

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1478 Session of 2013

INTRODUCED BY BLOOM, KAUFFMAN, READSHAW, MILLARD, DENLINGER, GRELL, M. K. KELLER AND MURT, JUNE 4, 2013

AS AMENDED ON SECOND CONSIDERATION, HOUSE OF REPRESENTATIVES, JUNE 20, 2013

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor and the Department of
3 Transportation, to grant and convey, at a price to be
4 determined through a competitive bid process, certain lands,
5 buildings and improvements situate in the Borough of
6 Carlisle, Cumberland County; authorizing the Department of
7 General Services, with the approval of the Governor and the
8 Pennsylvania Historical and Museum Commission, to grant and
9 convey to the Bear Valley Franklin County Pennsylvania Joint
10 Authority, or its assigns, two permanent utility and access
11 easements from lands of the Commonwealth of Pennsylvania at
12 the Ft. Loudon Historical Site situate in Peters Township,
13 Franklin County, for purpose of groundwater withdrawal;
14 authorizing the Department of General Services, with the
15 approval of the Governor, to accept a conveyance of real
16 property from the County of Lackawanna Transit System
17 Authority, certain lands situate in the City of Scranton,
18 Lackawanna County; and authorizing the Department of General
19 Services, with the approval of the Governor, to grant and
20 convey, at a price to be determined through a public
21 solicitation for proposals, certain lands, buildings and
22 improvements situate in the City of Allentown and the City of
23 Bethlehem, Lehigh County.

24 The General Assembly of the Commonwealth of Pennsylvania
25 hereby enacts as follows:

26 Section 1. Conveyance in Borough of Carlisle, Cumberland
27 County.

28 (a) Authorization.--The Department of General Services, with

1 the approval of the Governor and the Department of
2 Transportation, is hereby authorized on behalf of the
3 Commonwealth of Pennsylvania to grant and convey, at a price to
4 be determined through a competitive bidding process, the
5 following tract of land together with any buildings, structures
6 or improvements thereon, situate in the Borough of Carlisle,
7 Cumberland County.

8 (b) Description.--The property to be conveyed pursuant to
9 subsection (a) consists of a tract of land totaling
10 approximately 2.3848-acres, including any and all improvements
11 located thereon, more particularly described as follows:

12 BEGINNING at an iron pin, sunk in the ground, on the south
13 side of West North Street, two hundred feet (200) from the
14 center line of Cherry Street and at the corner of lands of
15 Margaret Meck Estate; thence South 6° 03' West along the lands
16 of said Meck Estate and Eber Shatto 268.91 feet to an iron pin
17 on line of land of Jacob Trimmer; thence North 84° 01' West
18 along land of Jacob Trimmer and of the Kinney Shoe Company,
19 401.07 feet to an iron pin; thence North 6° 58' East along lands
20 of Sarah Carl, John Linder, Emmett Woods and Archibald Long,
21 149.66 feet to an iron pin on corner of lands of Emmett Woods
22 and of Jacob Beck; thence South 83° 57' East along land of Jacob
23 Beck 31.28 feet to an iron pin; thence North 6° 03' East along
24 land of Jacob Beck and of John Linder, 119.75 feet to an iron
25 pin on the south side of West North Street; thence South 83° 57'
26 East along the south side of West North Street 386 feet to the
27 iron pin at the point of BEGINNING.

28 CONTAINING 2.3848-acres more or less.

29 BEING the same premises conveyed to the Commonwealth of
30 Pennsylvania from A. Lee Edwards and Margaret B. Edwards, his

1 wife, by deed, dated December 27, 1934, and recorded January 4,
2 1935, in the Recorder of Deeds for Cumberland County,
3 Pennsylvania, in Deed Book 0011M, Page 00431.

