

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 904 Session of 2009

INTRODUCED BY DINNIMAN, JUNE 17, 2009

SENATE AMENDMENTS TO HOUSE AMENDMENTS, JUNE 7, 2010

AN ACT

1 Authorizing the Department of General Services, with the
 2 approval of the Department of Public Welfare and the
 3 Governor, to grant and convey to West Bradford Township,
 4 certain lands situate in West Bradford Township, Chester
 5 County; ~~authorizing and directing the Department of General~~ ←
 6 ~~Services, with the approval of the Governor, to grant and~~
 7 ~~convey to the Philadelphia Authority for Industrial~~
 8 ~~Development certain lands situate in the 39th Ward of the~~
 9 ~~City of Philadelphia; authorizing and directing the~~
 10 ~~Department of General Services, with the approval of the~~
 11 ~~Governor, to grant and convey to the Philadelphia Regional~~
 12 ~~Port Authority certain submerged lands situate in the 39th~~
 13 ~~Ward of the City of Philadelphia; and authorizing the~~
 14 Department of General Services, with the approval of the
 15 Governor and the Department of Military and Veterans Affairs,
 16 to grant and convey to Waynesburg University certain lands
 17 situate in the Borough of Waynesburg, Greene County.

18 The General Assembly of the Commonwealth of Pennsylvania
19 hereby enacts as follows:

20 Section 1. Conveyance to West Bradford Township, Chester
21 County.

22 (a) Authorization.--The Department of General Services, with
23 the approval of the Department of Public Welfare and the
24 Governor, is hereby authorized on behalf of the Commonwealth of
25 Pennsylvania to grant and convey to West Bradford Township

1 certain lands, known as Embreeville Center, situate in West
2 Bradford and Newlin Townships, Chester County, for \$2,000,000.00
3 and under terms and conditions to be established in an agreement
4 of sale with the Department of General Services.

5 (b) Property description.--The property to be conveyed
6 pursuant to subsection (a) consists of approximately 225.115
7 acres and all improvements thereon bounded and more particularly
8 described as follows:

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

17 BEGINNING at a point in the centerline in the bed of
18 Telegraph Road (SR0162) (originally 33 feet wide right-of-way)
19 which point being the southwesterly corner of parcel number
20 50-8-09.3, Lot 1 as shown on final plan for a 3 lot subdivision
21 for Commonwealth of Pennsylvania prepared by Lake, Roeder,
22 Hillard & Beers dated April 30, 2001, Chester County Plat No.
23 16063, (lands now or late West Bradford Township); THENCE from
24 said Beginning Point and along title line and centerline in the
25 bed of said Telegraph Road (aka Embreeville Road) the following
26 six (6) courses and distances:

- 27 1) South 70°43'53" West, 414.88 feet to a point;
- 28 2) South 72°10'25" West, 352.39 feet to a point;
- 29 3) South 83°39'22" West, 205.68 feet to a point at or near
30 the municipal boundary line dividing the Township of West

1 Bradford, Chester County from the Township of Newlin, Chester
2 County; THENCE crossing said line,
3 4) North $85^{\circ}16'42''$ West, 150.23 feet to a point;
4 5) North $80^{\circ}56'32''$ West, 412.72 feet to a point of curve;
5 6) along the arc of a circle curving to the left in a
6 westwardly direction having a radius of 1,000.00 feet, an arc
7 distance of 332.44 feet to a point; (chord bears South $89^{\circ}32'03''$
8 West, 330.91 feet); THENCE leaving same and along lines of a
9 certain sewage treatment plant area, the following three (3)
10 courses and distances:
11 1) South $11^{\circ}15'43''$ East, 648.13 feet to a point;
12 2) South $78^{\circ}31'24''$ West, 299.50 feet to a point;
13 3) North $11^{\circ}15'41''$ West, 645.59 feet to a point in the
14 aforementioned title line and centerline in the bed of
15 Embreeville Road;
16 THENCE along same the following four (4) courses and distances:
17 1) South $77^{\circ}54'34''$ West, 205.91 feet to a point of curve;
18 2) along the arc of a circle curving to the left in a
19 southwestwardly direction having a radius of 1,400.00 feet, an
20 arc distance of 199.73 feet to a point of reverse curve; (chord
21 bears South $73^{\circ}49'21''$ West, 199.56 feet);
22 3) along the arc of a circle curving to the right in a
23 southwestwardly direction having a radius of 1,100.00 feet, an
24 arc distance of 192.24 feet to a point of reverse curve; (chord
25 bears South $74^{\circ}44'31''$ West, 192.00 feet);
26 4) along the arc of a circle curving to the left in a
27 southwestwardly direction having a radius of 270.00 feet, an arc
28 distance of 139.65 feet to a point; (chord bears South $64^{\circ}55'22''$
29 West, 138.10 feet); THENCE leaving said title line and
30 centerline and along the easterly line of lands and other lands

1 now or late Newlin Township the following four (4) courses and
2 distances:

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

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

- 17 1) South 63°58'30" East, 130.55 feet to a point of curve;
- 18 2) along the arc of a circle curving to the left in a
19 southwestwardly direction having a radius of 1,940.08 feet, an
20 arc distance of 252.51 feet to a point of intersection with the
21 westerly line of lands PSW Co. (Deed Book 4980 page 1763) (chord
22 bears South 67°48'14" West, 252.33 feet); THENCE leaving said
23 southerly right-of-way line and along lines of land now or late
24 PSW Co. the following five courses and distances.

