

## THE GENERAL ASSEMBLY OF PENNSYLVANIA

## HOUSE BILL

No. 1945 Session of  
2014

INTRODUCED BY HELM AND KORTZ, JANUARY 8, 2014

AS AMENDED ON THIRD CONSIDERATION, IN SENATE, JUNE 17, 2014

## AN ACT

~~1 Authorizing the Department of General Services, with the~~ <--  
~~2 approval of the Governor, to grant and convey, at a price to~~  
~~3 be determined through a competitive bid process, certain~~  
~~4 lands and buildings situate partly in the City of Harrisburg~~  
~~5 and partly in Susquehanna Township, Dauphin County.~~  
6 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES TO SURVEY CERTAIN <--  
7 LANDS AND BUILDINGS SITUATE PARTLY IN THE CITY OF HARRISBURG  
8 AND PARTLY IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY;  
9 AUTHORIZING THE DEPARTMENT OF TRANSPORTATION, WITH THE  
10 APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO EAST LIBERTY  
11 DEVELOPMENT CORPORATION CERTAIN LANDS AND IMPROVEMENTS  
12 SITUATE IN THE CITY OF PITTSBURGH, ALLEGHENY COUNTY;  
13 AUTHORIZING AND DIRECTING THE DEPARTMENT OF GENERAL SERVICES,  
14 WITH THE APPROVAL OF THE DEPARTMENT OF MILITARY AND VETERANS  
15 AFFAIRS AND THE GOVERNOR, TO GRANT AND CONVEY, AT A PRICE TO  
16 BE DETERMINED THROUGH A COMPETITIVE BID PROCESS, CERTAIN  
17 LANDS, BUILDINGS AND IMPROVEMENTS SITUATE IN THE CITY OF  
18 PITTSBURGH, ALLEGHENY COUNTY, AND THE BOROUGH OF PINE GROVE,  
19 SCHUYLKILL COUNTY; AUTHORIZING THE DEPARTMENT OF GENERAL  
20 SERVICES, WITH THE APPROVAL OF THE GOVERNOR TO REMOVE AND  
21 RELEASE THE RESTRICTIVE USE COVENANTS IMPOSED ON CERTAIN REAL  
22 PROPERTY SITUATE IN THE BOROUGH OF BLOSSBURG, TIOGA COUNTY;  
23 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE  
24 APPROVAL OF THE DEPARTMENT OF LABOR AND INDUSTRY AND THE  
25 GOVERNOR, TO GRANT AND CONVEY TO THE COATESVILLE AREA SENIOR  
26 CENTER, OR ITS SUCCESSORS OR ASSIGNS, CERTAIN LANDS,  
27 BUILDINGS AND IMPROVEMENTS SITUATE IN THE CITY OF  
28 COATESVILLE, CHESTER COUNTY; ~~AND~~ AUTHORIZING THE DEPARTMENT <--  
29 OF GENERAL SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO  
30 GRANT AND CONVEY TO THE PHILADELPHIA TECHNICIAN TRAINING  
31 SCHOOL CERTAIN LANDS SITUATE IN THE CITY OF PHILADELPHIA,  
32 PHILADELPHIA COUNTY-; AUTHORIZING THE DEPARTMENT OF GENERAL <--  
33 SERVICES, WITH THE APPROVAL OF THE PENNSYLVANIA HISTORICAL  
34 AND MUSEUM COMMISSION AND THE GOVERNOR, TO GRANT AND CONVEY

