMENT OF GENERAL SERVICES WITH
3 A COPY OF A COOPERATIVE AGREEMENT BETWEEN IT AND BENNER
4 TOWNSHIP THAT HAS BEEN FULLY EXECUTED BY THE AFOREMENTIONED
5 PARTIES.

6 (2) THE DEED OF CONVEYANCE SHALL CONTAIN THE FOLLOWING
7 RESTRICTIVE COVENANT: "UNDER AND SUBJECT TO A CONDITION THAT
8 THE LAND CONVEYED HEREIN SHALL BE USED SOLELY BY THE
9 PENNSYLVANIA GAME COMMISSION TO CARRY OUT ITS LEGISLATIVELY
10 MANDATED FUNCTIONS AND FOR NO OTHER PURPOSE. SHOULD THE
11 GRANTEE ATTEMPT TO CONVEY THE PROPERTY, OR ANY PORTION
12 THEREOF, (OTHER THAN EXCHANGES FOR PARCELS KNOWN AS INTERIORS
13 OR INDENTURES WHICH MAY BE CONVEYED AMONG THE PARTIES TO
14 SOLIDIFY CONTIGUOUS MANAGEMENT PARCELS AND PROMOTE OVERALL
15 MANAGEMENT GOALS AND OBJECTIVES OF THE PARTIES INVOLVED), OR
16 UTILIZE IT FOR ANY OTHER PURPOSE, THE PROPERTY SHALL
17 IMMEDIATELY REVERT TO THE GRANTOR."

18 (E) EXECUTION.--THE DEED OF CONVEYANCE SHALL BE BY SPECIAL
19 WARRANTY DEED AND SHALL BE EXECUTED BY THE SECRETARY OF GENERAL
20 SERVICES IN THE NAME OF THE COMMONWEALTH.

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

23 (G) NONCONVEYANCE.--IN THE EVENT THAT THIS CONVEYANCE IS NOT
24 EXECUTED WITHIN TWO YEARS OF THE EFFECTIVE DATE OF THIS SECTION,
25 THE AUTHORITY CONTAINED IN THIS SECTION SHALL EXPIRE.

26 Section 4 5. Conveyance in South Canaan Township, Wayne County. ←

27 (a) Authorization.--The Department of Conservation and
28 Natural Resources, with the approval of the Governor, is hereby
29 authorized on behalf of the Commonwealth of Pennsylvania to
30 grant and convey to the Canaan Bible Chapel certain lands

1 situate in South Canaan Township, Wayne County, in exchange for
2 certain property to be conveyed to the Commonwealth of
3 Pennsylvania under subsection (c).

4 (b) Description of property to be transferred to Canaan
5 Bible Chapel.--The property to be conveyed under subsection (a)
6 consists of 9.92 acres and is more particularly described as
7 follows:

8 Commencing at a point in the center of Hemlock Road, said
9 point being where lands of the DCNR and those of Canaan Bible
10 Chapel have a common corner on the said Road, said point being
11 the POINT OF BEGINNING; thence along the center of the said
12 Hemlock Road, North 52°20'08" East, a distance of 50.07' (50.070
13 Feet) to a point on the said Road common to other lands of said
14 Canaan Bible Chapel; thence along the same, South 41°11'02"
15 East, a distance of 616.35' (616.347 Feet) to an iron pin for
16 corner where lands of the DCNR and a parcel of said Canaan Bible
17 Chapel have a common corner; thence along a parcel to be
18 conveyed to the DCNR, South 41°11'02" East, a distance of
19 225.00' (225.000 Feet) to an iron pin set for corner; thence
20 through the lands of the DCNR, South 45°48'20" West, a distance
21 of 1079.36' (1079.362 Feet) to an iron pin in a corner of a
22 parcel owned by PPL, being an electrical substation for the
23 same; thence North 02°59'17" West, a distance of 237.51'
24 (237.510 Feet) along the same to an iron pin for corner; thence
25 still by the same, South 81°00'00" West, a distance of 295.15'
26 (295.150 Feet) to the center of State Route 0296; thence along
27 the center of the said Road, North 21°20'35" West, a distance of
28 182.01' (182.010 Feet); thence still by the same, North
29 22°56'02" West, a distance of 109.11' (109.110 Feet); thence
30 still by the center of the said Road, North 24°05'00" West, a

