

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1482 Session of 2013

INTRODUCED BY MOUL, HANNA, MILLARD, READSHAW, TALLMAN, MCNEILL,
C. HARRIS AND EVERETT, JUNE 5, 2013

REFERRED TO COMMITTEE ON STATE GOVERNMENT, JUNE 5, 2013

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor and the Department of Military and
3 Veterans Affairs, to grant and convey to Gettysburg
4 Foundation, or its successors or assigns, certain land
5 situate in Gettysburg Borough, Adams County; to grant and
6 convey to the Scranton School District, or its successors or
7 assigns, certain lands situate in the City of Scranton,
8 Lackawanna County; to grant and convey to Redevelopment
9 Authority of the City of Bethlehem, or its successors or
10 assigns, certain land situate in the City of Bethlehem,
11 Lehigh County; and to grant and convey to La Salle
12 University, or its successors or assigns, certain land and
13 improvements situate in the 49th Ward, City of Philadelphia,
14 Philadelphia County, known as the Ogontz Armory; authorizing
15 the Department of General Services, with the approval of the
16 Governor, to grant and convey to ABO Haven, Inc., certain
17 lands situate in the 29th Ward, City of Philadelphia,
18 Philadelphia County; and authorizing the Department of
19 General Services, with the approval of the Governor and the
20 Department of Transportation, to grant and convey to the City
21 of Lock Haven certain lands situate in the City of Lock
22 Haven, Clinton County.

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

25 Section 1. Land in Gettysburg Borough, Adams County.

26 (a) Authorization.--The Department of General Services, with
27 the approval of the Governor and the Department of Military and
28 Veterans Affairs, is hereby authorized on behalf of the

1 Commonwealth of Pennsylvania to grant and convey to the
2 Gettysburg Foundation, or its successors or assigns, the
3 following tract of land together with any buildings, structures
4 or improvements thereon, situate in Gettysburg Borough, Adams
5 County, for \$1 and under terms and conditions to be established
6 in an Agreement of Sale with the Department of General Services.

7 (b) Description.--The property to be conveyed pursuant to
8 subsection (a) consists of 3.69-acres of land and 3 buildings,
9 which have an aggregate building area of 17,312 gross square
10 feet, bounded and more particularly described as follows:

11 ALL THAT CERTAIN tract of land situate in the Borough of
12 Gettysburg, Adams County more particularly bounded and described
13 as follows:

14 BEGINNING at a point on the East side of West Confederate
15 Avenue at corner of land of Lida J. Hooper's heirs; thence with
16 the East side of said West Confederate Avenue south fifteen and
17 one-half (15 1/2) degrees West, 330 feet to the center of a
18 proposed road; thence with the center of said proposed road East
19 five hundred ten (510) feet, more or less, to said Hooper land;
20 thence along said Hooper lands North 330 feet, more or less, to
21 other lands of Hooper estate; and thence North seventy-two (72)
22 degrees West, 510 feet, more or less, to the place of Beginning.

23 TOGETHER WITH a Right of Way, not exceeding fifteen (15) feet
24 in width from Ridge Avenue to the lot herein conveyed.

25 BEING Tax Parcel No. 16-009-117.

26 BEING the same premises conveyed from Calvin Gilbert,
27 widower, to the Commonwealth of Pennsylvania, by deed dated July
28 23, 1937 and record August 11, 1937, in Adams County,
29 Pennsylvania, in Deed Book 146, Page 132.

30 (c) Oil, gas and mineral rights.--The oil, gas and mineral

1 rights shall be retained by the Department of General Services,
2 on behalf of the Commonwealth of Pennsylvania, and may be leased
3 by the Department of General Services in accordance with the
4 authority granted in the act of October 8, 2012 (P.L.1194,
5 No.147), known as the Indigenous Mineral Resources Development
6 Act.