- 25 1) South 18°30'04" West, 198.80 feet to a point;
- 26 2) South 66°11'30" East, 271.34 feet to a point;
- 27 3) North 17°45'53" East, 68.38 feet to a point;
- 28 4) South 81°07'24" East, 213.73 feet to a point;
- 29 5) North 16°30'11" East, 132.88 feet to a point in the
30 aforementioned southerly right-of-way line for Strasburg Road

1 (SR 3062) (variable width right-of-way); THENCE along said
2 southerly variable width right-of-way the following sixteen (16)
3 courses and distances:

- 4 1) South 83°02'27" East, 21.46 feet to a point;
- 5 2) South 86°44'58" East, 52.01 feet to a point;
- 6 3) North 89°32'52" East, 52.03 feet to a point;
- 7 4) North 85°50'41" East, 52.06 feet to a point;
- 8 5) North 83°14'14" East, 52.03 feet to a point;
- 9 6) North 80°37'31" East, 51.99 feet to a point;
- 10 7) North 76°54'59" East, 52.08 feet to a point;
- 11 8) North 77°34'43" East, 51.63 feet to a point;
- 12 9) North 77°10'04" East, 51.38 feet to a point;
- 13 10) North 77°53'16" East, 51.12 feet to a point;
- 14 11) North 76°22'58" East, 51.04 feet to a point;
- 15 12) North 77°07'36" East, 50.91 feet to a point;
- 16 13) North 71°18'37" East, 41.07 feet to a point;
- 17 14) North 76°17'30" East, 536.71 feet to a point;
- 18 15) along the arc of a circle curving to the right in a
19 northeastwardly direction having a radius of 2,834.93 feet, an
20 arc distance of 413.90 feet to a point of tangency (chord bears
21 North 80°28'27" East, 413.54 feet);
- 22 16) North 84°39'25" East, 228.25 feet to a point of
23 intersection with the westerly line of lands now or late SPCA as
24 shown on Final Minor Subdivision Plan prepared for Chester
25 County SPCA prepared by Register Associates, Inc. (Chester
26 County Plan No. 16616), THENCE along the westerly line of lands
27 now or late SPCA South 09°23'14" East, 1,490.84 feet to a point;
28 THENCE along the southerly line of said lands North 44°32'32"
29 East, 1048.92 feet to the westerly line of Tattersall Golf
30 Community; THENCE along said westerly line South 28°11'11" East,

1 863.22 feet to a point which point being the northwesterly
2 corner of Lot 1 as shown in final plan for a 3 lot subdivision
3 for Commonwealth of Pennsylvania prepared by Lake, Roeder,
4 Hillard & Beers dated April 30, 2001, (Chester County Plat No.
5 16063); THENCE South 14°36'29" East, 701.96 feet to a point;
6 THENCE still along said westerly line South 11°11'36" East,
7 748.09 feet to the first mentioned point and place of Beginning.

8 Containing 235.675 acres more or less.

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

18 (c) Conditions.--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, cable, water,
22 electric, sewer, gas or pipeline companies, as well as under and
23 subject to any lawful and enforceable interest, estates or
24 tenancies vested in third persons, appearing of record, for any
25 portion of the land or improvements erected thereon; provided,
26 however, that the Department of General Services, as agent for
27 the Department of Public Welfare will retain building and
28 systems maintenance obligations imposed on the lessor under an
29 existing lease with Pennsylvania Clinical Schools, Inc., as
30 tenant (which lease pertains to part of the land to be conveyed

1 hereby), until such lease is terminated or expires.

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

14 (e) Open space covenant.--The deed of conveyance shall
15 contain the following covenant (the "Open Space Covenant")
16 applicable to the two portions of the property to be conveyed
17 hereby that are described hereinafter and labeled "Open Space 1
18 Area" and "Open Space 2 Area": "UNDER AND SUBJECT to the
19 condition that the portions of the land herein conveyed and
20 described hereinafter as "Open Space 1 Area" and "Open Space 2
21 Area" shall be used for open space uses and if at any time the
22 Grantee or its successors and assigns in title to the Open Space
23 1 Area or Open Space 2 Area authorizes or permits said property
24 to be used for any purpose other than open space uses, and such
25 improper use continues for more than sixty (60) days after
26 written notice to the Grantee, its successors and assigns, then
27 title to the Open Space 1 Area or Open Space 2 Area that is used
28 for such improper purpose shall immediately thereupon revert to
29 and revest in the Commonwealth of Pennsylvania. For purposes
30 hereof, "open space uses" shall mean uses as defined in section

1 2 of the act of January 19, 1968 (1967 P.L.992, No.442),
2 entitled "An act authorizing the Commonwealth of Pennsylvania
3 and the local government units thereof to preserve, acquire or
4 hold land for open space uses," and shall include passive
5 recreation purposes (by way of example, but not of limitation,
6 walking and hiking) and reasonable improvements in connection
7 with such uses (by way of example, but not of limitation,
8 footbridges, boardwalk paths, trails, access and fire roads). In
9 addition, the use of the parcels for purposes of above and below
10 ground utility transmission shall not be deemed a violation of
11 the aforesaid restriction."