4 (C) OIL, GAS AND MINERAL RIGHTS.--THE OIL, GAS AND MINERAL <--
5 RIGHTS SHALL BE RETAINED BY THE DEPARTMENT OF GENERAL SERVICES,
6 ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA, AND MAY BE LEASED
7 BY THE DEPARTMENT OF GENERAL SERVICES IN ACCORDANCE WITH THE
8 AUTHORITY GRANTED IN THE ACT OF OCTOBER 8, 2012 (P.L.1194,
9 NO.147), KNOWN AS THE INDIGENOUS MINERAL RESOURCES DEVELOPMENT
10 ACT.

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

19 ~~(d)~~ (E) Deed.--The deed of conveyance shall be executed by <--
20 the Secretary of General Services in the name of the
21 Commonwealth of Pennsylvania.

22 ~~(e)~~ (F) Deposit of proceeds.--The proceeds from the sale <--
23 shall be deposited in the Motor License Fund and shall be
24 utilized by the Department of Transportation and the Department
25 of General Services to remediate and demolish the "old"
26 Materials Testing Laboratory located in the City of Harrisburg,
27 Dauphin County. Any funds remaining after the remediation and
28 demolition of that structure shall be available to the
29 Department of Transportation for any other duly authorized
30 purpose.

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

13 Section 2. Easements in Peters Township, Franklin County.

14 (a) Authorization.--The Department of General Services, with
15 the approval of the Governor and the Pennsylvania Historical and
16 Museum Commission, is hereby authorized on behalf of the
17 Commonwealth of Pennsylvania to grant and convey to the Bear
18 Valley Franklin County Pennsylvania Joint Authority, or its
19 assigns, two permanent utility and access easements from lands
20 of the Commonwealth of Pennsylvania at the Ft. Loudon Historical
21 Site situate in Peters Township, Franklin County for purposes of
22 groundwater withdrawal for a one-time payment of \$19,500 and
23 under terms and conditions to be established in an easement
24 agreement.

25 (b) Descriptions.--The permanent utility easements to be
26 conveyed pursuant to subsection (a) total approximately 6.04-
27 acres bounded and more particularly described as follows:

28 Parcel No. 1

29 Wellhead Protection Easement

30 BEGINNING at a point on the Western right of way line of

1 Brooklyn Road (T-410), said point being at the division line of
2 lands of the Grantors and lands of Ann Dunn; thence from the
3 point of beginning, along the Western right of way line of
4 Brooklyn Road (T-410), S20°56'40"W a distance of 22.34 feet to a
5 point; thence through the lands of the Grantors, S84°28'31"W a
6 distance of 88.04 feet to a point on a nontangent curve concave
7 Northwesterly and having a radius of 150.00 feet; thence from a
8 radial bearing of S51°13'35"W run Southeasterly along the arc of
9 said curve to the right through a central angle of 128°06'42" an
10 arc distance of 335.40 feet, through a chord bearing of
11 S25°16'56"W and a chord length of 269.77 feet to a point; thence
12 continuing through the lands of the Grantors the following (5)
13 bearings and distances:

14 (1) S17°07'36"W a distance of 81.92 feet to a point;
15 (2) S23°15'33"W a distance of 253.94 feet to a point;
16 (3) S27°25'44"W a distance of 20.72 feet to a point;
17 (4) S28°40'31"E a distance of 88.88 feet to a point;
18 (5) S70°18'26"E a distance of 38.60 feet to a point on the
19 Western right of way line of Brooklyn Road (T-410); thence along
20 the Western right of way line of Brooklyn Road (T-410),
21 S20°47'17"W a distance of 20.00 feet to a point; thence through
22 the lands of the Grantors, N70°18'26"W a distance of 61.02 feet
23 to a point; thence continuing through the lands of the Grantors,
24 S40°18'02"W a distance of 38.52 feet to a point on a nontangent
25 curve concave Northeasterly and having a radius of 150.00 feet;
26 thence from a radial bearing of S49°03'30"W run Southeasterly
27 along the arc of said curve to the right through a central angle
28 of 334°32'52" an arc length of 875.84 feet, through a chord
29 bearing of N53°40'04"W and a chord length of 66.09 feet to a
30 point; thence continuing through the lands of the Grantors,