1 TO FORT LEBOEUF HISTORICAL SOCIETY, CERTAIN LANDS SITUATE IN  
2 THE BOROUGH OF WATERFORD, ERIE COUNTY; AUTHORIZING AND  
3 DIRECTING THE DEPARTMENT OF GENERAL SERVICES, WITH THE  
4 APPROVAL OF MILLERSVILLE UNIVERSITY OF PENNSYLVANIA OF THE  
5 STATE SYSTEM OF HIGHER EDUCATION AND THE GOVERNOR, TO GRANT  
6 AND CONVEY TO PENN MANOR SCHOOL DISTRICT CERTAIN LANDS  
7 SITUATE IN THE BOROUGH OF MILLERSVILLE, LANCASTER COUNTY, AND  
8 FURTHER AUTHORIZING AND DIRECTING THE DEPARTMENT OF GENERAL  
9 SERVICES TO ACCEPT, IN EXCHANGE, A CONVEYANCE OF CERTAIN  
10 LANDS SITUATE IN THE BOROUGH OF MILLERSVILLE, LANCASTER  
11 COUNTY, FROM THE PENN MANOR SCHOOL DISTRICT; AUTHORIZING THE  
12 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE  
13 GOVERNOR, TO REMOVE AND RELEASE THE RESTRICTIVE USE AND  
14 REVERSIONARY COVENANTS IMPOSED ON CERTAIN REAL PROPERTY  
15 SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY; PARTIALLY  
16 REMOVING AND RELEASING RESTRICTIVE USE COVENANTS ON CERTAIN  
17 LANDS SITUATE IN BENNER TOWNSHIP, CENTRE COUNTY; AND  
18 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE  
19 APPROVAL OF THE ATTORNEY GENERAL AND THE CONCURRENCE OF THE  
20 DEPARTMENT OF ENVIRONMENTAL PROTECTION, TO LEASE TO  
21 PHILADELPHIA WATERFRONT PARTNERS, LP, LAND WITHIN THE BED OF  
22 THE DELAWARE RIVER WITHIN THE CITY OF PHILADELPHIA.

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

25 ~~Section 1. Conveyance in Harrisburg and Susquehanna Township, <--~~  
26 ~~Dauphin County.~~

27 ~~(a) Authorization. The Department of General Services, with~~  
28 ~~the approval of the Governor, is hereby authorized on behalf of~~  
29 ~~the Commonwealth of Pennsylvania to grant and convey, at a price~~  
30 ~~to be determined through competitive bidding, the land described~~  
31 ~~in subsection (b) together with any buildings, structures or~~  
32 ~~improvements thereon, situate partly in the City of Harrisburg~~  
33 ~~and partly in Susquehanna Township, Dauphin County,~~  
34 ~~Pennsylvania.~~

35 ~~(b) Property description. Except as otherwise provided in~~  
36 ~~subsection (c), the property to be conveyed pursuant to this~~  
37 ~~section consists of the following described tract or tracts of~~  
38 ~~land, and all improvements located thereon, bounded and more~~  
39 ~~particularly described as follows:~~

40 ~~ALL THAT CERTAIN tract or tracts of land, and all~~  
41 ~~improvements thereon erected, situate partly in the City of~~

1 ~~Harrisburg and partly in Susquehanna Township, Dauphin County,~~  
2 ~~known formerly as the Harrisburg State Hospital and Harrisburg~~  
3 ~~State Hospital Farm, and now known in part as the DGS Annex~~  
4 ~~Complex, and being Dauphin County Tax ID #62-026-004, acquired~~  
5 ~~by the Commonwealth of Pennsylvania pursuant to the following~~  
6 ~~deeds recorded with the Dauphin County Recorder of Deeds:~~

