
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1112 Session of
2013

INTRODUCED BY MCGINNIS, MILLARD, METCALFE, CAUSER, SCHLEGEL
CULVER, COHEN, CALTAGIRONE AND DENLINGER, APRIL 3, 2013

AS AMENDED ON THIRD CONSIDERATION, IN SENATE, JUNE 25, 2013

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Department of Military and Veterans Affairs
3 and the Governor, to grant and convey, at a price to be
4 determined through a competitive bid process, certain lands,
5 buildings and improvements used as State armories throughout
6 this Commonwealth.

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

9 Section 1. Authorization to convey land.

10 The Department of General Services, with the approval of the
11 Department of Military and Veterans Affairs and the Governor, is
12 hereby authorized on behalf of the Commonwealth of Pennsylvania
13 to grant and convey, at a price to be determined through
14 competitive bidding, the following tracts of land together with
15 any buildings, structures or improvements thereon, situate in
16 the locations described in section 2.

17 Section 2. Property description.

18 The State armory properties to be conveyed pursuant to
19 section 1 consist of lands and improvements located thereon,

1 more particularly described as follows:

2 (1) Altoona (Frankstown) Armory, Logan Township, Blair
3 County.--The property to be conveyed consists of approximately
4 8.52-acres of land and improvements located thereon, bounded and
5 more particularly described as follows:

6 ALL THAT CERTAIN piece of ground situate in Logan Township,
7 Blair County, Pennsylvania, bounded and described as follows:

8 BEGINNING at a point on the north side of Frankstown Road at
9 the southern corner of property sold to Charles H. Cassidy by
10 deed dated May 2, 1906 and known as the Altoona Driving Park;
11 thence along said property northward Eight Hundred Seventy-One
12 and Two Tenths (871.2) Feet to a point; thence at right angles
13 eastward Five Hundred (500) feet to a point; thence at right
14 angles southward Eight Hundred Seventy-One and Two Tenths
15 (871.2) feet to Frankstown Road; thence along same westward Five
16 Hundred (500) feet to place of BEGINNING.

17 BEING Tax Parcel No. 1300-16-29

18 BEING the same premises conveyed from The Baker Estates, by
19 its Trustees, to the Commonwealth of Pennsylvania, by deed dated
20 November 12, 1937 and recorded January 19, 1938, in Blair
21 County, Pennsylvania, in Deed Book 439, Page 243.

22 (2) Tyrone Armory, Borough of Tyrone, Blair County.--The
23 property to be conveyed consists of approximately 0.60-acres of
24 land and improvements located thereon, bounded and more
25 particularly bounded and described as follows:

26 Tract 1

27 ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the
28 Borough of Tyrone, Blair County, bounded and described as
29 follows, to wit:

30 BEGINNING at the northeasterly corner of Logan Avenue and

1 Alley K; thence along the Easterly side of Logan Avenue South
2 eighteen degrees six minutes (18° 6') West one hundred thirty
3 (130) feet to line of premises conveyed by Ella M. Bell to G.
4 Wood Miller by deed recorded in said county in Deed Book Vol.
5 159, Page 37; thence along said Miller's line South seventy-one
6 degrees fifty-four minutes (71° 54') East one hundred thirty-two
7 and seven tenths (132.7) feet to a post; thence North seventy-
8 three degrees thirty minutes (73° 30') East fifty-two (52) feet
9 to a post on line of premises of A. A. Stevens, formerly land
10 conveyed by P. Sneeringer and others to David T. Caldwell by
11 deed recorded in said county in Deed Book Vol. 27, page 498;
12 thence along said Stevens' line, North eighteen degrees six
13 minutes (18° 6') East one hundred and five tenths (100.5) feet
14 to the Southerly side of Alley K; thence along said side of
15 Alley K, North seventy-one degrees fifty-four minutes (71° 54')
16 West one hundred seventy-five and five tenths (175.5) feet to
17 the place of BEGINNING.