1 N27°25'44"E a distance of 119.85 feet to a point; thence
2 continuing through the lands of the Grantors, N23°15'38"E a
3 distance of 251.94 feet to a point; thence continuing through
4 the lands of the Grantors, N17°07'36"E a distance of 76.04 feet
5 to a point on a nontangent curve concave Northeasterly and
6 having a radius of 150.00 feet; thence from a radial bearing of
7 N07°12'45"E run Northwesterly along the arc of said curve to the
8 right through a central angle of 120°13'57" an arc length of
9 314.77 feet, through a chord bearing of N23°52'59"W and a chord
10 length of 261.88 feet to a point on the line 2 of lands of Ann
11 Dunn; thence along the line of lands of Ann Dunn, N84°28'31"E a
12 distance of 333.20 feet to the point and place of BEGINNING.

13 CONTAINING 3.515-acres as shown on Wellhead Protection and
14 Permanent Easement Plan, prepared by Gwin, Dobson & Foreman,
15 Inc. and dated February 27, 2013.

16 Parcel No. 2
17 Wellhead, Utility and Access Easement

18 BEGINNING at a point being located S19°45'10"W a distance of
19 21.78 feet from a point on the Eastern right of way line of
20 Brooklyn Road (T-410), said point being at the division line of
21 lands of the Grantors and lands of Bear Valley Franklin County
22 Pennsylvania Joint Authority; thence from the point of
23 beginning, through the lands of the Grantors, S27°56'31"E a
24 distance of 99.43 feet to a point; thence continuing through the
25 lands of the Grantors, S06°56'36"E a distance of 31.82 feet to a
26 point on a nontangent curve concave Northwesterly and having a
27 radius of 185.00 feet; thence from a radial bearing of
28 S10°00'06"E run Southeasterly along the arc of said curve to the
29 right through a central angle of 353°46'00" an arc length of
30 1,142.26 feet, through a chord bearing of S76°52'54"W and a

1 chord length of 20.12 feet to a point; thence continuing through
2 the lands of the Grantors, N06°56'36"W a distance of 30.03 feet
3 to a point; thence continuing through the lands of the Grantors,
4 N28°33'15"W a distance of 77.70 feet to a point on the Eastern
5 right of way line of Brooklyn Road (T-410); thence along the
6 Eastern right of way line of Brooklyn Road (T-410), S20°56'40"E
7 a distance of 27.76 feet to the point and place of BEGINNING.

8 CONTAINING 2.525-acres as shown on Wellhead Protection and
9 Permanent Easement Plan, prepared by Gwin, Dobson & Foreman,
10 Inc. and dated February 27, 2013.

11 (c) Agreement.--The easement agreement shall be executed by
12 the Secretary of General Services in the name of the
13 Commonwealth of Pennsylvania.

14 (d) Costs and fees.--Costs and fees incidental to this
15 conveyance of the two utility easements shall be borne by the
16 Grantee.

17 (e) Expiration.--In the event that the parties have not
18 entered into an easement agreement within one year of the
19 effective date of this section, the authorization contained in
20 subsection (a) shall expire.

21 Section 3. Conveyance in City of Scranton, Lackawanna County.

22 (a) Authorization.--In order to effectuate Section 7 of the
23 act of July 7, 2011 (P.L.225, No.43), entitled "An act
24 authorizing Venango County to convey a right-of-way over certain
25 Project 70 lands in Oakland Township, Venango County, free of
26 restrictions imposed by the Project 70 Land Acquisition and
27 Borrowing Act; authorizing the Department of General Services,
28 with the approval of the Department of Conservation and Natural
29 Resources and the Governor, to grant and convey to East Norriton
30 Township certain lands situate in East Norriton Township,