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

15 (e) Prohibited use.--This conveyance shall be made under and
16 subject to the condition, which shall be contained in the deed
17 of conveyance, that no portion of the property conveyed shall be
18 used as a licensed facility, as defined in 4 Pa.C.S. § 1103
19 (relating to definitions), or any other similar type of facility
20 authorized under the laws of this Commonwealth. Except as
21 provided in this section, should the grantee, its successors or
22 assigns, permit any portion of the property authorized to be
23 conveyed in this section to be used in violation of this
24 subsection, the title shall immediately revert to and revest in
25 the grantor. The condition shall be a covenant running with the
26 land and shall be binding upon the grantee, its successors and
27 assigns, except if the grantee conveys title to the Gettysburg
28 Armory to the United States for use of the Gettysburg National
29 Military Park, National Park Service, Department of Interior.
30 Any such conveyance to the United States shall not be under and

1 subject to the provisions of this subsection.

2 (f) Discretion to Secretary of General Services.--The
3 Secretary of General Services is authorized to convey the
4 property subject to such covenants, conditions or restrictions
5 as may be in the best interests of this Commonwealth.

6 (g) Deed.--The deed of conveyance shall be by Special
7 Warranty Deed and shall be executed by the Secretary of General
8 Services in the name of the Commonwealth of Pennsylvania.

9 (h) Costs and fees.--Costs and fees incidental to this
10 conveyance shall be borne by the grantee.

11 (i) Deposit of proceeds.--The proceeds from the sale shall
12 be deposited in the State Treasury Armory Fund.

13 (j) Alternate disposition.--In the event that this
14 conveyance is not executed per the terms and conditions as
15 established in the Agreement of Sale, with the Department of
16 General Services, the property may be disposed of by competitive
17 bid.

18 Section 2. Land in the City of Scranton, Lackawanna County.

19 (a) Authorization.--The Department of General Services, with
20 the approval of the Governor and the Department of Military and
21 Veterans Affairs, is hereby authorized on behalf of the
22 Commonwealth of Pennsylvania to grant and convey to the Scranton
23 School District, or its successors or assigns, certain lands
24 together with any buildings and improvements thereon, situate in
25 the City of Scranton, Lackawanna County, for \$128,000 and under
26 terms and conditions to be established in an Agreement of Sale.

27 (b) Description.--The property to be conveyed pursuant to
28 subsection (a) consists of two tracts of land containing
29 approximately 1.66-acres of land and improvements located
30 thereon, bounded and more particularly bounded and described as

1 follows:

2 Tract 1

3 ALL THAT CERTAIN piece or parcel of land situate in the Tenth
4 Ward of the City of Scranton, Lackawanna County, known and
5 designated as Lots numbers nineteen (19), twenty (20), twenty-
6 one (21), twenty-two (22), twenty-three (23), and twenty-four
7 (24), in Block number 193, according to the Lackawanna Iron and
8 Coal Company's plot of lots in the City of Scranton duly
9 recorded in the office of the Recorder of Deeds of Lackawanna
10 County in Map Book 2, pages 14 and 15. Said lots being each
11 Forty Feet (40') in width in front on Arthur Avenue and Forty
12 Feet (40') in width in the rear, and One Hundred Fifty Feet
13 (150') in depth. Together with the privilege of using Ten Feet
14 (10') in front on the side line of Lot number 23 on Gibson
15 Street for yard, vault, porch, piazza, bay-window and cellarway,
16 but for no other purpose. Being also known as Lots no. thirteen
17 (13), fourteen (14), fifteen (15), sixteen (16), seventeen (17),
18 and eighteen (18) in block number 44, according to the
19 assessment map of the Tenth Ward of the City of Scranton.

20 BEING the same premises conveyed to the Commonwealth of
21 Pennsylvania from T. Linus Hoban and Genevieve Hoban, his wife,
22 by deed, dated June 28, 1956, and recorded in Lackawanna County
23 in Deed Book 539, Page 218.

24 Tract 2

25 ALL THAT CERTAIN piece or parcel of land situate in the Tenth
26 Ward of the City of Scranton, County of Lackawanna, bounded and
27 described as follows:

28 BEING known and designated as Lots No. 7, 8, 9, 10, 11 and
29 12, in Block No. 193, according to the Lackawanna Iron and Coal
30 Company's Plot of Lots in the City of Scranton, duly recorded in

1 the Office of the Recorder of Deeds of Lackawanna County in Map
2 Book 2, pages 14 and 15. Said lots being each 40 feet in width
3 in front on Colfax Avenue and 40 feet in width in the rear, and
4 150 feet in depth, together with the privilege of using 10 feet
5 in front of the front line on said Colfax Avenue and 10 feet in
6 front of the side line of Lot No. 12 on Gibson Street for yard,
7 vault, porch, plaza, bay window and cellarway, but for no other
8 purpose.