18 BEING a portion of Tax Parcel No. 22.2-006-064.

19 BEING the same premises conveyed to the Commonwealth of
20 Pennsylvania from Thomas C. Heims, Mrs. E. Grace Kolbenschlag
21 and Joseph E. Kolbenschlag, her husband, and Miss A. May Heims,
22 all of the Borough of Osceola, Clearfield County, and Mrs.
23 Lillie W. Mills, widow of James K, Mills, of the City of
24 Braddock, Allegheny County, by deed dated January 15, 1912 and
25 recorded February 26, 1912, in Blair County in Deed Book 206,
26 Page 661.

27 Tract 2

28 ALL THAT CERTAIN LOT OF GROUND situate in the Borough of
29 Tyrone, Blair County, bounded and described as follows:

30 BEGINNING at the Southwest corner of Berlin Street and Alley

1 "K", thence by the southern line of Alley "K", North 71 Degrees
2 54 minutes West Forty (40) feet to the line of lot of the
3 Commonwealth of Pennsylvania, on which lot is now erected the
4 Stone Armory of Troop "B", Pennsylvania National Guard; thence,
5 by the line of said lot, South 18 Degrees 6 Minutes West, One
6 Hundred (100) feet eleven and three-fourths (11 3/4) inches to
7 the line of Berlin Street, near the bank of the Juniata River;
8 thence by the line of Berlin Street, North 63 Degrees 16 Minutes
9 East, Eighteen (18) feet, four and seven-eighths (4 7/8) inches
10 to a post; North 65 Degrees 9 Minutes East Thirty-four (34)
11 feet, seven and three-eighths (7 3/8) inches to a post, and
12 North 18 Degrees, 6 Minutes East, Seventy-six (76) feet, three
13 and one-fourth (3 1/4) inches to the Southwest corner of Berlin
14 Street and Alley "K", the place of beginning.

15 BEING a portion of Tax Parcel No. 22.2-006-064.

16 BEING the same premises conveyed to Troop B, Pennsylvania
17 National Guard by the Surviving Executor and Trustee of A. A.
18 Stevens, by deed, dated September 2, 1920, and recorded January
19 11, 2012 in Blair County as Instrument #201200550.

20 BEING the same premises conveyed to the Commonwealth of
21 Pennsylvania by the Trustees of Troop B, Pennsylvania National
22 Guard, by deed, dated October 27, 1921, and recorded January 11,
23 2012 in Blair County as Instrument #201200551.

24 (3) Bellefonte Armory, Borough of Bellefonte, Centre
25 County.--The property to be conveyed consists of approximately
26 10-acres of land and improvements located thereon, bounded and
27 more particularly described as follows:

28 ALL THAT CERTAIN tract of land situate in Bellefonte, Centre
29 County more particularly bounded and described as follows:

30 BEGINNING at a post on the State Highway and lands of Harry

1 W. Lutz and May Lutz; thence along the State Highway leading
2 from Bellefonte to Lock Haven, North 82 degrees and 20 minutes
3 West 36 1/2 perches to post corner on land of Thomas Beaver;
4 thence North along lands of Thomas Beaver 43 degrees West 38.7
5 perches to a post; thence South along other lands of Harry W.
6 Lutz 82 degrees 20 minutes East 65.1 perches to post; thence
7 south along other lands of Harry W. Lutz 5 degrees 30 minutes
8 West 24.5 perches to post on the State Highway and being the
9 place of beginning.

10 BEING Tax Parcel No. 32-204-033.

11 BEING the same premises conveyed from Ralph T. Smith and Ann
12 M. Smith, her wife to the Commonwealth of Pennsylvania by deed
13 dated January 22, 1929 and recorded March 6, 1930, in the
14 Recorder of Deeds office for Centre County, Pennsylvania, in
15 Deed Book 142, Page 232.