1 Montgomery County, in exchange for East Norriton Township's
2 granting and conveying certain lands to the Commonwealth of
3 Pennsylvania to be added to the existing lands of the Norristown
4 Farm Park; authorizing the Department of General Services, with
5 the approval of the Department of Conservation and Natural
6 Resources and the Governor, to remove the deed restrictions on a
7 portion of the lands previously conveyed by the Department of
8 General Services in accordance with section 1(c) of the act of
9 July 10, 1985 (P.L.201, No.51); authorizing East Norriton
10 Township to convey the property it receives from the
11 Commonwealth of Pennsylvania pursuant to this act to Montgomery
12 County for nominal consideration for public highway
13 improvements; authorizing and directing the Department of
14 General Services, with the approval of the Governor, to grant
15 and convey to the County of Chester certain lands situate in
16 East Vincent Township, Chester County; authorizing the
17 Department of General Services, with the approval of the
18 Department of Conservation and Natural Resources and the
19 Governor, to grant and convey to Ohiopyle Borough certain lands
20 situate in Ohiopyle Borough, Fayette County, in exchange for
21 Ohiopyle Borough granting and conveying certain lands to the
22 Commonwealth of Pennsylvania to be added to those existing lands
23 at Ohiopyle State Park; authorizing the Department of
24 Conservation and Natural Resources, with the approval of the
25 Governor, to grant and convey to Kyle A. and Tamara J. Boltz
26 certain lands situate in Union Township, Lebanon County, in
27 exchange for Kyle A. and Tamara J. Boltz's granting and
28 conveying certain lands to the Commonwealth of Pennsylvania,
29 Department of Conservation and Natural Resources, to be added to
30 those existing lands at Swatara State Park; authorizing the

1 Department of General Services, with the approval of the
2 Governor, to grant and convey to the Susquehanna Township
3 Authority a permanent sanitary sewer easement over certain lands
4 of the Commonwealth of Pennsylvania, situate in Susquehanna
5 Township, Dauphin County; authorizing the Department of General
6 Services, with the approval of the Governor, to grant and convey
7 to the County of Lackawanna Transit System Authority (COLTS),
8 certain lands situate in the City of Scranton, Lackawanna
9 County, in exchange for a certain tract of land from COLTS
10 situate in the City of Scranton, Lackawanna County; and making a
11 related repeal," the Department of General Services, with the
12 approval of the Governor, is hereby authorized on behalf of the
13 Commonwealth of Pennsylvania to accept a conveyance of real
14 property from the County of Lackawanna Transit System Authority,
15 including any improvements located thereon, as described in
16 subsection (b) for \$1.

17 (b) Description.--The property to be conveyed pursuant to
18 subsection (a) consists of approximately 0.99-acres, including
19 any improvements located thereon, situate in the City of
20 Scranton, Lackawanna County more particularly described as
21 follows:

22 BEGINNING at a point, the intersection of the northeasterly
23 line of Lackawanna Avenue with the northwesterly right-of-way
24 line of the Delaware-Lackawanna Railroad Company, Inc. as shown
25 on the plan titled "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF
26 GENERAL SERVICES -- PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY
27 PLAN", dated April 16, 2012 and prepared by Civil Design
28 Partners, Inc.;

29 THENCE along the northeasterly line of Lackawanna Avenue
30 North 51° 16' 15" West one hundred thirty-two and thirteen

1 hundredths (132.13') feet to a point;

2 THENCE leaving Lackawanna Avenue along lands of F & M Realty
3 Company (DB 1249, Pg 391) North 38° 44' 12" East two hundred
4 ninety-nine and ninety-seven hundredths (299.97') feet to a 5/8"
5 rebar;

6 THENCE continuing along said lands of F & M Realty Company
7 South 51° 18' 58" East one hundred twenty-nine and ninety-seven
8 hundredths (129.97') feet to a 5/8" rebar on the northwesterly
9 right-of-way line of the Delaware-Lackawanna Railroad Company;

10 THENCE along the northwesterly right-of-way line of the
11 Delaware-Lackawanna Railroad Company the following five (5)
12 courses and distances:

13 1. South 35° 20' 00" West one hundred twenty-seven and nine
14 tenths (127.90') feet to a point,

15 2. South 51° 17' 19" East twenty-three and seventy-five
16 hundredths (23.75') to a 5/8" rebar,

17 3. South 42° 24' 41" West sixty and six tenths (60.60') feet
18 to a point,

19 4. South 48° 37' 41" West fifty-seven and forty-five
20 hundredths (57.45') feet to a point, and

21 5. South 54° 18' 00" West fifty-seven and forty-five
22 hundredths (57.45') feet to the point of BEGINNING.