1 distance of 141.27' (141.270 Feet); thence still along the said
2 Road, North 25°23'54" West, a distance of 110.25' (110.250 Feet)
3 to a point; thence still along the said Road, North 27°15'00"
4 West, a distance of 77.08' (77.080 Feet) to a point; thence
5 still along the center of said Route 0296, North 28°10'26" West,
6 a distance of 18.05' (18.050 Feet) to the intersection of said
7 State Route 0296 and said Hemlock Road; thence along the center
8 of said Hemlock Road, North 51°20'01" East, a distance of
9 175.01' (175.010 Feet) to a point on the said Road common to the
10 lands of the DCNR and Canaan Bible Chapel; thence along the
11 lands of said Canaan Bible Chapel, South 40°39'52" East, a
12 distance of 678.81' (678.810 Feet) to an iron pin for corner;
13 thence still by the same, North 52°20'08" East, a distance of
14 767.30' (767.300 Feet) to an iron pin set for corner; thence
15 along the lands of the same, North 40°39'52" West, a distance of
16 682.50' (682.500 Feet) to the POINT OF BEGINNING.

17 Containing 9.92 Acres (9.92 Acres), more or less.

18 (c) Conveyance of property to Commonwealth.--The Department
19 of Conservation and Natural Resources, with the approval of the
20 Governor, is hereby authorized on behalf of the Commonwealth of
21 Pennsylvania to receive from the Canaan Bible Chapel certain
22 lands situate in South Canaan Township, Wayne County, in
23 exchange for the property to be conveyed to the Canaan Bible
24 Chapel under subsection (a).

25 (d) Description of property to be transferred to the
26 Commonwealth.--The property to be conveyed under subsection (c)
27 consists of 20.11 acres and is more particularly described as
28 follows:

29 Commencing at a point in the center of Hemlock Road, said
30 point being where lands of the DCNR and those now or formerly of

1 Sheeley have a common corner on the said Road, said point being
2 the POINT OF BEGINNING; thence along the lands of said Sheeley,
3 S.E.42°00'45", a distance of 596.32' (596.323 ') to an iron pin
4 for corner; thence still by the same, N.E.49°20'34", a distance
5 of 314.42' (314.422 ') to an iron pin set in a stone wall, being
6 the line of lands of Jas. O'Neill; thence along the lands of
7 said O'Neill, S.E.42°17'29", a distance of 883.86' (883.864 ')
8 to an iron pin set for corner at the line of lands of the DCNR;
9 thence along the same, S.W.51°52'42", a distance of 992.78'
10 (992.780 ') to an iron pin set for corner; thence still along
11 the line of lands of the DCNR, N.W.41°11'02", a distance of
12 839.62' (839.623 ') to an iron pin set for corner; thence
13 through the lands of said Canaan Bible Chapel, N.E.49°27'14", a
14 distance of 609.92' (609.915 ') to an iron pin set for corner;
15 thence still through the lands of said Canaan Bible Chapel,
16 N.W.42°00'45", a distance of 599.06' (599.056 ') to the center
17 of said Hemlock Road; thence along the same, N.E.51°06'57", a
18 distance of 50.07' (50.075 ') to the POINT OF BEGINNING.

19 Containing 20.11 Acres.

20 (e) Conditions.--The conveyances described in this section
21 shall be made concurrently and under and subject to all lawful
22 and enforceable easements, servitudes and rights of others,
23 including, but not limited to, streets, roadways and any rights
24 of any telephone, telegraph, water, electric, gas or pipeline
25 companies, as well as under and subject to any lawful and
26 enforceable estates or tenancies vested in third persons
27 appearing of record, for any portion of the land or improvements
28 erected on the land.

29 (f) Restriction.--The conveyance authorized under subsection
30 (a) shall be made under and subject to the condition, which

1 shall be contained in the deed of conveyance, that no portion of
2 the property conveyed shall be used as a licensed facility, as
3 defined in 4 Pa.C.S. § 1103 (relating to definitions) or any
4 other similar type of facility authorized under State law. The
5 condition shall be a covenant running with the land and shall be
6 binding upon the grantee, its successors and assigns. Should the
7 grantee, its successors or assigns permit any portion of the
8 property authorized to be conveyed in this section to be used in
9 violation of this section, the title shall immediately revert to
10 and revest in the grantor.