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

14 Open Space 1 Area

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

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

1 thence South 07°52'43" West, a distance of 249.10 feet; thence
2 South 33°39'26" West, a distance of 326.51 feet; thence South
3 16°13'43" West, a distance of 195.88 feet; thence South
4 24°22'18" East, a distance of 112.30 feet; thence South
5 19°17'30" West, a distance of 437.23 feet; thence South
6 09°29'13" West, a distance of 223.26 feet; thence re-crossing
7 the Newlin/Bradford Township line South 10°41'23" East, a
8 distance of 239.15 feet; thence South 29°09'45" East, a distance
9 of 213.45 feet; thence South 22°36'57" East, a distance of
10 234.15 feet to a point on the Northerly Right of Way Line of
11 Telegraph Road (33'Wide); thence South 50°18'34" West 8.21 feet
12 along said right of way line; thence North 50°37'59" West, a
13 distance of 207.25 feet; thence North 23°27'59" West, a distance
14 of 200.00 feet; thence North 71°52'59" West, a distance of
15 183.20 feet; thence North 83°24'59" West, a distance of 638.47
16 feet to the POINT OF BEGINNING.

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

18 Open Space 2 Area

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

23 BEGINNING at a point, said point being an iron pin found at
24 the Southwest corner of number 50-008-0009.04 as shown in that
25 Plan Prepared For Chester County S.P.C.A, prepared by Register
26 Associates, Inc. dated 3-12-02, Chester County Plat No. 16616,
27 and running thence South 84°03'53" West, a distance of 532.02
28 feet; said point being 25 feet easterly from the centerline of
29 the existing access road, and the following five (5) calls being
30 parallel to, and 25 feet from said centerline : thence (1) North

1 21°11'12" East, a distance of 216.81 feet to a point of curve to
2 the left having a radius of 400.00 feet; thence (2) northerly
3 along the arc a distance of 475.00 feet; (chord bears North
4 12°49'57" West, a distance of 447.58 feet); thence (3) North
5 46°51'06" West, a distance of 177.17 feet to a point of curve to
6 the right having a radius of 200.00 feet; thence (4)
7 northwesterly along the arc a distance of 118.46 feet; (chord
8 bears North 29°52'59" West, a distance of 116.74 feet); thence
9 (5) North 12°54'53" West, a distance of 52.17 feet; thence North
10 71°52'49" East, a distance of 606.56 feet to the Westerly line
11 of Lands Now of Formerly Chester County S.P.C.A., aforesaid;
12 thence South 09°23'14" East, a distance of 1059.60 feet along
13 said Westerly line to the POINT OF BEGINNING.

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

15 (f) Public recreation area covenant.--The deed of conveyance
16 shall contain the following covenant ("Public Recreation Area
17 Covenant") applicable to the three portions of the property to
18 be conveyed hereby that are described hereinafter and labeled
19 "Recreation Parcel 1 Area", "Recreation Parcel 2 Area," and
20 "Recreation Parcel 3 Area": "UNDER AND SUBJECT to the condition
21 that the portions of the land herein conveyed and described
22 hereinafter as "Recreation Parcel 1 Area", "Recreation Parcel 2
23 Area," and "Recreation Parcel 3 Area" shall be used for public
24 recreational purposes and if at any time the Grantee or its
25 successors and assigns in title to the Recreation Parcel 1 Area,
26 the Recreation Parcel 2 Area, or the Recreation Parcel 3 Area
27 authorizes and permits said property to be used for any purpose
28 other than public recreational purposes, and such improper use
29 continues for more than sixty (60) days after written notice to
30 the Grantee, its successors and assigns, then title to the

1 "Recreation Parcel 1 Area", "Recreation Parcel 2 Area," or
2 "Recreation Parcel 3 Area" that is used for such improper
3 purpose shall immediately thereupon revert to and revest in the
4 Commonwealth of Pennsylvania. For purposes hereof, "public
5 recreational purposes" shall mean "open space uses" as defined
6 in 32 P.S. § 5002 and, in addition, shall include active and
7 passive recreational activities and improvements in connection
8 with such activities (by way of example, but not of limitation,
9 jogging tracks, soccer fields, baseball diamonds, access and
10 fire roads, parking lots, picnic groves, stormwater runoff
11 facilities). The use of the parcels for purposes of above and
12 below ground utility transmission shall not be deemed a
13 violation of the aforesaid restriction. In addition, drives and
14 roads necessary or useful in providing pedestrian and/or
15 vehicular access to other portions of the property subject to
16 this restriction or to neighboring properties shall not be
17 deemed a violation of the aforesaid restriction."

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

20 Recreation Parcel 1 Area

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

26 BEGINNING at a point in the northerly right-of-way line of
27 Telegraph Road (SR0162) (33 feet wide right-of-way) said point
28 being on the Westerly line of parcel number 50-8-09.3, Lot 1 as
29 shown in Final Plan for a 3 Lot Subdivision for Commonwealth of
30 Pennsylvania prepared by Lake, Roeder, Hillard & Beers dated

1 April 30, 2001, Chester County Plat No. 16063, (lands now or
2 late West Bradford Township); THENCE from said Beginning Point
3 and along said right of way line of said Telegraph Road (aka
4 Embreeville Road) the following five (5) courses and distances:
5 thence (1) South 70°43'53" West, a distance of 417.01 feet;
6 thence (2) South 72°10'25" West, a distance of 350.52 feet;
7 thence (3) South 83°39'22" West, a distance of 202.42 feet;
8 thence (4) North 85°16'42" West, a distance of 148.63 feet;
9 thence (5) North 80°52'41" West, a distance of 42.17 feet; to a
10 point on the Easterly line of the "PennDOT Exception" and the
11 following four (4) calls being on said easterly line; thence (1)
12 North 03°02'23" West, a distance of 387.11 feet; thence (2)
13 North 45°56'43" East, a distance of 161.07 feet; thence (3)
14 North 88°41'01" East, a distance of 211.29 feet; thence (4)
15 North 01°18'59" West, a distance of 74.97 feet; thence leaving
16 said lease line North 54°37'52" East, a distance of 614.35 feet;
17 thence North 79°24'36" East, a distance of 173.55 feet to a
18 point on the grantors Easterly property line; thence South
19 11°11'36" East, a distance of 731.42 feet to the POINT OF
20 BEGINNING.