23 CONTAINING 43,078 square feet of land being the same, more or
24 less.

25 BEING the same premises conveyed by Scranton Mall Associates
26 to Steamtown Mall Partners, L.P. by deed, dated June 11, 2003,
27 and recorded in the Lackawanna County Recorder of Deeds Office
28 in Record Book 970, Page 435.

29 (c) Easements.--This 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.--The deed of conveyance shall be executed by the
8 appropriate officials of the County of Lackawanna Transit System
9 Authority and shall be accepted by the Secretary of General
10 Services on behalf of the Commonwealth of Pennsylvania.

11 (e) Costs and fees.--Costs and fees incidental to this
12 conveyance shall be borne by the Grantor.

13 Section 4. Conveyances in City of Allentown and City of
14 Bethlehem, Lehigh County.

15 (a) Authorization.--The Department of General Services, with
16 the approval of the Governor, is hereby authorized on behalf of
17 the Commonwealth of Pennsylvania to grant and convey, at a price
18 to be determined through a public solicitation for proposals,
19 the following tracts of land together with any buildings,
20 structures or improvements thereon, situate in the City of
21 Allentown and City of Bethlehem, Lehigh County.

22 (b) Description.--The property to be conveyed pursuant to
23 subsection (a) consists of approximately 195.167-acres of land
24 and improvements located thereon, bounded and more particularly
25 described as follows:

26 LOT #1

27 ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the City
28 of Allentown and City of Bethlehem, Lehigh County, bounded and
29 described as follows, to wit:

30 BEGINNING at a concrete monument found on the South side of

1 Hanover Avenue said point being at the Northeast Corner of the
2 lands of N/F 1514 Inc., thence FROM THE PLACE OF BEGINNING along
3 the South line of Hanover Avenue the following courses and
4 distances:

5 1. S 55°31'17" E for a distance of 511.16' to a point,
6 thence

7 2. Along a curve to the Right having a Delta Angle of
8 5°45'00", a radius of 957.11' for an arc length of 96.05' to a
9 point, thence

10 3. N 61°16'18" E for a distance of 5.96' to a point, thence

11 4. Along a curve to the Left having a Delta Angle of
12 5°47'00", a radius of 1034.11' for an arc length of 104.38' to a
13 point, thence

14 5. N 55°29'17" E for a distance of 45.13' to the Northwest
15 corner of Hanover Avenue and North Quebec Street; thence along
16 the West line North Quebec Street S 7°57'43" E for a distance of
17 553.45' to a point at the Southwest corner of North Quebec
18 Street and East Allen Street; thence along the South line of
19 East Allen Street N 81°23'17" E for a distance of 678.83' to an
20 iron pin set at the Northwest corner of Lot #2;

21 Thence along Lot #2 the following course and distances:

22 1. S 27°11'30" E for a distance of 1032.47' to an iron pin
23 set; thence

24 2. S 55°10'20" W for a distance of 243.03' to an iron pin
25 set; thence

26 3. S 34°49'40" E for a distance of 160.00' to an iron pin
27 set; thence

28 4. N 54°56'04" E for a distance of 603.06' to an iron pin
29 set; thence

30 5. N 43°48'06" E for a distance of 727.05' to an iron pin

1 set; thence

2 6. N 72°56'55" E for a distance of 285.07' to an iron pin
3 set; thence

4 7. N 76°19'04" E for a distance of 378.08' to an iron pin
5 set on the City of Allentown and the City of Bethlehem line;
6 thence