9 BEING the same premises conveyed to the Commonwealth of
10 Pennsylvania from the Scranton City Guard Association by deed
11 dated April 18, 1968 and recorded in the Office of Recorder of
12 Deeds of Lackawanna County in Deed Book 655, Page 370.

13 (c) Oil, gas and mineral rights.--The oil, gas and mineral
14 rights shall be retained by the Department of General Services,
15 on behalf of the Commonwealth of Pennsylvania, and may be leased
16 by the Department of General Services in accordance with the
17 authority granted in act of October 8, 2012 (P.L.1194, No.147),
18 known as the Indigenous Mineral Resources Development Act.

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

27 (e) Prohibited use.--This conveyance shall be made under and
28 subject to the condition, which shall be contained in the deed
29 of conveyance, that no portion of the property conveyed shall be
30 used as a licensed facility, as defined in 4 Pa.C.S. § 1103

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

9 (f) 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 (g) Costs and fees.--Costs and fees incidental to this
13 conveyance shall be borne by the grantee.

14 (h) Deposit of proceeds.--The proceeds from the sale shall
15 be deposited in the State Treasury Armory Fund.

16 (i) Alternate disposition.--In the event that this
17 conveyance is not executed per the terms and conditions as
18 established in the Agreement of Sale, with the Department of
19 General Services, the property may be disposed of by competitive
20 bid.

21 Section 3. Land in the City of Bethlehem, Lehigh County.

22 (a) Authorization.--The Department of General Services, with
23 the approval of the Governor and the Department of Military and
24 Veterans Affairs, is hereby authorized on behalf of the
25 Commonwealth of Pennsylvania to grant and convey to
26 Redevelopment Authority of the City of Bethlehem, or its
27 successors or assigns, certain lands, buildings and improvements
28 situate in the City of Bethlehem, Lehigh County, for \$320,000
29 and under terms and conditions to be established in an Agreement
30 of Sale.

1 (b) Description.--The property to be conveyed pursuant to
2 subsection (a) consists of two parcels with approximately 1.58
3 acres of land and one building with 27,258 square feet of space,
4 bounded and more particularly described as follows:

5 ALL THOSE CERTAIN tracts of land situate in the City of
6 Bethlehem, Lehigh County more particularly bounded and described
7 as follows:

8 Tract 1

9 BEGINNING at the point of the intersection of the south
10 street line of Prospect Avenue with the west street line of
11 Second Avenue, thence along the west street line of Second
12 Avenue South 14 degrees 05 minutes West, a distance of 215 feet
13 to a point in other lands of the City of Bethlehem, PA, thence
14 along the property of the City of Bethlehem, PA, North 75
15 degrees 55 minutes West for a distance of 107.20 feet to other
16 property of the City of Bethlehem, thence partly along the
17 property of the City of Bethlehem and partly along the property
18 now or formerly of Alice T. Boyd North 13 degrees 30 minutes
19 East, 213.90 feet to a point in the south street line of
20 Prospect Avenue, thence along the south street line of Prospect
21 Avenue South 76 degrees 30 minutes East, 109.38 feet to its
22 intersection with the west line of Second Avenue, the point or
23 place of BEGINNING.

24 CONTAINING 21,612 square feet, more or less.

25 BOUNDED on the North by Prospect Avenue, on the East by
26 Second Avenue, on the South by the property of the City of
27 Bethlehem, PA, and on the West partly by property of the City of
28 Bethlehem and partly by the property now or formerly of Alice T.
29 Boyd.

30 Tract 2

1 BEGINNING at a point, the intersection of the westerly street
2 line of Prospect Avenue with the northerly street line of
3 Filbert Street; thence extending North 75 degrees fifty-four
4 minutes 30 seconds West along the northerly street line of
5 Filbert Street a distance of 242.48 feet to a point; thence
6 extending North 14 degrees 27 minutes East along the easterly
7 street line of Ranch Street a distance of 217.24 feet to a
8 point; thence extending South 76 degrees 30 minutes East along
9 the southerly side of the a twenty-three (23.0) foot wide
10 Private Alley a distance of 132.79 feet to a point; thence
11 extending southwardly and eastwardly along lands now or late of
12 Commonwealth of Pennsylvania, (National Guard Armory), the two
13 (2) following courses and distances, to wit:

14 (1) South 13 degrees 30 minutes West, a distance of 65.89
15 feet to a point;

16 (2) Thence extending South 75 degrees 55 minutes East, a
17 distance of 107.64 feet to a point on the westerly street line
18 of Second Avenue.