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

22 Recreation Parcel 2 Area

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

28 BEGINNING at a point in the northerly right-of-way line of
29 Telegraph Road (SR0162) (33 feet wide right-of-way) said point
30 being on the interior line extended of the "PennDOT Exception"

1 and thence from said Beginning Point and along said right of way
2 line of said Telegraph Road (aka Embreeville Road) the following
3 two (2) courses and distances: thence (1) North 80°56'32" West, a
4 distance of 294.08 feet crossing the township line of West
5 Bradford and Newlin to a point of curve to the left having a
6 radius of 1016.50 feet thence (2) westerly along the arc a
7 distance of 23.56 feet; (chord bears North 81°36'22" West, a
8 distance of 23.56 feet); to a point along said lease line
9 extended and the following three(3) calls being along said lease
10 line; thence (1) North 05'40'00" West, a distance of 213.39
11 feet; thence (2) North 88°50'24" East, a distance of 333.34
12 feet; thence (3) South 00'19'23" East, a distance of 268.84 feet
13 to the POINT OF BEGINNING.

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

15 Recreation Parcel 3 Area

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

21 BEGINNING at a point in the northerly right-of-way line of
22 Telegraph Road (SR0162) (33 feet wide right-of-way) said point
23 being on the westerly line extended of the "PennDOT Exception"
24 and thence from said Beginning Point and along said right of way
25 line of said Telegraph Road (aka Embreeville Road) the following
26 five (5) courses and distances: along the arc of a 1016.50 foot
27 radius curve to the left, thence (1) westerly along the arc, of
28 said curve 82.76 feet; (chord bears South 82°19'36" West a
29 distance of 82.74 feet); thence (2) South 77°59'07" West, a
30 distance of 505.74 feet to the point on the arc of a 1416.50

1 foot radius curve to the left; thence (3) westerly along the arc
2 of said curve a distance of 202.08 feet; (chord bears South
3 73°49'21" West a distance of 201.91 feet); to a point of a
4 reverse curve to the right having a radius of 1083.50 feet;
5 thence (4) westerly along the arc, a distance of 189.36 feet
6 (chord bears South 74°44'31" West a distance of 189.12 feet to a
7 point of reverse curve to the left having a radius of 286.50
8 feet thence (5) southwesterly along the arc, a distance of
9 143.10 feet (chord bears South 65°26'23" West a distance of
10 141.62 feet; thence leaving said right of way North 22°36'57"
11 West, a distance of 234.15 feet; thence North 29°09'45" West, a
12 distance of 213.45 feet; thence North 10°41'23" West, a distance
13 of 239.15 feet; thence North 09°29'13" East, a distance of
14 223.26 feet; thence North 81°02'01" East, a distance of 916.33
15 feet to a point east of the paved access road; thence parallel
16 to, and 25 feet distant from, the center of the access road the
17 following three (3) calls: to the point of curve of a 275 foot
18 radius curve to the right, thence (1) southeasterly along the
19 arc, a distance of 260.52 feet (chord bears South 28°45'36" East
20 a distance of 250.89 feet) to the point of curve of a 125 foot
21 radius curve to the left, thence (2) southeasterly along the arc
22 a distance of 196.35 (chord bears South 46°37'14" East a
23 distance of 176.78 feet); thence (3) North 88°22'46" East, a
24 distance of 85.00 feet to a point on the aforementioned westerly
25 lease line; thence South 06°37'15" East, a distance of 382.95
26 feet along said line extended to the POINT OF BEGINNING.

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

28 (g) Intent.--It is the intention of this section, among
29 other things, ~~to require~~ that a portion of the property to be
30 conveyed hereby (the "Ground Lease Area") be leased by West



1 Bradford Township to Pennsylvania Clinical Schools, Inc, its
2 successors or designees UPON TERMS AND CONDITIONS ACCEPTABLE TO
3 THE DEPARTMENT OF PUBLIC WELFARE AND THE PARTIES TO SUCH LEASE.
4 Accordingly, ~~the Department of General Services shall require~~
5 ~~that~~ the agreement of sale ~~with~~ BETWEEN THE DEPARTMENT OF
6 GENERAL SERVICES AND West Bradford Township SHALL contain a
7 provision that will survive settlement FOR ONE YEAR requiring
8 West Bradford Township to ~~lease~~ NEGOTIATE IN GOOD FAITH FOR A
9 LEASE OF the Ground Lease Area to Pennsylvania Clinical Schools,
10 Inc., or its successors or designee, upon terms and conditions
11 acceptable to the Department of Public Welfare ~~and~~, West
12 Bradford Township AND PENNSYLVANIA CLINICAL SCHOOLS, INC. The
13 Ground Lease Area shall be substantially in accordance with the
14 following legal description:

15 Pennsylvania Clinical Schools

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

21 BEGINNING AT POINT, said point being the Northwest corner of
22 lands now or formerly Philadelphia Suburban Water company, said
23 point also being on the Southerly line of Strasburg Road (SR
24 3062, variable width) an iron pin found; and the following five
25 (5) calls being along said lands:

- 26 1) thence South 18°30'04" West, a distance of 199.80 feet to
27 an iron pin;
- 28 2) thence South 66°11'30" East, a distance of 271.34 feet;
- 29 3) thence North 17°45'53" East, a distance of 68.38 feet;
- 30 4) thence South 81°07'24" East, a distance of 213.73 feet;

1 5) thence North 16°30'11" East, a distance of 132.88 feet,
2 said point also being on said Southerly line of Strasburg Road
3 and the following four (4) calls on aforementioned Southerly
4 line:

5 1) thence South 83°02'27" East, a distance of 21.46 feet to
6 a point;

7 2) thence South 86°44'58" East, a distance of 52.01 feet to
8 a point;

9 3) thence North 89°32'52" East, a distance of 52.03 feet to
10 a point;

11 4) thence North 85°50'41" East, a distance of 41.67 feet to
12 a point;

13 thence leaving said Southerly line South 01°59'21" East, a
14 distance of 125.84 feet;

15 thence South 73°15'08" West, a distance of 190.18 feet to a
16 point;

17 thence South 06°49'21" East, a distance of 120.01 feet to a
18 point;

19 thence South 42°30'27" West, a distance of 201.78 feet to a
20 point;

21 thence South 09°25'50" West, a distance of 231.75 feet to a
22 point;

23 thence South 14°40'42" East, a distance of 561.45 feet to a
24 point online with Open Space 1 as shown on said plan:

25 thence South 62°36'08" West, along said line, a distance of
26 587.05 feet, more or less to a point on the line of lands now or
27 formerly West Bradford Township;

28 thence along said line North 08°09'10" West, a distance of
29 1,802.76 feet to the aforementioned Southerly line of Strasburg
30 Road, and the following two (2) calls being on said Southerly

1 line:

2 1) thence South 63°58'30" East, a distance of 130.56 feet;

3 2) thence easterly, a distance of 252.51 feet along a non
4 tangent curve to the left of which the radius point lies North
5 25°55'29" East a radius of 1,940 feet, and having a central
6 angle of 07°27'26" to the POINT OF BEGINNING.

7 Containing 838,893 square feet or 19.258 acres,
8 more or less.

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

12 (i) Costs and fees.--Costs and fees incidental to the
13 conveyance authorized by this section shall be borne by the
14 Grantees.

15 (j) Relocation of programs.--In order to effectuate this
16 section, the Department of General Services and the Department
17 of Public Welfare are hereby authorized to relocate any
18 remaining programs, as of the effective date of this section, at
19 Embreeville Center to any other Commonwealth-owned and operated
20 State mental health or State mental retardation facility without
21 the necessity to comply with any local land use controls,
22 including, but not limited to, zoning, subdivision and land
23 development ordinances.

24 (k) Alternative disposition.--In the event that an agreement
25 of sale between the Department of General Services and West
26 Bradford Township is not executed within 18 months of the
27 effective date of this section, the property may be disposed of
28 in accordance with Article 2405-A of the act of April 9, 1929
29 (P.L. 177, No. 175), known as the Administrative Code of 1929.
30 ~~Section 2. Conveyance in 39th Ward, City of Philadelphia.~~



1 ~~(a) Authorization. The Department of General Services, with~~
2 ~~the approval of the Governor, is hereby authorized and directed~~
3 ~~on behalf of the Commonwealth of Pennsylvania to grant and~~
4 ~~convey to the Philadelphia Authority for Industrial Development,~~
5 ~~for \$1, certain lands situate in the 39th Ward of the City of~~
6 ~~Philadelphia described in subsection (b).~~

7 ~~(b) Description. The lands to be conveyed pursuant to~~
8 ~~subsection (a) consist of 52.78 acres more particularly~~
9 ~~described as follows:~~

10 ~~ALL THAT CERTAIN land located in the City of~~
11 ~~Philadelphia, Commonwealth of Pennsylvania, that is river bed~~
12 ~~that was made fast land by having fill placed upon it, a~~
13 ~~general description based upon paper survey as follows to~~
14 ~~wit:~~

15 ~~Beginning at a point measured the sixteen (16) following~~
16 ~~courses and distances from the intersection of the easterly~~
17 ~~side of Broad Street (at 300 feet wide) with the~~
18 ~~southwesterly side of Pattison Avenue (at 120 feet wide):~~

19 1. ~~Southwesterly along the easterly side of Broad Street,~~
20 ~~2,527.57 feet to a point;~~

21 2. ~~Southeasterly at right angles to said Broad Street, 37-~~
22 ~~feet to a drill hole set, a corner for the said lands now~~
23 ~~or formerly of Consolidated Rail Corporation; (courses 3-~~
24 ~~through 8 along the southerly side of lands now or~~
25 ~~formerly of Consolidated Rail Corporation);~~

26 3. ~~South 75 degrees 30 minutes 00 seconds East, 3.00 feet to~~
27 ~~a drill hole set;~~