11 (g) Deed of conveyance.--The deed for the conveyance of the
12 property in accordance with subsections (a) and (e) shall be a
13 special warranty deed and shall be properly executed by the
14 Secretary of Conservation and Natural Resources in the name of
15 the Commonwealth.

16 (h) Costs and fees.--The costs and fees incidental to the
17 conveyances contained in this section shall be borne by the
18 Canaan Bible Chapel.

19 ~~Section 2. Effective date.~~ ←

20 ~~This act shall take effect immediately.~~

21 SECTION 6. CONVEYANCE IN LACKAWANNA COUNTY. ←

22 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
23 THE APPROVAL OF THE DEPARTMENT OF EDUCATION AND THE GOVERNOR, IS
24 HEREBY AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA
25 TO GRANT AND CONVEY TO MARYWOOD UNIVERSITY, APPROXIMATELY TEN
26 ACRES INCLUDING NINE BUILDINGS AND ALL IMPROVEMENTS THEREON, AS
27 DESCRIBED IN SUBSECTION (B) FOR \$500,000.

28 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED,
29 PURSUANT TO SUBSECTION (A) CONSISTS OF APPROXIMATELY TEN ACRES,
30 INCLUDING NINE BUILDINGS AND ALL IMPROVEMENTS THEREON, MORE

1 PARTICULARLY DESCRIBED AS FOLLOWS:

2 ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE CITY OF
3 SCRANTON AND THE BOROUGH OF DUNMORE, LACKAWANNA COUNTY, BEING
4 MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

5 BEGINNING AT THE EASTERLY INTERSECTION OF WASHINGTON AVENUE
6 AND ELECTRIC STREET, THEN NORTH 40 DEGREES 30 MINUTES EAST ALONG
7 WASHINGTON AVENUE 464.2 FEET TO A CORNER ABOUT THE CENTER OF THE
8 OLD DRINKER TURNPIKE NOW VACATED AND ABANDONED AND REVERTED TO
9 ADJOINING OWNERS WHO HAVE ADJUSTED THE LINES OF THE DIVISION OF
10 THE SAID TURNPIKE; THENCE ALONG SAID TURNPIKE SOUTH 49 DEGREES
11 30 MINUTES EAST 338 FEET TO A CORNER; THENCE SOUTH 60 DEGREES 10
12 MINUTES EAST ABOUT 57 FEET TO THE CENTER LINE OF ADAMS AVENUE;
13 THENCE NORTH 40 DEGREES 30 MINUTES EAST ALONG SAID CENTER LINE
14 47 FEET TO A CORNER; THENCE SOUTH 49 DEGREES 30 MINUTES EAST 317
15 FEET TO A CORNER; THENCE SOUTH 12 DEGREES 00 MINUTES WEST 143
16 FEET TO A CORNER ON THE NORTHERLY FENCE LINE OF JEFFERSON
17 AVENUE; THENCE SOUTH 40 DEGREES 30 MINUTES WEST ALONG SAID
18 JEFFERSON AVENUE 390.2 FEET TO THE EASTERLY FENCE LINE OF
19 ELECTRIC STREET; THENCE NORTH 49 DEGREES 40 MINUTES WEST ALONG
20 SAID ELECTRIC STREET 785 FEET TO THE PLACE OF BEGINNING.

21 BEING THE SAME PREMISES CONVEYED FROM THE PENNSYLVANIA ORAL
22 SCHOOL FOR THE DEAF TO THE COMMONWEALTH OF PENNSYLVANIA, BY DEED
23 DATED DECEMBER 10, 1915 AND RECORDED JANUARY 20, 1916, IN THE
24 OFFICE OF THE RECORDER OF DEEDS FOR THE COUNTY OF LACKAWANNA,
25 PENNSYLVANIA, IN DEED BOOK 276, PAGE 207.

26 (C) CONDITIONS.--THE CONVEYANCE SHALL BE MADE UNDER AND
27 SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND
28 RIGHTS OF OTHERS, INCLUDING BUT NOT CONFINED TO STREETS,
29 ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,
30 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND

1 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES
2 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF
3 THE LAND OR IMPROVEMENTS ERECTED THEREON.

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

16 (E) DEED.--THE DEED OF CONVEYANCE SHALL BE EXECUTED BY THE
17 SECRETARY OF GENERAL SERVICES IN THE NAME OF THE COMMONWEALTH.