16 (4) Berwick Armory, Borough of Berwick, Columbia County.--
17 The property to be conveyed consists of approximately 0.82-acres
18 of land and improvements located thereon, bounded and more
19 particularly bounded and described as follows:

20 ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the
21 Borough of Berwick, Columbia County, bounded and described as
22 follows, to wit:

23 BEGINNING at a point of intersection of the Northerly line of
24 East Third Street with the Easterly line of Pine Street; thence
25 in a Northerly direction along the Easterly line of Pine Street
26 a distance of One Hundred Eight-one (181) feet to the Southerly
27 line of Wyandotte Alley; thence in an Easterly direction, along
28 the Southerly line of Wyandotte Alley a distance of Ninety-nine
29 (99) feet to corner of Lot Number One Hundred Sixty-five (165);
30 thence in a Southerly direction along the Westerly line of Lot

1 Number One Hundred Sixty-five (165) and on a line parallel with
2 Pine Street a distance of One Hundred Eighty-one (181) feet to
3 the Northerly line of East Third Street; thence in a Westerly
4 direction along the Northerly line of East Third Street a
5 distance of Ninety-nine (99) feet to the place of BEGINNING, and
6 being marked and numbered on the general plan of the Borough of
7 Berwick as Lots Numbers One Hundred Sixty-three (163) and One
8 Hundred Sixty-four (164).

9 BEING Tax Parcel No. 4A-5-005.

10 BEING the same premises conveyed to the Commonwealth of
11 Pennsylvania from the American Car & Foundry Company by deed,
12 dated August 18, 1921, and recorded in Columbia County in Deed
13 Book 95, Page 582.

14 (5) Ridgway Armory, Borough of Ridgway, Elk County.--The
15 property to be conveyed consists of two parcels with a total of
16 approximately 0.23-acres of land and improvements located
17 thereon, bounded and more particularly described as follows:

18 ALL THAT CERTAIN tract of land situate in Ridgway, Elk County
19 more particularly bounded and described as follows:

20 Tract 1

21 BEGINNING at a post one hundred fifty (150) feet north thirty
22 (30) degrees and five (5) minutes west from the intersection
23 easterly line of Broad Street within the northerly line of Race
24 Street; thence north fifty nine (59) degrees fifty five (55)
25 minutes east one hundred (100) feet to a post in the westerly
26 line of an alley; thence along the westerly line of the alley
27 north thirty (30) degrees five (5) minutes west seventy five
28 (75) feet to a post; thence south fifty nine (59) degrees fifty
29 five (55) minutes west one hundred (100) feet to a post in the
30 easterly line of Broad Street; thence along the easterly line of

1 Broad Street south thirty (30) degrees and five (5) minutes east
2 seventy five (75) feet to the place of BEGINNING. Containing
3 seventy-five hundred (7500) square feet of land, more or less.

4 Tract 2

5 BOUNDED on the north by lot No.4, known as the Armory lot; on
6 the east by sixteen (16) foot alley; on the south by the south
7 half of lot No. 3, sold to the Y.M.C.A. on August 17, 1904; on
8 the west by Broad Street; BEGINNING at a point in the east line
9 of Broad Street at the northwest corner of the south half of lot
10 no. 3; thence along the east line of Broad Street north thirty
11 (30) degrees five (5) minutes west twenty five (25) feet to the
12 southwest corner of lot No. 4, known as the Armory lot; thence
13 along the south line of lot No. 4 north fifty nine (59) degrees
14 fifty five (55) minutes east one hundred (100) feet to the west
15 line of a sixteen (16) foot alley at the southeast corner of lot
16 No. 4; thence along the western line of the sixteen foot alley
17 south thirty (30) degree five (5) minutes east twenty five (25)
18 feet to the northeast corner of the south half of lot No. 3;
19 thence south fifty nine (59) degree fifty five minutes west one
20 hundred (100) feet to the place of BEGINNING.

21 BEING Tax Parcel No. 12-012-231-8565.

22 BEING the same premises conveyed from Elcoman Realty Co. to
23 The State Armory Board of Pennsylvania, by deed dated September
24 30, 1932 and recorded December 23, 1932, in Elk County,
25 Pennsylvania in Deed Book 93, Page 462.