28 4. ~~South 76 degrees 31 minutes 21 seconds East 229.54 feet~~
29 ~~to an iron pin set;~~

30 5. ~~South 68 degrees 33 minutes 21 seconds East, 284.65 feet~~

1 ~~to an iron pin set;~~
2 ~~6. South 63 degrees 50 minutes 26 seconds East, 341 feet to~~
3 ~~an iron pin set;~~
4 ~~7. Southeasterly by a curve to the left having a radius of~~
5 ~~2,287.44 feet, and an arc length of 730.03 feet to an~~
6 ~~iron pin set, said point being distant by a chord of~~
7 ~~South 72 degrees 59 minutes 00 seconds East, 726.93 feet~~
8 ~~from last described point;~~
9 ~~8. South 82 degrees 07 minutes 34 seconds East 1,741.91~~
10 ~~feet;~~
11 ~~9. South 76 degrees 03 minutes 40 seconds East, 6093.91~~
12 ~~feet;~~
13 ~~10. South 60 degrees 56 minutes 20 seconds West, 1,240.00~~
14 ~~feet~~
15 ~~11. South 73 degrees 56 minutes 20 seconds West, 470.00~~
16 ~~feet;~~
17 ~~12. North 66 degrees 33 minutes 40 seconds West, 340.00~~
18 ~~feet;~~
19 ~~13. North 84 degrees 33 minutes 40 seconds West, 1,470.00~~
20 ~~feet;~~
21 ~~14. North 75 degrees 03 minutes 40 seconds West, 920.00~~
22 ~~feet;~~
23 ~~15. North 82 degrees 18 minutes 40 seconds West, 910.00~~
24 ~~feet;~~
25 ~~16. North 66 degrees 48 minutes 40 seconds West, 414.28 feet~~
26 ~~to the place of beginning.~~
27 ~~Thence from the said point of Beginning, the nine (9)~~
28 ~~following described courses and distances;~~
29 ~~1. South 00 degrees 00 minutes 00 seconds West 618.53 feet;~~
30 ~~2. North 67 degrees 26 minutes 48 seconds West, 1,040.00~~

1 ~~feet;~~
2 ~~3. North 62 degrees 56 minutes 04 seconds West, 2,375.00-~~
3 ~~feet;~~
4 ~~4. North 78 degrees 41 minutes 48 seconds West, 500.00 feet;~~
5 ~~5. North 82 degrees 35 minutes 18 seconds West, 475.00 feet;~~
6 ~~6. North 13 degrees 11 minutes 20 seconds East, 550.00 feet;~~
7 ~~7. North 87 degrees 40 minutes 20 seconds East, 386.51 feet;~~
8 ~~8. South 65 degrees 18 minutes 40 seconds East, 2,154.00-~~
9 ~~feet;~~
10 ~~9. South 66 degrees 48 minutes 40 seconds East, 1705.72 feet-~~
11 ~~to the point of beginning.~~

12 ~~(c) Easements. The conveyance shall be made under and~~
13 ~~subject to all lawful and enforceable easements, servitudes and~~
14 ~~rights of others, including but not confined to streets,~~
15 ~~roadways and rights of any telephone, telegraph, water,~~
16 ~~electric, gas or pipeline companies, as well as under and~~
17 ~~subject to any lawful and enforceable estates or tenancies~~
18 ~~vested in third persons appearing of record, for any portion of~~
19 ~~the land or improvements erected thereon.~~

20 ~~(d) Deed. The deed of conveyance shall contain a clause~~
21 ~~requiring that promptly after receipt of the deed of conveyance~~
22 ~~the Philadelphia Authority for Industrial Development shall~~
23 ~~convey for the consideration of one dollar portions of, or~~
24 ~~rights in, the lands conveyed herein to any entity claiming an~~
25 ~~interest therein, including but not confined to fee ownership,~~
26 ~~easements, rights of way or other estates or tenancies,~~
27 ~~resulting from a prior grant or conveyance by the Philadelphia~~
28 ~~Authority for Industrial Development to such entity based upon~~
29 ~~any conveyance from the United States to the Philadelphia~~
30 ~~Authority for Industrial Development.~~

1 ~~(e) Deed execution. The deed of conveyance authorized by~~
2 ~~this section shall be approved as provided by law and shall be~~
3 ~~executed by the Secretary of General Services in the name of the~~
4 ~~Commonwealth of Pennsylvania.~~

5 ~~(f) Costs and fees. Costs and fees incidental to this~~
6 ~~conveyance shall be borne by the grantee.~~

7 ~~Section 3. Submerged land in the City of Philadelphia.~~

8 ~~(a) Authorization. The Department of General Services, with~~
9 ~~the approval of the Governor, is hereby authorized and directed~~
10 ~~on behalf of the Commonwealth of Pennsylvania to grant and~~
11 ~~convey to the Philadelphia Regional Port Authority for \$1~~
12 ~~certain lands situate in the 39th Ward of the City of~~
13 ~~Philadelphia described in subsection (b).~~

14 ~~(b) Description. The lands to be conveyed under subsection~~
15 ~~(a) consist of 196.10 acres more particularly described as~~
16 ~~follows:~~

17 ~~ALL THAT CERTAIN land located in the City of~~
18 ~~Philadelphia, Commonwealth of Pennsylvania, that is river bed~~
19 ~~that was made fast land by having fill placed upon it, a~~
20 ~~general description based upon paper survey as follows to~~
21 ~~wit:~~