18 (F) DEPOSIT OF PROCEEDS.--PROCEEDS FROM THIS CONVEYANCE
19 SHALL BE DEPOSITED INTO THE GENERAL FUND.

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

22 (H) ALTERNATE DISPOSITION.--IN THE EVENT THAT THIS
23 CONVEYANCE IS NOT EXECUTED WITHIN ONE YEAR OF THE EFFECTIVE DATE
24 OF THIS SECTION, THE PROPERTY MAY BE DISPOSED OF IN ACCORDANCE
25 WITH ARTICLE 2405-A OF THE ACT OF APRIL 9, 1929 (P.L.177,
26 NO.175), KNOWN AS THE ADMINISTRATIVE CODE OF 1929.
27 SECTION 7. CONVEYANCE IN 38TH WARD, CITY OF PHILADELPHIA.

28 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
29 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
30 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO THE

1 PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT CERTAIN LANDS,
2 BEING A PORTION OF THE FORMER EASTERN PENNSYLVANIA PSYCHIATRIC
3 INSTITUTE, SITUATE IN THE 38TH WARD OF THE CITY OF PHILADELPHIA,
4 PHILADELPHIA COUNTY, UPON SUCH TERMS AND CONDITIONS AS MAY BE
5 MUTUALLY AGREEABLE TO THE PARTIES. CONSIDERATION FOR SUCH
6 CONVEYANCE SHALL NOT BE LESS THAN \$3,050,000. THE PARTIES MAY
7 AGREE THAT THE CONSIDERATION MAY BE PAID, IN WHOLE OR IN PART,
8 UPON A SUBSEQUENT CONVEYANCE OF THE PROPERTY BY THE PHILADELPHIA
9 AUTHORITY FOR INDUSTRIAL DEVELOPMENT, BUT NO LATER THAN ONE YEAR
10 AFTER CLOSING ON THE INITIAL CONVEYANCE.

11 (B) DESCRIPTION.--THE PROPERTY TO BE CONVEYED PURSUANT TO
12 SUBSECTION (A) CONSISTS OF THE FOLLOWING, INCLUDING ANY
13 IMPROVEMENTS ERECTED THEREON:

14 ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS
15 AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE CITY AND COUNTY
16 OF PHILADELPHIA, PENNSYLVANIA AS SHOWN ON A PLAN ENTITLED
17 "RELOCATION OF LOT LINES PLAN" PREPARED BY LANGAN ENGINEERING
18 AND ENVIRONMENTAL SERVICES, INC. DATED 08-14-06, AND BEING MORE
19 PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

20 BEGINNING AT THE POINT AT THE INTERSECTION OF THE
21 SOUTHWESTERLY RIGHT OF WAY LINE OF HENRY AVENUE (VARIABLE WIDTH)
22 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ROOSEVELT
23 BOULEVARD EXTENSION (A.K.A. U.S. ROUTE 1, VARIABLE WIDTH);
24 THENCE,

25 1. EXTENDING ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF
26 HENRY AVENUE, SOUTH 33°10'29" EAST, A DISTANCE OF 567.15
27 FEET; THENCE,

28 2. LEAVING SAID LINE OF HENRY AVENUE AND EXTENDING ALONG THE
29 LINES OF LOT 2, SOUTH 56°49'31" WEST, A DISTANCE OF
30 314.18 FEET; THENCE,