26 (6) Ridgway Weekend Training Site, Ridgway Township, Elk
27 County.--The property to be conveyed consists of approximately
28 15 acres of land and improvements located thereon, bounded and
29 more particularly described as follows:

30 ALL THAT CERTAIN tract of land situate in Ridgway Township,

1 Elk County more particularly bounded and described as follows:

2 BEGINNING at an iron pipe set in the west right-of-way line
3 of a fifty foot street known as Grant Road, Legislative Route
4 24015 at a location marked in the southeast corner of land now
5 or formerly of Robert J. Hemke thence along the west right-of-
6 way line of Grant Road south 08 degrees 10 minutes west 247.50
7 feet to an iron pin marking the northeast corner of other land
8 now or formerly of George J. Fuhrer; thence north 81 degrees 50
9 minutes west 2640 feet along the north line of other land of
10 Fuhrer land to an iron pin marking the westerly line of land now
11 or formerly of Allegheny National Forest; thence along the
12 easterly line of Allegheny National Forest north 08 degrees 10
13 minutes east 247.50 feet to an iron pin marking the northwest
14 corner of the land herein conveyed and the southwest corner of
15 land now or formerly of Robert J. Hamke; thence south 81 degrees
16 50 minutes east 2640 feet along the southerly line of Hemke land
17 to an iron pin in the west right-of-way line of Grant Road and
18 the place of BEGINNING.

19 CONTAINING 15-acres of land being the same more or less.

20 BEING Tax Parcel No. 09-011-012-4552.

21 BEING the same property conveyed from Nicholas Leone and
22 Marian L. Leone to the Commonwealth of Pennsylvania, by deed
23 dated September 26, 1969, and recorded January 14, 1970, in the
24 Elk County Recorder of Deeds Office in Deed Book 183, Page 226.

25 (7) Waynesboro Armory, Borough of Waynesboro, Franklin
26 County.--The property to be conveyed consists of approximately
27 10.65 acres of land and improvements located thereon, bounded
28 and more particularly described as follows:

29 ALL THAT CERTAIN tract of land situate in the Borough of
30 Waynesboro, Franklin County more particularly bounded and

1 described as follows:

2 BEGINNING at a concrete monument on the West side of the
3 State Highway leading from Waynesboro to Five Fork, said
4 monument being on the Borough-Township line, and 20 feet from
5 the center of the highway; thence with the Borough-Township
6 line, along the lands of B. Frank Funk, Jr., and the H. C. Funk
7 Heirs, North 64 degrees 30 minutes West, 1184.3 feet to an Iron
8 Pin at the corner of other lands of the grantors; thence with
9 other lands of the grantors North 62 degrees 49 minutes East
10 965.42 feet to an Iron Pin on the West side of the
11 aforementioned State Highway, said pin being 20 feet from the
12 center of the highway; thence along the West side of the
13 highway, South 27 degrees 11 minutes East 310.75 feet to a point
14 20 feet from the center of the highway, said point being the
15 beginning of a curve; thence with the West side of the highway,
16 and a curve having a radius of 935.37 feet, a distance of 693.03
17 feet to the place of BEGINNING.

18 BEING Tax Parcel No. 25-5A00-011.

19 BEING the same premises conveyed from Waynesboro Brick and
20 Supply Company to the Commonwealth of Pennsylvania, by deed
21 dated December 23, 1937 and recorded January 19, 1938 in
22 Franklin County, Pennsylvania, in Deed Book 265, Page 67.