22 ~~Beginning at a point near the Bulkhead Line of the~~
23 ~~Delaware River, as established by the Secretary of War,~~
24 ~~September 10, 1940, a common corner for lands now or formerly~~
25 ~~of Consolidated Rail Corporation, and Parcel 9, the said~~
26 ~~point being measured the nine (9) following courses and~~
27 ~~distances from the intersection of the easterly side of Broad~~
28 ~~Street (at 300 feet wide) with the southwesterly side of~~
29 ~~Pattison Avenue (at 120 feet wide):~~

30 ~~1. Southwesterly along the easterly side of Broad Street,~~

1 ~~2,527.57 feet to a point;~~
2 ~~2. Southeasterly at right angles to said Broad Street, 37-~~
3 ~~feet to a drill hole set, a corner for the said lands now-~~
4 ~~or formerly of Consolidated Rail Corporation; (courses 3-~~
5 ~~through 8 along the southerly side of lands now or-~~
6 ~~formerly of Consolidated Rail Corporation);~~
7 ~~3. South 75 degrees 30 minutes 00 seconds East, 3.00 feet to-~~
8 ~~a drill hole set;~~
9 ~~4. South 76 degrees 31 minutes 21 seconds East 229.54 feet-~~
10 ~~to an iron pin set;~~
11 ~~5. South 68 degrees 33 minutes 21 seconds East, 284.65 feet-~~
12 ~~to an iron pin set;~~
13 ~~6. South 63 degrees 50 minutes 26 seconds East, 341 feet to-~~
14 ~~an iron pin set;~~
15 ~~7. Southeasterly by a curve to the left having a radius of-~~
16 ~~2,287.44 feet, and an arc length of 730.03 feet to an-~~
17 ~~iron pin set, said point being distant by a chord of-~~
18 ~~South 72 degrees 59 minutes 00 seconds East, 726.93 feet-~~
19 ~~from last described point;~~
20 ~~8. South 82 degrees 07 minutes 34 seconds East 1,741.91 feet-~~
21 ~~to a point; and~~
22 ~~9. South 76 degrees 03 minutes 40 seconds East, 6093.91 feet-~~
23 ~~to the said point of Beginning;~~
24 ~~Thence from the said point of Beginning, the nineteen-~~
25 ~~(19) following described courses and distances;~~
26 ~~1. South 76 degrees 03 minutes 40 seconds East, 50.00 feet;~~
27 ~~2. South 40 degrees 23 minutes 05 seconds West, 1,627.95-~~
28 ~~feet;~~
29 ~~3. South 58 degrees 07 minutes 17 seconds West, 1,737.34-~~
30 ~~feet;~~

- 1 ~~4. South 78 degrees 26 minutes 04 seconds West, 1,099.52~~
- 2 ~~feet;~~
- 3 ~~5. South 78 degrees 27 minutes 42 seconds West, 2,645.60~~
- 4 ~~feet;~~
- 5 ~~6. North 86 degrees 01 minutes 55 seconds West, 340.00 feet;~~
- 6 ~~7. North 00 degrees 56 minutes 51 seconds West, 960.00 feet;~~
- 7 ~~8. North 82 degrees 02 minutes 26 seconds East, 1,650.00~~
- 8 ~~feet;~~
- 9 ~~9. North 12 degrees 11 minutes 20 seconds East, 150.00 feet;~~
- 10 ~~10. North 58 degrees 52 minutes 22 seconds East, 1,005.00~~
- 11 ~~feet;~~
- 12 ~~11. North 72 degrees 03 minutes 16 seconds West, 1,580.00~~
- 13 ~~feet;~~
- 14 ~~12. North 00 degrees 00 minutes 00 seconds East 618.53 feet;~~
- 15 ~~13. South 66 degrees 48 minutes 40 seconds East, 414.28~~
- 16 ~~feet;~~
- 17 ~~14. South 82 degrees 18 minutes 40 seconds East, 910.00~~
- 18 ~~feet;~~
- 19 ~~15. South 75 degrees 03 minutes 40 seconds East, 920.00~~
- 20 ~~feet;~~
- 21 ~~16. South 84 degrees 33 minutes 40 seconds East, 1,470.00~~
- 22 ~~feet;~~
- 23 ~~17. South 66 degrees 33 minutes 40 seconds East, 340.00~~
- 24 ~~feet;~~
- 25 ~~18. North 73 degrees 56 minutes 20 seconds East, 470.00~~
- 26 ~~feet;~~
- 27 ~~19. North 60 degrees 56 minutes 20 seconds East, 1,240.00~~
- 28 ~~feet; to the point of beginning.~~

29 ~~(c) Easements. The conveyance shall be made under and~~
30 ~~subject to all lawful and enforceable easements, servitudes and~~

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

7 ~~(d) Deed.~~

8 ~~(1) The deed of conveyance shall contain a clause that~~
9 ~~the lands conveyed herein shall be used only for maritime~~
10 ~~purposes by the grantee, or its successor in interest with an~~
11 ~~exception allowing the Philadelphia Regional Port Authority~~
12 ~~to lease, license or grant easements to the Philadelphia~~
13 ~~Authority for Industrial Development to allow the~~
14 ~~Philadelphia Authority for Industrial Development or its~~
15 ~~agents to fulfill obligations that it may have made in~~
16 ~~reliance on any conveyance from the United States to the~~
17 ~~Philadelphia Authority for Industrial Development. Should the~~
18 ~~grantee, or its successor in interest, allow the lands~~
19 ~~conveyed to be used for any other purpose or attempt to~~
20 ~~convey or transfer the lands, the title shall immediately~~
21 ~~revert to and revest in the grantor. The term "maritime~~
22 ~~purposes" shall mean activities directly related to the~~
23 ~~handling of cargo for import or export or the transport of~~
24 ~~passengers through the Port of Philadelphia but the term~~
25 ~~shall not mean activities related to gambling or gaming.~~