1 3. STILL ALONG THE SAME SOUTH $33^{\circ}10'29''$ EAST, A DISTANCE OF
2 378.94 FEET; THENCE,
3 4. STILL ALONG THE SAME NORTH $56^{\circ}49'31''$ EAST, A DISTANCE OF
4 290.44 FEET TO A POINT OF CUSP IN THE AFOREMENTIONED LINE
5 OF HENRY AVENUE; THENCE,
6 5. ALONG THE SAID LINE OF HENRY AVENUE ON THE ARC OF A
7 CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 513.79
8 FEET, AN ARC DISTANCE OF 22.56 FEET AND A CENTRAL ANGLE
9 OF $02^{\circ}30'56''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS
10 SOUTH $14^{\circ}25'50''$ EAST A DISTANCE OF 22.56 FEET; THENCE,
11 6. STILL ALONG THE SAME SOUTH $13^{\circ}10'22''$ EAST TANGENT TO SAID
12 CURVE, A DISTANCE OF 419.90 FEET TO A POINT IN THE
13 NORTHERLY LINE OF THE GERMANTOWN AND NORRISTOWN RAILROAD
14 (66 FEET WIDE); THENCE,
15 7. NORTH $67^{\circ}56'26''$ WEST, A DISTANCE OF 1,114.24 FEET;
16 THENCE,
17 8. LEAVING SAID LINE AND EXTENDING NORTH $07^{\circ}28'16''$ WEST, A
18 DISTANCE OF 500.29 FEET TO A POINT IN THE AFOREMENTIONED
19 SOUTHEASTERLY RIGHT OF WAY LINE OF THE ROOSEVELT
20 BOULEVARD EXTENSION; THENCE,
21 9. ALONG SAID LINE OF THE ROOSEVELT BOULEVARD EXTENSION
22 NORTH $56^{\circ}42'49''$ EAST, A DISTANCE OF 276.84 FEET; THENCE,
23 10. NORTH $63^{\circ}18'45''$ EAST, A DISTANCE OF 124.18 FEET; THENCE,
24 11. ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A
25 RADIUS OF 3,091.87 FEET, AN ARC DISTANCE OF 193.04 FEET
26 AND A CENTRAL ANGLE OF $03^{\circ}34'38''$ AND BEING SUBTENDED BY A
27 CHORD WHICH BEARS NORTH $54^{\circ}02'13''$ EAST, A DISTANCE OF
28 193.01 FEET TO THE FIRST MENTIONED POINT AND PLACE OF
29 BEGINNING.
30 CONTAINING 13.867 ACRES, MORE OR LESS.

1 BEING 3232 HENRY AVENUE
2 BEING THE SAME PREMISES AS DESCRIBED IN A DEED OF
3 CONFIRMATION BY THE COMMONWEALTH OF PENNSYLVANIA, ACTING BY AND
4 THROUGH THE DEPARTMENT OF GENERAL SERVICES, AN ADMINISTRATIVE
5 DEPARTMENT OF THE COMMONWEALTH OF PENNSYLVANIA, DATED OCTOBER 2,
6 2007 AND RECORDED WITH THE PHILADELPHIA COUNTY DEPARTMENT OF
7 RECORDS AS DOCUMENT ID# 51796040.

8 (C) EASEMENTS.--THE CONVEYANCE SHALL BE MADE UNDER AND
9 SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND
10 RIGHTS OF OTHERS, INCLUDING BUT NOT CONFINED TO STREETS,
11 ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,
12 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND
13 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES
14 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF
15 THE LAND OR IMPROVEMENTS ERECTED THEREON.

16 (D) CONDITION.--ANY CONVEYANCE AUTHORIZED UNDER THIS SECTION
17 SHALL BE MADE UNDER AND SUBJECT TO THE CONDITION, WHICH SHALL BE
18 CONTAINED IN THE DEED OF CONVEYANCE, THAT NO PORTION OF THE
19 PROPERTY CONVEYED SHALL BE USED AS A LICENSED FACILITY, AS
20 DEFINED IN 4 PA.C.S. § 1103 (RELATING TO DEFINITIONS), OR ANY
21 OTHER SIMILAR TYPE OF FACILITY AUTHORIZED UNDER STATE LAW. THE
22 CONDITION SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE
23 BINDING UPON THE GRANTEE, AND ITS SUCCESSORS. SHOULD THE
24 GRANTEE, OR ITS SUCCESSORS, PERMIT ANY PORTION OF THE PROPERTY
25 AUTHORIZED TO BE CONVEYED IN THIS SECTION TO BE USED IN
26 VIOLATION OF THIS SUBSECTION, THE TITLE SHALL IMMEDIATELY REVERT
27 TO AND REVEST IN THE GRANTOR.

28 (E) DEED.--THE DEED OF CONVEYANCE SHALL BE BY SPECIAL
29 WARRANTY DEED AND SHALL BE EXECUTED BY THE SECRETARY OF GENERAL
30 SERVICES IN THE NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

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

(G) DISPOSITION.--IN THE EVENT THAT THIS CONVEYANCE IS NOT
EXECUTED WITHIN ONE YEAR OF THE EFFECTIVE DATE OF THIS SECTION,
THE PROPERTY MAY BE DISPOSED OF IN ACCORDANCE WITH SECTION 2405-
A OF THE ACT OF APRIL 9, 1929 (P.L. 177, NO. 175), KNOWN AS THE
ADMINISTRATIVE CODE OF 1929.