7 8. Along the City of Allentown and the City of Bethlehem
8 line N 6°55'39" W for a distance of 413.29' to an iron pin set;
9 thence along the lands of N/F Bruce Loch and James Burkos, N/F
10 A-town Development Company, and N/F Raymond Perez, N 82°59'59" E
11 for a distance of 396.87' to a point; thence along the lands of
12 N/F Raymond Perez, the South line of Grandview Boulevard, and
13 N/F Geraldine P. Holzinger N 81°45'17" E for a distance of
14 396.71' to a concrete monument found; thence along the lands of
15 PA Lines LCC S 8°31'43" E for a distance of 469.16' to a point
16 on the North line of Central Boulevard;

17 Thence along the North line of Central Boulevard the
18 following courses and distances:

19 1. Along a curve to the Right having a Delta Angle of
20 30°53'14", a radius of 798.97' for an arc length of 430.71' to a
21 point, thence

22 2. S 75°44'07" W for a distance of 205.24' to a point,
23 thence

24 3. S 66°28'27" W for a distance of 232.14' to a point,

25 Thence along the North line of River Drive the following
26 courses and distances:

27 1. S 69°08'28" W for a distance of 282.83' to a point;
28 thence

29 2. S 54°30'17" W for a distance of 507.39' to a point;
30 thence

1 3. S 50°28'17" W for a distance of 411.58' to a point;

2 thence

3 4. S 56°43'17" W for a distance of 384.03' to a point;

4 thence

5 5. Along a curve to the Left having a Delta Angle of
6 39°02'00", a radius of 256.69' for an arc length of 174.87' to a
7 point, thence

8 6. S 17°41'17" W for a distance of 83.85' to a point; thence

9 7. Along a curve to the Right having a Delta Angle of

10 8°00'03", a radius of 346.78' for an arc length of 48.47' to a
11 point,

12 Thence along the lands of N/F Norfolk Southern the following
13 courses and distances:

14 1. S 39°24'36" W for a distance of 139.28' to a concrete
15 monument found; thence

16 2. S 49°14'43" E for a distance of 6.14' to a point on the
17 North line of River Drive;

18 Thence along the North line of River Drive the following
19 courses and distances:

20 1. S 44°33'17" W for a distance of 159.40' to a point;
21 thence

22 2. Along a curve to the Left having a Delta Angle of
23 14°07'00", a radius of 541.84' for an arc length of 133.50' to a
24 point, thence

25 3. S 30°26'17" W for a distance of 799.21' to a point;
26 thence

27 4. Along a curve to the Right having a Delta Angle of
28 18°38'50", a radius of 891.50' for an arc length of 290.14' to a
29 point, thence

30 5. S 49°05'07" W for a distance of 392.66' to a point;

1 thence

2 6. Along a curve to the Right having a Delta Angle of
3 $8^{\circ}09'10''$, a radius of 536.50' for an arc length of 76.34' to a
4 point, thence

5 7. S $57^{\circ}14'17''$ W for a distance of 332.83' to a point;
6 thence

7 8. Along a curve to the Right having a Delta Angle of
8 $10^{\circ}36'40''$, a radius of 663.50' for an arc length of 122.88' to a
9 point, thence

10 9. S $46^{\circ}37'37''$ W for a distance of 729.66' to a point;
11 thence

12 10. Along a curve to the Right having a Delta Angle of
13 $8^{\circ}41'30''$, a radius of 536.50' for an arc length of 81.39' to a
14 point, thence

15 11. S $55^{\circ}19'07''$ W for a distance of 126.31' to a point at the
16 Southeast limit of unopened South Maxwell Street; thence along
17 East line of unopened South Maxwell Street N $7^{\circ}40'54''$ W for a
18 distance of 1981.82' to a concrete monument found;