26 ~~(2) The deed of conveyance shall contain a clause that~~
27 ~~if the Philadelphia Regional Port Authority or its successor~~
28 ~~in interest cease to exist, the lands conveyed herein shall~~
29 ~~immediately revert to and revest in the grantor, unless a~~
30 ~~successor authority has been formed to continue the~~

1 ~~Commonwealth's governance of regional port activities along~~
2 ~~the Delaware River.~~

3 ~~(e) Land use restriction. All deeds or leases authorized or~~
4 ~~referred to under this section shall be made under and subject~~
5 ~~to the condition, which shall be contained in the deed or lease~~
6 ~~documents, that no portion of the parcels shall be used as a~~
7 ~~licensed facility as defined in 4 Pa.C.S. § 1103 (relating to~~
8 ~~definitions) or any other similar type of facility authorized~~
9 ~~under the laws of this Commonwealth. This condition shall be a~~
10 ~~covenant running with the land and shall be binding upon the~~
11 ~~deed or lease or sublessees and their respective successors and~~
12 ~~assigns. Should any portion of any parcel authorized for~~
13 ~~conveyance under this section be used in violation of this~~
14 ~~subsection, the title shall immediately revert to and revest in~~
15 ~~the grantor.~~

16 ~~(f) Deed execution. The deed of conveyance authorized by~~
17 ~~this section shall be approved as provided by law and shall be~~
18 ~~executed by the Secretary of General Services in the name of the~~
19 ~~Commonwealth of Pennsylvania.~~

20 ~~(g) Costs and fees. Costs and fees incidental to this~~
21 ~~conveyance shall be borne by the grantee.~~

22 Section 4 2. Conveyance to Waynesburg University. ←

23 (a) Authorization.--The Department of General Services, with
24 the approval of the Governor and the Department of Military and
25 Veterans Affairs, is hereby authorized on behalf of the
26 Commonwealth of Pennsylvania to grant and convey to Waynesburg
27 University the tract of land together with any buildings,
28 structures or improvements thereon, situate in the Borough of
29 Waynesburg, Greene County described in subsection (b) for
30 \$170,000 and under terms and conditions to be established in an

1 agreement of sale.

2 (b) Description.--The property to be conveyed pursuant to
3 subsection (a) consists of approximately 0.22-acres of land and
4 an armory building, bounded and more particularly described as
5 follows:

6 ALL THAT CERTAIN tract of land situate in the Borough of
7 Waynesburg, Greene County more particularly bounded and
8 described as follows:

9 BEGINNING at the northwesterly corner of Washington Street
10 and Strawberry Alley; thence along the Westerly line of
11 Washington Street, North 1 degree 0 minutes East 80 feet to line
12 of land now or late of J.W. Ray, et al; thence Westwardly at
13 right angles to Washington Street, along said Ray line and line
14 of lands now or late of T.R. Huffman and M.R. Travis, 120 feet
15 to line of land now or late of T.R. Huffman; thence Southwardly
16 along said Huffman line, parallel with Washington Street, 80
17 feet to the Northerly line of Strawberry Alley; thence
18 Eastwardly along the Northerly line of Strawberry Alley, 120
19 feet to Washington Street, at the place of BEGINNING.

20 BEING Tax Parcel No. 2604-120.

21 BEING the same premises conveyed from J.B. Pollock and Alice
22 T. Pollock, his wife, C.H. Bowlby and Eva K. Bowlby, his wife
23 and T. Riley Huffman and Bertha H. Huffman to the Commonwealth
24 of Pennsylvania, by deed dated October 11, 1913 and recorded
25 October 14, 1913, in the Recorder of Deeds Office for Greene
26 County, Pennsylvania in Deed Book 231, Page 547.

27 (c) Conditions.--The conveyance shall be made under and
28 subject to all lawful and enforceable easements, servitudes and
29 rights of others, including but not confined to streets,
30 roadways and rights of any telephone, telegraph, water,

1 electric, gas or pipeline companies, as well as under and
2 subject to any lawful and enforceable estates or tenancies
3 vested in third persons appearing of record, for any portion of
4 the land or improvements erected thereon.

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

17 (e) Special warranty deed.--The deed of conveyance shall be
18 by Special Warranty Deed and shall be executed by the Secretary
19 of General Services in the name of the Commonwealth of
20 Pennsylvania.

21 (f) Costs and fees.--Costs and fees incidental to this
22 conveyance shall be borne by the Grantee.

23 (g) Proceeds.--The proceeds from the sale shall be deposited
24 in the State Treasury Armory Fund.

25 (h) Time limitation.--In the event that an agreement of sale
26 between the parties is not executed within one year of the
27 effective date of this section, the property may be disposed of
28 in accordance with section 2405-A of the act of April 9, 1929
29 (P.L.177, No.175), known as The Administrative Code of 1929.
30 Section 5 3. Effective date.



1 This act shall take effect immediately.