19 Thence extending South 14 degrees 5 minutes West along the
20 westerly street line of Second Avenue a distance of 152.73 feet
21 to a point, being the place of BEGINNING

22 BOUNDED on the North by a Private Alley and lands now or late
23 of the Commonwealth of Pennsylvania; on the South by Filbert
24 Street, and on the West by Rauch Street.

25 BEING Tax Parcel Nos. 642747310879 001 and 642747202360 001.

26 (c) Oil, gas and mineral rights.--The oil, gas and mineral
27 rights shall be retained by the Department of General Services,
28 on behalf of the Commonwealth of Pennsylvania, and may be leased
29 by the Department of General Services in accordance with the
30 authority granted in act of October 8, 2012 (P.L.1194, No.147),

1 known as the Indigenous Mineral Resources Development Act.

2 (d) Easements.--This conveyance shall be made under and
3 subject to all lawful and enforceable easements, servitudes and
4 rights of others, including but not confined to streets,
5 roadways and rights of any telephone, telegraph, water,
6 electric, gas or pipeline companies, as well as under and
7 subject to any lawful and enforceable estates or tenancies
8 vested in third persons appearing of record, for any portion of
9 the land or improvements erected thereon.

10 (e) Prohibited use.--This conveyance shall be made under and
11 subject to the condition, which shall be contained in the deed
12 of conveyance, that no portion of the property conveyed shall be
13 used as a licensed facility, as defined in 4 Pa.C.S. § 1103
14 (relating to definitions), or any other similar type of facility
15 authorized under the laws of this Commonwealth. The condition
16 shall be a covenant running with the land and shall be binding
17 upon the grantee, its successors and assigns. Should the
18 grantee, its successors or assigns, permit any portion of the
19 property authorized to be conveyed in this section to be used in
20 violation of this subsection, the title shall immediately revert
21 to and re-vest in the grantor.

22 (f) Discretion to Secretary of General Services.--The
23 Secretary of General Services may impose any covenants,
24 conditions or restrictions on the property at settlement as
25 determined to be in the best interests of this Commonwealth.

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

29 (h) Costs and fees.--Costs and fees incidental to this
30 conveyance shall be borne by the grantee.

1 (i) Deposit of proceeds.--The proceeds from the sale shall
2 be deposited in the State Treasury Armory Fund.

3 (j) Alternate disposition.--In the event that this
4 conveyance is not executed per the terms and conditions as
5 established in the Agreement of Sale, with the Department of
6 General Services, within five years of the effective date of
7 this section, the property may be disposed of by competitive
8 bid.

9 Section 4. Land in the 49th Ward, City of Philadelphia,
10 Philadelphia County.

11 (a) Authorization.--The Department of General Services, with
12 the approval of the Governor and the Department of Military and
13 Veterans Affairs, is hereby authorized on behalf of the
14 Commonwealth of Pennsylvania to grant and convey to La Salle
15 University, or its successors or assigns, certain land and
16 improvements situate in the City of Philadelphia, Philadelphia
17 County, for \$485,000 and under terms and conditions to be
18 established in an Agreement of Sale with the Department of
19 General Services.

20 (b) Description.--The property to be conveyed pursuant to
21 subsection (a) consists of a tract of land totaling 2.48-acres +
22 and improvements thereon, more particularly described as
23 follows:

24 ALL THAT CERTAIN lot or piece of ground situate in the Forty-
25 ninth Ward of the City of Philadelphia,

26 BEGINNING at the east point of curve with a radius of thirty-
27 three and nine hundred fifty-eight one-thousandths feet
28 connecting the east side of Rodman Road (fifty feet wide) and
29 the south side of Somerville Avenue (sixty feet wide), now shown
30 on the confirmed City Plan; thence along the south side of