SECTION 8. FRENCHCREEK TOWNSHIP, VENANGO COUNTY.

(A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
THE APPROVAL OF THE GOVERNOR AND THE DEPARTMENT OF PUBLIC
WELFARE, IS HEREBY AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF
PENNSYLVANIA TO GRANT AND CONVEY TO FRENCHCREEK TOWNSHIP,
VENANGO COUNTY, APPROXIMATELY 1.15-ACRES AND IMPROVEMENTS
THEREON, TOGETHER WITH A 50' RIGHT-OF-WAY, SITUATE IN POLK
BOROUGH, VENANGO COUNTY, FOR FAIR CONSIDERATION EQUAL TO THE
FAIR MARKET VALUE AS DETERMINED BY AN INDEPENDENT APPRAISAL.

(B) DESCRIPTION.--THE PROPERTY TO BE CONVEYED PURSUANT TO
SUBSECTION (A) CONSISTS OF APPROXIMATELY 1.15-ACRES AND
IMPROVEMENTS, TOGETHER WITH A 50' RIGHT OF WAY, KNOWN AS PINES
SCHOOL AND BEING A PART OF POLK CENTER, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN POLK
BOROUGH, VENANGO COUNTY, PENNSYLVANIA, SAID PARCEL BEING BOUNDED
AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, MARKED BY A RE-BAR AND CAP ON THE EAST
RIGHT-OF-WAY LINE OF S.R. 3024 AND THE SOUTH RIGHT-OF-WAY LINE
OF THE PINES SCHOOL ROAD;

THENCE NORTH 52° 02' 31" EAST A DISTANCE OF 743.13 FEET ALONG
THE SOUTH RIGHT-OF-WAY LINE OF PINES SCHOOL ROAD TO A RE-BAR AND
CAP, SAID POINT BEING THE POINT OF BEGINNING;

1 THENCE NORTH 52° 02' 31" EAST A DISTANCE OF 250.00 FEET ALONG
2 THE SOUTH RIGHT-OF-WAY LINE OF PINES SCHOOL ROAD TO A RE-BAR AND
3 CAP;

4 THENCE SOUTH 37° 57' 29" EAST A DISTANCE OF 200.00 FEET TO A
5 RE-BAR AND CAP;

6 THENCE SOUTH 52° 02' 31" WEST A DISTANCE OF 250.00 FEET TO A
7 RE-BAR AND CAP;

8 THENCE NORTH 37° 57' 29" WEST A DISTANCE OF 200.00 FEET TO A
9 RE-BAR AND CAP, SAID POINT BEING THE POINT OF BEGINNING;

10 CONTAINING AN AREA OF 50,000 SQUARE FEET OR 1.15-ACRES;

11 TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER THE
12 EXISTING PINES SCHOOL ROAD WHICH HAS A 50 FOOT RIGHT-OF-WAY
13 WIDTH;

14 BEING DEPICTED ON A PLAN ENTITLED MINOR SUBDIVISION FOR
15 COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF GENERAL SERVICES,
16 PREPARED BY LAND AND MAPPING SERVICES, AND DATED DECEMBER 5,
17 2002, REVISED DECEMBER 18, 2002.

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

26 (D) CONDITION.--ANY CONVEYANCE AUTHORIZED UNDER THIS SECTION
27 SHALL BE MADE UNDER AND SUBJECT TO THE CONDITION, WHICH SHALL BE
28 CONTAINED IN THE DEED OF CONVEYANCE, THAT NO PORTION OF THE
29 PROPERTY CONVEYED SHALL BE USED AS A LICENSED FACILITY, AS
30 DEFINED IN 4 PA.C.S. § 1103 (RELATING TO DEFINITIONS), OR ANY

1 OTHER SIMILAR TYPE OF FACILITY AUTHORIZED UNDER STATE LAW. THE
2 CONDITION SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE
3 BINDING UPON THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. SHOULD THE
4 GRANTEE, ITS SUCCESSORS OR ASSIGNS, PERMIT ANY PORTION OF THE
5 PROPERTY AUTHORIZED TO BE CONVEYED IN THIS SECTION TO BE USED IN
6 VIOLATION OF THIS SUBSECTION, THE TITLE SHALL IMMEDIATELY REVERT
7 TO AND REVEST IN THE GRANTOR.