23 (8) Huntingdon Armory, Borough of Huntingdon, Huntingdon
24 County.--The property to be conveyed consists of approximately
25 5.88-acres of land and improvements located thereon, bounded and
26 more particularly described as follows:

27 ALL THAT CERTAIN tract of land situate in the Borough of
28 Huntingdon, Huntingdon County more particularly bounded and
29 described as follows:

30 BEGINNING at a post in the southeasterly side of Standing

1 Stone Avenue, a corner of this land and land now or formerly of
2 J. Emmett Sebree, thence, extending North 55 degrees 5 minutes
3 East along the said side of Standing Stone Avenue, 590.4 feet to
4 another post in the same at the North side of the culvert over
5 Figart's Run, thence down along the North Bank of said run and
6 by land now or late of John W. Snyder, south 29 degrees 39
7 minutes East 405.10 feet to a post, thence still along the
8 Northerly bank of said run and by said land now or late of John
9 W. Snyder South 58 degrees 42 minutes East 399.62 feet to a post
10 set for a corner of this land and land of the Borough of
11 Huntingdon (about One hundred and ten feet North Westwardly from
12 Standing Stone Creek) thence by said last mentioned land South
13 59 degrees 20 minutes West 385.22 feet to a point set for a
14 corner of this land and in line of said land now or formerly of
15 J. Emmett Sebree, and thence by said last mentioned land North
16 58 degrees 57 minutes West 810.81 feet to the place of
17 BEGINNING.

18 CONTAINING Seven and four hundred sixty-six one-thousandths
19 acres.

20 BEING Tax Parcel Nos. 17-03-37 and 17-03-37.1.

21 BEING the same premises conveyed from The Burgesses and Town
22 Council of the Borough of Huntingdon to the Commonwealth of
23 Pennsylvania by deed dated September 30, 1927 and recorded in
24 Deed Book D-7, Page 80 of the Huntingdon County Recorder of
25 Deeds Office.

26 LESS AND EXCEPTING that tract of land that the Commonwealth
27 of Pennsylvania conveyed to the Huntingdon Area School District
28 by deed dated February 16, 2001 and recorded on April 18, 2001
29 in Deed Book 565, Page 404 in Huntingdon County, Pennsylvania,
30 bounded and more particularly described as follows:

1 BEGINNING at a set PK nail located along the eastern boundary
2 line of S.R. 0026, also known as Standing Stone Avenue; thence
3 continuing along the eastern boundary of S.R. 0026 North 48
4 degrees 39 minutes 30 seconds East 366.17 feet to a point;
5 thence continuing along other lands of GRANTOR herein as further
6 demarked by a now existing cyclone fence, North 88 degrees 48
7 minutes 50 seconds East 33.49 feet to a point; thence continuing
8 along same South 42 degrees 52 minutes 29 seconds East 83.49
9 feet to a point; thence continuing along same South 18 degrees
10 53 minutes 54 seconds East 257.53 feet to a point; thence
11 continuing along same South 47 degrees 02 minutes 25 seconds
12 west 135.06 feet to a point; thence along the property line of
13 Huntingdon Area School District, GRANTEE herein, North 66
14 degrees 11 minutes 43 seconds West 382.31 feet to a set PK nail,
15 said PK nail being the place of BEGINNING.

16 CONTAINING 2.21 acres.

17 (9) Scranton (Watres) Armory. City of Scranton, Lackawanna
18 County.--The property to be conveyed consists of approximately
19 1.5-acres of land and improvements located thereon, bounded and
20 more particularly bounded and described as follows:

21 BEING all of Lots 17, 18, 19 and 20 in Ward 9, Block 19 as
22 shown on the Assessment Map for the City of Scranton, Lot 20
23 being more particularly described as follows, to wit: Being the
24 Northeasterly one-half (1/2) of a forty (40) foot wide Lot
25 numbered 5 in Block 235, as shown on plat of Lackawanna Iron and
26 Coal Company, recorded in Map Book 2, page 14, and more
27 particularly described as follows: BEGINNING at a corner of
28 Lots 5 and 6 on the said plat, and in a South-easterly line of a
29 street known as Adams Avenue; thence (1) in a Southeasterly
30 direction along the division line between said Lots 5 and 6, a

1 distance of one hundred fifty (150) feet to a corner in a
2 sixteen (16) foot wide alley for public use; thence (2) in a
3 Southwesterly direction along said alley, being the
4 Southeasterly side of said Lot 5, a distance of twenty (20) feet
5 to a point; thence (3) by Lot 5 in a North-westerly direction,
6 parallel to said division line between Lots numbered 5 and 6, a
7 distance of one hundred fifty (150) feet to a point in the said
8 Northeasterly line of Adams Avenue; thence (4) in a
9 Northeasterly direction along said street line, a distance of
10 twenty (20) feet to the place of BEGINNING.