1 Somerville Avenue on a curve to the right with a radius of one
2 thousand twenty-nine and five hundred forty-four one-thousandths
3 feet the arc distance of three hundred twenty-nine and four
4 hundred thirty one-thousandths feet to a point; thence still
5 further along the said side of Somerville Avenue south seventy-
6 eight degrees thirty-nine minutes east ninety and two hundred
7 forty-six one-thousandths feet to a point of curve; thence along
8 a curve to the right with a radius of twenty and seven hundred
9 ninety-six one-thousandths feet the arc distance of forty-one
10 and nine hundred eighty-two one-thousandths feet to a point on
11 the northwest side of Ogontz Avenue (one hundred feet wide);
12 thence south thirty-seven degrees one minute west along said
13 Ogontz Avenue two hundred seventy-five and eight hundred sixty-
14 nine one-thousandths feet to a point; thence still further along
15 said Ogontz Avenue on a curve to the left with a radius of four
16 hundred and sixty feet the arc distance of fifty feet to a
17 point; thence north sixty-nine degrees twenty-seven minutes one
18 second west two hundred fifty-six and five hundred ninety-five
19 one-thousandths feet to a point on the east side of Rodman Road
20 (fifty feet wide); thence north six degrees fifty-nine minutes
21 west along said Rodman Road one hundred ninety-eight and four
22 hundred eighty-four one-thousandths feet to a point of curve;
23 thence along a curve to the right with a radius of thirty-three
24 and nine hundred fifty-eight one-thousandths feet the arc
25 distance of fifty-three and three hundred forty-one one-
26 thousandths feet to the first mentioned point and place of
27 BEGINNING.

28 BEING Tax ID No. 78-5362800

29 BEING the same tract of land conveyed to the Commonwealth of
30 Pennsylvania by deed dated November 22, 1937, from the City of

1 Philadelphia and recorded April 6, 1938, in the Philadelphia
2 County Recorder of Deeds Office, Pennsylvania, in Deed Book DWH,
3 No. 526, Page 81.

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 act of October 8, 2012 (P.L.1194, No.147),
9 known as the Indigenous Mineral Resources Development Act.

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

18 (e) Prohibited use.--This conveyance shall be made under and
19 subject to the condition, which shall be contained in the deed
20 of conveyance, that no portion of the property conveyed shall be
21 used as a licensed facility, as defined in 4 Pa.C.S. § 1103
22 (relating to definitions), or any other similar type of facility
23 authorized under the laws of this Commonwealth. The condition
24 shall be a covenant running with the land and shall be binding
25 upon the grantee, its successors and assigns. Should the
26 grantee, its successors or assigns, permit any portion of the
27 property authorized to be conveyed in this section to be used in
28 violation of this subsection, the title shall immediately revert
29 to and re-vest in the grantor.

30 (f) Deed.--The deed of conveyance shall be by Special

1 Warranty Deed and shall be executed by the Secretary of General
2 Services in the name of the Commonwealth of Pennsylvania.

3 (g) Costs and fees.--Costs and fees incidental to this
4 conveyance shall be borne by the grantee.

5 (h) Transfer and deposit of proceeds.--One third of the
6 purchase price shall be transferred to the City of Philadelphia
7 as consideration for release of a use restriction on the
8 property. The balance of the proceeds from the sale shall be
9 deposited in the State Treasury Armory Fund.

10 (i) Alternate disposition.--In the event that this
11 conveyance is not executed per the terms and conditions as
12 established in the Agreement of Sale, with the Department of
13 General Services, the property may be disposed of by competitive
14 bid.

15 Section 5. Land in 29 Ward, City of Philadelphia, Philadelphia
16 County.

17 (a) Authorization.--The Department of General Services, with
18 the approval of the Governor, is hereby authorized on behalf of
19 the Commonwealth of Pennsylvania to grant and convey to ABO
20 Haven, Inc., certain land, and all improvements located thereon,
21 situate in the City of Philadelphia, Philadelphia County for
22 \$2,200,000 pursuant to a lease and option to purchase agreement
23 dated February 18, 2013.