8 (E) DEED EXECUTION.--THE DEED OF CONVEYANCE SHALL BE BY
9 SPECIAL WARRANTY DEED AND SHALL BE EXECUTED BY THE SECRETARY OF
10 GENERAL SERVICES IN THE NAME OF THE COMMONWEALTH OF
11 PENNSYLVANIA.

12 (F) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THIS
13 CONVEYANCE SHALL BE BORNE BY THE GRANTEE.
14 SECTION 9. LOCAL LAWS.

15 THE CONVEYANCES AUTHORIZED IN SECTIONS 3 AND 4 ARE BETWEEN
16 AGENCIES OF THE COMMONWEALTH. NO LOCAL LAND USE CONTROLS OR
17 SUBDIVISION REGULATIONS, INCLUDING, BUT NOT LIMITED TO, ZONING
18 AND SUBDIVISION ORDINANCES, SHALL APPLY TO THE CONVEYANCES IN
19 SECTIONS 3 AND 4.

20 SECTION 10. NOTICE OF FUNDING.

21 THE SOURCE OF ALL OR A PORTION OF THE FUNDS BEING UTILIZED BY
22 THE PENNSYLVANIA GAME COMMISSION TO PURCHASE THE PROPERTY IN
23 SECTION 4 IS A GRANT FROM THE FISH AND WILDLIFE SERVICE. THE
24 DEPARTMENT OF GENERAL SERVICES IS HEREBY AUTHORIZED, IF REQUIRED
25 BY ANY GRANT AGREEMENT BETWEEN THE PENNSYLVANIA GAME COMMISSION
26 AND THE FISH AND WILDLIFE SERVICE, TO PLACE NOTICE OF SAID
27 FUNDING SOURCE AND ANY FEDERAL REQUIREMENTS WITHIN ITS
28 CONVEYANCE DOCUMENTS.

29 SECTION 11. EASEMENTS.

30 TO EFFECTUATE THIS ACT, THE DEPARTMENT OF GENERAL SERVICES IS

1 HEREBY AUTHORIZED, ON BEHALF OF THE COMMONWEALTH, TO RESERVE OR
2 GRANT ANY SUCH EASEMENTS ON THE PROPERTY, KNOWN AS THE STATE
3 CORRECTIONAL INSTITUTION AT ROCKVIEW, AS THE SECRETARY OF
4 GENERAL SERVICES SHALL DETERMINE ARE APPROPRIATE OR DESIRABLE,
5 INCLUDING, WITHOUT LIMITATION, FOR ACCESS AND UTILITY SERVICE.

6 SECTION 12. MINOR MODIFICATIONS TO LEGAL DESCRIPTIONS.

7 THE DEPARTMENT OF GENERAL SERVICES IS AUTHORIZED TO MAKE
8 MINOR MODIFICATIONS TO THE LEGAL DESCRIPTIONS CONTAINED IN THIS
9 ACT, WITHIN ITS CONVEYANCE DOCUMENTS, BASED ON A FINAL LAND
10 SURVEY PLAN TO BE PREPARED BY SWEETLAND ENGINEERING &
11 ASSOCIATES, INC. UNDER AN AGREEMENT WITH THE DEPARTMENT OF
12 GENERAL SERVICES.

13 SECTION 13. COSTS, FEES AND DEPOSIT OF PROCEEDS.

14 THE AMOUNT OF ALL COSTS AND FEES INCURRED BY THE DEPARTMENT
15 OF GENERAL SERVICES IN PREPARING THE PROPERTY CONTAINED IN THIS
16 ACT FOR SALE SHALL BE DEDUCTED FROM PROCEEDS OF THE SALE AND
17 TRANSFERRED TO THE APPROPRIATION FROM WHICH THE COSTS AND FEES
18 WERE PAID BY THE DEPARTMENT OF GENERAL SERVICES. THE BALANCE OF
19 THE PROCEEDS OF THE SALE SHALL BE DEPOSITED IN THE GENERAL FUND.

20 SECTION 14. EFFECTIVE DATE.

21 THIS ACT SHALL TAKE EFFECT IMMEDIATELY.