11 ALSO the Northwesterly one-half (1/2) of a sixteen (16) foot
12 wide alley known as Kressler Court, extending along the
13 Southeasterly side of above described premises. The herein
14 conveyed portion adjoining said parcel being eight (8) feet wide
15 in a Southeasterly direction and twenty (20) feet long in a
16 Southeasterly direction and twenty (20) feet long in a
17 Southwesterly direction. Said Court or alley having been closed
18 or vacated by Ordinance of the City Council dated December 2,
19 1907. The said Lots 17, 18 and 19 being more particularly
20 described as follows: BEGINNING at a point in the division line
21 between Lots 5 and 6, seven and seven tenths (7.7) feet
22 Southerly from the building line of the south side of Adams
23 Avenue, this point being fifty-five (55) feet at right angles
24 from the center of the right-of-way of the Erie & Wyoming Valley
25 Railroad Company; thence Southerly along said division one
26 hundred forty-two and three tenths (142.3) feet to a corner of
27 an alley, thence Easterly by North line of said alley one
28 hundred twenty (120) feet to the division line between lots 8
29 and 9; thence Northerly on said division line six and six tenths
30 (6.6) feet to the intersection of the said division line and the

1 right-of-way of said Railroad Company. This point being fifty
2 (50) feet at right angles from the center of said railroad;
3 thence Northwesterly by said right-of-way one hundred eighty-one
4 (181) feet to BEGINNING.

5 BEING Tax Parcel No. 146.61-030-005.

6 BEING the same premises conveyed to the Commonwealth of
7 Pennsylvania from T. Linus Hoban, Walter W. Unley, John J.
8 Remetta, John Chichilla and John E. McDonald, individual
9 Trustees and the Third National Bank and Trust Company of
10 Scranton, Pennsylvania, as corporate Trustee of the Scranton
11 City Guard Association, a Trust established by Decree of the
12 Orphans' Court of Lackawanna County, dated April 5, 1954 at No.
13 391, Year 1952, by deed dated April 26, 1972 and recorded in
14 Lackawanna County in Deed Book 772, Page 60.

15 (10) Lancaster Armory, City of Lancaster, Lancaster
16 County.--The property to be conveyed consists of approximately
17 0.63 acres of land and improvements located thereon, bounded and
18 more particularly described as follows.

19 ALL THAT CERTAIN lot or piece of ground situate on the West
20 side of North Queen Street, between Lemon and James Street

21 CONTAINING in front of breadth on the said North Queen Street
22 64 feet and 4 1/2 inches, more or less, and extending in depth
23 of that width 245 feet, more or less, to Market Street.

24 BOUNDED on the East by North Queen Street, on the North by
25 property hereinafter described as No. 2, on the West by North
26 Market Street, an on the South by property now or late of
27 Christian Zecker.

28 ALL THAT CERTAIN lot or piece of ground with a two-story
29 brick dwelling house and other improvements thereon erected,
30 known as no. 438 North Queen Street. Containing in front of the

1 said North Queen Street, 47 feet 3 1/4 inches, more or less, and
2 extending in depth of that width 245 feet, more or less, to
3 Market Street.

4 BEING TAX MAP REFERENCE District 339, Page 12K, Block 13D1,
5 Lot 1 and

6 BEING TAX ACCOUNT NUMBER 339-31317-0-0000.

7 BEING the same premises conveyed from Elwood Snyder and Flora
8 H. Snyder, his wife and Charles Lehman and Sue Lehman, his wife
9 to the Commonwealth of Pennsylvania, by deed dated February 24,
10 1921, and recorded February 24, 1921, in Lancaster County,
11 Pennsylvania, in Deed Book T. No. 24, Page 244.