24 (b) Description.--The property to be conveyed pursuant to
25 subsection (a) consists of approximately 1.53-acres of land and
26 improvements thereon bounded and more particularly described as
27 follows:

28 ALL THAT CERTAIN lot or piece of ground with the improvements
29 thereon erected, situate in the 29th Ward of the City of
30 Philadelphia, described according to a Survey and Plan of

1 Property made for the Redevelopment Authority of the City of
2 Philadelphia by Thomas J. Johnston, Surveyor and Regulator of
3 the 3rd District, dated February 1, 1967, as follows, to wit:
4 BEGINNING at a point of intersection formed by the Easterly
5 side of 20th Street (46 feet wide) and the Northerly side of
6 Girard Avenue (80 feet wide); thence extending North 11 degrees
7 21 minutes East along the said Easterly side of 20th Street, the
8 distance of 121 feet 1 7/8 inches to a point on the Southerly
9 side of South College Avenue (60 feet wide); thence North 83
10 degrees 03 minutes 07 seconds East along the said Southerly side
11 of South College Avenue 155 feet 10 7/8 inches to a point;
12 thence South 6 degrees 56 minutes 53 seconds East, 94 feet 10
13 7/8 inches to a point on the Northerly side of a 3 feet wide
14 alley by deeds, which leads Eastwardly and Westwardly connecting
15 at its Easterly end with a 5 feet wide alley by deeds, which
16 leads Eastwardly; thence South 78 degrees 39 minutes East along
17 the Northerly side of said 3 feet wide alley by deeds and
18 passing through said 5 feet wide alley by deeds 74 feet 9 3/8
19 inches to a point in the bed of said 5 feet wide alley by deeds;
20 thence North 6 degrees 56 minutes 53 seconds West, partly
21 crossing said 5 feet wide alley by deeds 118 feet 4 5/8 inches
22 to a point on the said Southerly side of South College Avenue;
23 thence North 83 degrees 03 minutes 07 seconds East along the
24 said Southerly side of South College Avenue 192 feet 0 inches to
25 a point on the Westerly side of 19th Street (50 feet wide);
26 thence South 11 degrees 21 minutes West along the said Westerly
27 side of 19th Street 252 feet 8 1/8 inches to a point on the said
28 Northerly side of Girard Avenue; thence North 78 degrees 39
29 minutes West along the said Northerly side of Girard Avenue 397
30 feet 8 3/4 inches to a point on the said Easterly side of 20th

1 Street, being the first mentioned point and place of BEGINNING.

2 BEING the same premises acquired by the General State
3 Authority (predecessor to the Pennsylvania Department of General
4 Services) from the Redevelopment Authority of the City of
5 Philadelphia by deed, dated February 27, 1968, and recorded with
6 the Philadelphia Recorder of Deeds at D-041-232.

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

15 (d) Prohibited use.--This conveyance shall be made under and
16 subject to the condition, which shall be contained in the deed
17 of conveyance, that no portion of the property conveyed shall be
18 used as a licensed facility, as defined in 4 Pa.C.S. § 1103
19 (relating to definitions), or any other similar type of facility
20 authorized under the laws of this Commonwealth. The condition
21 shall be a covenant running with the land and shall be binding
22 upon the grantee, its successors and assigns. Should the
23 grantee, its successors or assigns, permit any portion of the
24 property authorized to be conveyed in this section to be used in
25 violation of this subsection, the title shall immediately revert
26 to and revest in the grantor.

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

30 (f) Costs and fees.--Costs and fees incidental to this

1 conveyance shall be borne by the grantee.

2 (g) Alternate disposition.--In the event that the department
3 and the grantee cannot reach agreement on the conveyance of the
4 property, the property may be disposed of in accordance with
5 Article 2405-A of the act of April 9, 1929 (P.L.177, No.175),
6 known as The Administrative Code of 1929.

7 Section 6. Land in the City of Lock Haven, Clinton County.

8 (a) Authorization.--The Department of General Services, with
9 the approval of the Governor and the Department of
10 Transportation, is hereby authorized on behalf of the
11 Commonwealth of Pennsylvania to grant and convey to the City of
12 Lock Haven, certain lands and improvements thereon, being known
13 as the former PA Department of Transportation Clinton County
14 Maintenance Facility, situate in the City of Lock Haven, Clinton
15 County for \$327,500 and under terms and conditions to be
16 established in an Agreement of Sale.