19 Thence along the lands of N/F the Community Services for
20 Children the following courses and distances:

21 1. N $77^{\circ}27'55''$ E for a distance of 343.59' to a point;
22 thence

23 2. N $82^{\circ}36'13''$ E for a distance of 264.92' to a point;
24 thence

25 3. N $7^{\circ}34'12''$ W for a distance of 48.78' to a point; thence

26 4. N $10^{\circ}07'23''$ E for a distance of 18.41' to a point; thence

27 5. N $33^{\circ}51'14''$ E for a distance of 77.17' to a point; thence

28 6. N $6^{\circ}18'35''$ W for a distance of 41.34' to a point; thence

29 7. S $83^{\circ}24'45''$ W for a distance of 56.39' to a point; thence

30 8. N $6^{\circ}18'23''$ W for a distance of 35.42' to a point; thence

1 9. N 83°44'46" E for a distance of 56.41' to an iron pipe
2 found; thence
3 10.N 6°16'03" W for a distance of 223.32' to a point; thence
4 11.S 83°06'05" W for a distance of 6.70' to a point; thence
5 12.N 7°22'55" W for a distance of 78.48' to an iron pipe
6 found; thence
7 13.S 76°24'27" W for a distance of 46.07' to a point; thence
8 14.N 13°36'19" W for a distance of 35.10' to an iron pipe
9 found; thence
10 15.N 76°12'08" E for a distance of 49.86' to an iron pipe
11 found; thence
12 16.N 7°25'05" W for a distance of 258.86' to an iron pipe
13 found; thence
14 17.S 83°23'26" W for a distance of 257.59' to a point;
15 Thence along the lands of N/F Baldeu Raj SharmaTrust, the
16 East limit of East Pine Street and N/F Richard C. Birch Sr. N
17 1°54'54" W for a distance of 250.32' to a concrete monument
18 found on the South line of East Gordon Street; thence along the
19 South line of East Gordon street N 82°02'47" E for a distance of
20 319.05' to an iron pipe found at the Southeast corner of East
21 Gordon North Oswego Streets; thence along the East line of North
22 Oswego Street N 6°39'00" W for a distance of 8.01' to a point;
23 thence along the lands of Kelly Brookhart and Mark MacNemara N
24 81°51'17" E for a distance of 229.30' to a concrete monument
25 found; thence along the lands of N/F Tina Rivera, N/F Karl &
26 Ruth Schuster, N/F Dee Ann Diaz, N/F Timothy Koppenhaver, N/F
27 David & Ruth Koppenhaver, N/F Eugene & Constance Fritz, N/F
28 Miriam Estrella, N/F David & Helen Galbraith, N/F Gary & Kay
29 Matsco, N/F Charles & Jacqueline Scherer, N/F Sharon Peters, N/F
30 Jeremy Ingle, and the East Limit of East Clair Street N 8°17'43"

1 W for a distance of 733.25' to a point, thence along the East
2 line of 1514 Inc. N 34°22'50" W for a distance of 152.66' to the
3 place of BEGINNING.

4 CONTAINING 165.846-Acres.

5 BEING shown as Lot #1 on the Final Minor Subdivision Plan of
6 the Allentown State Hospital prepared by the City of Allentown
7 Department of Public Works, Drawing #06-005, dated July 20,
8 2007, last revised March 25, 2009.

9 LOT #2

10 ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the City
11 of Allentown, Lehigh County, bounded and described as follows,
12 to wit:

13 BEGINNING at an iron pin set on the south line of East Allen
14 Street, said point being located North 81° 23' 17" East for a
15 distance of 678.83 feet from the Southwest corner of North
16 Quebec Street and the said point of BEGINNING being the
17 Northwest corner of this described parcel; thence from the place
18 of BEGINNING along the South line of East Allen Street and the
19 South Line of Oil Process Systems North 81° 23' 17" East for a
20 distance of 531.03 feet to a concrete monument found; thence
21 along the lands of Bruce Loch and James Burkos the following
22 nine (9) courses and distances;

23 1) South 43° 13' 28" East -- 11.42 feet to a concrete
24 monument found; thence

25 2) South 80° 16' 15" West -- 54.97 feet to an iron pin
26 found; thence

27 3) South 7° 57' 07" West -- 61.34 feet to a concrete
28 monument found; thence

29 4) South 61° 19' 56" East -- 163.09 feet to a concrete
30 monument found; thence