12 (11) Bradford Armory, City of Bradford, McKean County.--The
13 property to be conveyed consists of approximately 0.29-acres of
14 land and improvements located thereon, bounded and more
15 particularly described as follows:

16 ALL THAT CERTAIN tract of land situate in Bradford, McKean
17 County more particularly bounded and described as follows:

18 BEGINNING at an iron pin in the northerly line of Barbour
19 Street at the Southwest corner of Lot Number Twelve (#12) as
20 shown on said plan, recorded in the Office of Recorder of Deeds
21 in Deed Book 23, Page 90, being at the line of premises now or
22 formerly of Annie O'Neill; thence Westwardly along said line of
23 Barbour Street 100 feet to the dividing line between Lots
24 Numbers Fourteen and Fifteen (#14 and #15) in said plan; thence
25 Northwardly at right angles to Barbour Street and along said
26 dividing line, 115 feet, more or less, to the West branch of
27 Tunungwant Creek; thence Eastwardly down said Creek 105.2 feet
28 to the dividing line between Lots Numbers Twelve and Thirteen
29 (#12 and #13) in said plan, being the Westerly line of the
30 premises now or formerly of Annie O'Neill; thence Southwardly

1 along said last mentioned dividing line 147.2 feet, more or
2 less, to the Northerly line of Barbour Street at the place of
3 BEGINNING.

4 BEING Tax Parcel No. 01-002-405.

5 BEING the same premises conveyed from the City of Bradford to
6 the Commonwealth of Pennsylvania by deed, dated September 28,
7 1911 and recorded October 6, 1911, in McKean County in Deed Book
8 28, Page 33.

9 (12) Sunbury Armory, Upper Augusta Township, Northumberland
10 County.--The property to be conveyed consists of approximately
11 10 acres of land and improvements located thereon, bounded and
12 more particularly described as follows.

13 ALL THAT CERTAIN lot, piece or parcel of land situated in the
14 Township of Upper Augusta, County of Northumberland, Sate of
15 Pennsylvania and known and described as follows, to wit:

16 BEGINNING at a set reinforcement concrete monument in the
17 line between the so-called Cemetery and Wolverton Farms, which
18 stake is one hundred thirty-nine and three tenths feet (139.3')
19 from the northwest corner of the foundation wall of the
20 administration building of the Military Post now leased by the
21 Commonwealth of Pennsylvania from the W.H. Druckemiller Estate
22 which stake is also hundred fifty-five and three tenths feet
23 (155.3') from the southwest corner of the above mentioned
24 foundation wall and continuing north 47 degrees west, eight
25 hundred seven and seven tenths feet (807.7') to a concrete
26 monument; thence north 21 degrees 33 minutes east, four hundred
27 twenty four and five tenths feet (424.5') to a concrete
28 monument; thence south 59 degrees 37 minutes east, nine hundred
29 twenty-seven and seven tenths feet (927.7') to a concrete
30 monument; thence south 36 degrees 46 minutes west; five hundred

1 ninety-six and four tenths feet (596.4') to the point of
2 beginning, containing in all ten acres more or less.

3 BEING Tax Parcel No. 057-00-040-083.

4 Together with the right of ingress, egress and regress
5 perpetually unto the said Grantee, its successors and assigns,
6 to, from and between the premises above described and by this
7 indenture conveyed and the public highway known as the Catawisse
8 Road, in, over, through and upon a certain right of way in the
9 same township, county and state, and consisting of the land
10 extending ten feet on each side of the following center line:

11 BEGINNING at a point one hundred and sixty-four feet (164')
12 north 36 degrees, 46 minutes east of the aforementioned concrete
13 monument denoted as the place of beginning of the lot
14 description, the right of way consists of the land ten feet each
15 side of the following center line description; said center line
16 continuing from this point south 57 degrees 30 minutes east, one
17 hundred seven and four tenths feet (107.4') to a point of curve;
18 thence curving in a southerly direction on a radius of one
19 hundred fifty eight and twenty-seven hundredths feet (158.27')
20 for a distance of one hundred ninety three and nineteen
21 hundredths feet (193.19) on the arc to the point of tangent, the
22 angle to the point of intersection being 48 degrees 41 minutes;
23 thence from the point of tangent, the angle to the point of
24 intersection being 48 degrees 41 minutes; thence from the point
25 of tangent south 8 degrees 49 minutes east, five hundred forty
26 seven and six tenths feet (547.6') to a point of intersection
27 with the center line of the Pennsylvania State Highway Route
28 49041.

29 The foregoing easement is given by the Grantors and accepted
30 by the Grantee upon the express stipulation and condition that

1 it shall at all times be maintained at the sole cost and expense
2 of the Grantee, its successors and assigns, - and further, that
3 the owner or owners of the land immediately adjoining the said
4 right of way, whoever the same may be, his and/or their heirs
5 and assigns, shall at all times be permitted to use said right
6 of way as a means of access to and from his and/or their
7 adjoining property.

8 BEING the same premises which Sarah R. Druckemiller, widow,
9 et al, by their deed dated December 6, 1937 and intended to be
10 recorded in the office for the recording of deeds, etc. in and
11 for Northumberland County, Pennsylvania, granted and conveyed
12 unto City of Sunbury and County of Northumberland, the above
13 named Grantors.

14 Section 3. Oil, gas and mineral rights.

15 The oil, gas and mineral rights associated with the
16 properties described in section 2 shall be retained by the
17 Department of General Services, on behalf of the Commonwealth of
18 Pennsylvania, and may be leased by the Department of General
19 Services in accordance with the authority granted in the act of
20 October 8, 2012 (P.L.1194, No.147), known as the Indigenous
21 Mineral Resources Development Act.

22 Section 4. Covenants, conditions and restrictions.

23 ~~The~~ (A) AUTHORITY TO IMPOSE.--IN ADDITION TO THE RESTRICTION <--
24 IN SUBSECTION (B), THE Secretary of General Services may impose
25 any covenants, conditions or restrictions on the properties
26 described in section 2 at settlement as determined to be in the
27 best interests of the Commonwealth.

28 (B) RESTRICTION.--ANY CONVEYANCE AUTHORIZED UNDER THIS ACT <--
29 SHALL BE MADE UNDER AND SUBJECT TO THE CONDITION, WHICH SHALL BE
30 CONTAINED IN THE DEED OF CONVEYANCE, THAT NO PORTION OF THE

1 PROPERTY CONVEYED SHALL BE USED AS A LICENSED FACILITY, AS
2 DEFINED IN 4 PA.C.S. § 1103 (RELATING TO DEFINITIONS), OR ANY
3 OTHER SIMILAR TYPE OF FACILITY AUTHORIZED UNDER STATE LAW. THE
4 CONDITION SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE
5 BINDING UPON THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. SHOULD THE
6 GRANTEE, ITS SUCCESSORS OR ASSIGNS, PERMIT ANY PORTION OF THE
7 PROPERTY AUTHORIZED TO BE CONVEYED IN THIS ACT TO BE USED IN
8 VIOLATION OF THIS SUBSECTION, THE TITLE SHALL IMMEDIATELY REVERT
9 TO AND REVEST IN THE GRANTOR.

10 Section 5. Easements and other rights.

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

19 Section 6. Deeds of conveyance.

20 The deeds of conveyance shall be Special Warranty Deeds and
21 shall be executed by the Secretary of General Services in the
22 name of the Commonwealth of Pennsylvania.

23 Section 7. Deposit of proceeds.

24 The proceeds from sales shall be deposited in the State
25 Treasury Armory Fund.

26 Section 8. Effective date.

27 This act shall take effect immediately.