17 (b) Description.--The property to be conveyed pursuant to
18 subsection (a) consists of approximately 2.4105-acres more or
19 less and all improvements thereon, being more particularly
20 bounded and described as follows:

21 ALL THAT CERTAIN LOT OR PARCEL OF GROUND situate in the City
22 of Lock Haven, County of Clinton, Pennsylvania, bounded and
23 described as follows:

24 BEGINNING at an iron pin at the southeast corner of Lot No.
25 102, N/F owned by Charles Farwell, being the northeast corner of
26 Lot No. 104 in Lock Haven Extension, thence south twenty degrees
27 east (S. 20° 00' E.), along the west side of Second Avenue, a
28 distance of five hundred and fifty feet (550.0') to an iron pin
29 at the northwest corner of Second Avenue and Maple Street;
30 thence south seventy degrees west (S. 70° 00' W.), along the

1 north line of Maple Street, a distance of two hundred feet
2 (200.0') to an iron pin at the northeast corner of Maple Street
3 and Third Avenue; thence north twenty degrees west (N. 20° 00'
4 W.), along the east line of Third Avenue, a distance of five
5 hundred feet (500.0') to an iron pin at the property line of N/F
6 Helen H. Byrol, thence north seventy degrees east (N 70° 00'
7 E.), along the southerly property line of N/F Helen H. Byrol, a
8 distance of one hundred feet (100.0') to an iron pin at the
9 southeast corner of Lot No. 178, belonging to N/F Helen H.
10 Byrol; thence north twenty degrees West (N. 20° 00' W.), along
11 the easterly property line of N/F Helen H. Byrol, a distance of
12 fifty feet (50.0') to an iron pin at the southwest corner of Lot
13 No. 103, belonging to N/F Charles Farwell; thence north seventy
14 degrees east (N. 70° 00' E.), along the southerly property line
15 of N/F Charles Farwell, a distance of one hundred feet (100.0')
16 to an iron pin, the POINT OF BEGINNING.

17 Comprising all of twenty-one lots, numbers one hundred and
18 four (104) to one hundred and fourteen (114) inclusive, also
19 numbers one hundred and seventy-nine (179) to one hundred and
20 eighty-eight (188) inclusive as laid out by J. Franklin Long in
21 what is known as Lock Haven Extension in Allison Township,
22 Clinton County, and containing two and four thousand one hundred
23 and five ten thousandths acres (2.4105) more or less.

24 BEING the same premises conveyed from J. Franklin Long and
25 Esther M. Long, his wife, to the Commonwealth of Pennsylvania,
26 by deed dated December 17, 1932, and recorded February 20, 1933,
27 in the Clinton County Recorder of Deeds Office, in Deed Book
28 Volume 120, Page 626.

29 ALSO BEING Tax ID: D-04-0105.

30 (c) Easements.--This conveyance shall be made under and

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

8 (d) Prohibited use.--This conveyance shall be made under and
9 subject to the condition, which shall be contained in the deed
10 of conveyance, that no portion of the property conveyed shall be
11 used as a licensed facility, as defined in 4 Pa.C.S. § 1103
12 (relating to definitions), or any other similar type of facility
13 authorized under the laws of this Commonwealth. The condition
14 shall be a covenant running with the land and shall be binding
15 upon the grantee, its successors and assigns. Should the
16 grantee, its successors or assigns, permit any portion of the
17 property authorized to be conveyed in this section to be used in
18 violation of this subsection, the title shall immediately revert
19 to and re-vest in the grantor.

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

23 (f) Costs and fees.--Costs and fees incidental to this
24 conveyance shall be borne by the grantee.

25 (g) Deposit of proceeds.--The proceeds from the sale shall
26 be deposited into the Motor License Fund and shall be used
27 specifically for the demolition of the former Department of
28 Transportation Materials Testing Laboratory located in the City
29 of Harrisburg, Dauphin County, immediately adjacent to the State
30 Street Bridge and Cameron Street.

1 (h) Alternate disposition.--In the event that this
2 conveyance is not executed pursuant to the terms and conditions
3 as established in an Agreement of Sale, with the Department of
4 General Services, within 12 months of the effective date of this
5 section, the property may be disposed of in accordance with
6 Article 2405-A of the act of April 9, 1929 (P.L.177, No.175),
7 known as The Administrative Code of 1929.

8 Section 7. This act shall take effect immediately.