1 5) North 68° 57' 39" East -- 177.92 feet to a concrete
2 monument found; thence

3 6) North 58° 25' 17" East -- 238.88 feet to a concrete
4 monument found; thence

5 7) North 23° 18' 43" West -- 36.00 feet to a concrete
6 monument found; thence

7 8) North 82° 58' 20" East -- 987.96 feet to a concrete
8 monument found; thence

9 9) North 82° 59' 59" East -- 1.43 feet to a point; thence
10 along Lot #1, the residue lands of the Commonwealth of
11 Pennsylvania the following eight (8) courses and distances;

12 1) South 6° 55' 39" East -- 413.29 feet to a iron pin set;
13 thence

14 2) South 76° 19' 04" West -- 378.08 feet to a iron pin set;
15 thence

16 3) South 72° 56' 55" West -- 285.07 feet to a iron pin set;
17 thence

18 4) South 43° 48' 06" West -- 727.05 feet to a iron pin;
19 thence

20 5) South 54° 56' 04" West -- 603.06 feet to a iron pin;
21 thence

22 6) North 34° 49' 40" West -- 160.00 feet to a iron pin set;
23 thence

24 7) North 55° 10' 20" East -- 243.03 feet to a iron pin set;
25 thence

26 8) North 27° 11' 30" West -- 1032.47 feet to the place of
27 BEGINNING.

28 CONTAINING 29.321-Acres.

29 BEING shown as Lot #2 on the Final Minor Subdivision Plan of
30 the Allentown State Hospital prepared by the City of Allentown

1 Department of Public Works, Drawing #06-005, dated July 20,
2 2007, last revised March 25, 2009.

3 (C) OIL, GAS AND MINERAL RIGHTS.--THE OIL, GAS AND MINERAL <--
4 RIGHTS SHALL BE RETAINED BY THE DEPARTMENT OF GENERAL SERVICES,
5 ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA, AND MAY BE LEASED
6 BY THE DEPARTMENT OF GENERAL SERVICES IN ACCORDANCE WITH THE
7 AUTHORITY GRANTED IN THE ACT OF OCTOBER 8, 2012 (P.L.1194,
8 NO.147), KNOWN AS THE INDIGENOUS MINERAL RESOURCES DEVELOPMENT
9 ACT.

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

18 ~~(d)~~ (E) Discretion to secretary.--The Secretary of General <--
19 Services may grant or retain any easements necessary to
20 effectuate this section and may impose any covenants,
21 conditions, restrictions and/or reservations on the sale of the
22 property as is deemed in the best interests of the Commonwealth.

23 ~~(e)~~ (F) Deeds.--A deed of conveyance under this section <--
24 shall be by special warranty deed and shall be executed by the
25 Secretary of General Services in the name of the Commonwealth of
26 Pennsylvania.

27 ~~(f)~~ (G) Costs and fees.--All costs and fees incurred by the <--
28 Department of General Services in selling the property under
29 this section shall be paid from the purchase price and that
30 amount shall be an executively authorized augmentation to the

1 appropriation from which the costs and fees were paid by the
2 department.

3 ~~(g)~~ (H) Deposit of proceeds.--The balance of the proceeds <--
4 shall be deposited in the General Fund.

5 (I) RESTRICTION ON AUTHORITY TO CONVEY.--NOTWITHSTANDING ANY <--
6 OTHER PROVISION OF THIS SECTION TO THE CONTRARY, THE SECRETARY
7 OF GENERAL SERVICES SHALL HAVE NO AUTHORITY TO GRANT AND CONVEY
8 THE TRACTS OF LAND TOGETHER WITH ANY BUILDINGS, STRUCTURES OR
9 IMPROVEMENTS THEREON, AS AUTHORIZED PURSUANT TO SUBSECTION (A)
10 AND DESCRIBED UNDER SUBSECTION (B), UNTIL AN INDEPENDENT
11 APPRAISAL OF THE SUBJECT LAND HAS BEEN COMPLETED.

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

24 Section 5. Effective date.

25 This act shall take effect immediately.