7 ~~Book Volume B 2, Page 453~~

8 ~~Book Volume C 27, Page 231~~

9 ~~Book Volume C 27, Page 233~~

10 ~~Book Volume C 27, Page 234~~

11 ~~Book Volume C 27, Page 236~~

12 ~~Book Volume C 27, Page 239~~

13 ~~Book Volume C 27, Page 241~~

14 ~~Book Volume D 3, Page 560~~

15 ~~Book Volume H 4, Page 317~~

16 ~~Book Volume H 6, Page 476~~

17 ~~Book Volume L 7, Page 367~~

18 ~~Book Volume L 22, Page 212~~

19 ~~Book Volume N 6, Page 215~~

20 ~~Book Volume N 22, Page 507~~

21 ~~Book Volume P 11, Page 1~~

22 ~~Book Volume Q 22, Page 498~~

23 ~~Book Volume T 2, Page 313~~

24 ~~Book Volume U 6, Page 551~~

25 ~~Book Volume V 6, Page 401~~

26 ~~Book Volume V 8, Page 555~~

27 ~~Book Volume W.B. N, Page 416~~

28 ~~Book Volume X 25, Page 461~~

29 ~~Book Volume X 6, Page 221~~

30 ~~Book Volume Y 2, Page 333~~

1 ~~LESS AND EXCEPTING all prior conveyances appearing of record.~~  
2 ~~(c) Survey required. The final legal description of the~~  
3 ~~property to be sold shall be established by a survey prepared by~~  
4 ~~a Pennsylvania licensed land surveyor under a contract with the~~  
5 ~~Department of General Services. The property to be sold shall~~  
6 ~~exclude the following Commonwealth owned facilities, including~~  
7 ~~suitable grounds therefore and such easements and other~~  
8 ~~appurtenances as are necessary or desirable for the current and~~  
9 ~~future operation of such facilities, each of which is currently~~  
10 ~~located on a portion of the property:~~

11 ~~(1) Pennsylvania State Police Headquarters.~~

12 ~~(2) Pennsylvania Game Commission Headquarters.~~

13 ~~(3) Pennsylvania Fish and Boat Commission Headquarters.~~

14 ~~(4) Pennsylvania Emergency Management Agency~~  
15 ~~Headquarters.~~

16 ~~(5) Department of Agriculture Headquarters.~~

17 ~~(6) Department of Agriculture Farm Show Complex or~~  
18 ~~Parking Facilities.~~

19 ~~(7) Department of Military and Veterans Affairs 28th~~  
20 ~~Division Headquarters.~~

21 ~~(8) Department of Transportation Materials Testing~~  
22 ~~Laboratory.~~

23 ~~(9) Department of Transportation Vehicle Maintenance~~  
24 ~~Facility.~~

25 ~~(10) Pennsylvania Senate and Pennsylvania House of~~  
26 ~~Representatives Mailroom and Print Shop Facility.~~

27 ~~(11) Any other portion of the property required for~~  
28 ~~Commonwealth operations as determined by the Department of~~  
29 ~~General Services.~~

30 ~~The Department of General Services shall consult with each~~

1 ~~entity having jurisdiction and control over the facilities~~  
2 ~~enumerated in this subsection or any other portion of the~~  
3 ~~property before establishing final property boundaries to ensure~~  
4 ~~that adequate property is retained for current and future~~  
5 ~~operations. The subdivision of this property shall be exempt~~  
6 ~~from the provisions of the act of July 31, 1968 (P.L.805,~~  
7 ~~No.247), known as the Pennsylvania Municipalities Planning Code,~~  
8 ~~and local subdivision and land development ordinances.~~

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

17 ~~(e) Licensed facilities prohibited. Any conveyance~~  
18 ~~authorized under this section shall be made under and subject to~~  
19 ~~the condition, which shall be contained in the deed of~~  
20 ~~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 State law. The condition shall be a covenant~~  
24 ~~running with the land and shall be binding upon the Grantee, its~~  
25 ~~successors and assigns. Should the Grantee, its successors or~~  
26 ~~assigns, permit any portion of the property authorized to be~~  
27 ~~conveyed in this act to be used in violation of this subsection,~~  
28 ~~the title shall immediately revert to and revest in the Grantor.~~

29 ~~(f) Deed of conveyance. The deed of conveyance shall be by~~  
30 ~~Special Warranty Deed and shall be executed by the Secretary of~~

1 ~~General Services in the name of the Commonwealth of~~  
2 ~~Pennsylvania.~~

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

5 ~~(h) Time period for conveyance. In the event that the~~  
6 ~~Department of General Services does not convey the property~~  
7 ~~within ten years of the effective date of this section, the~~  
8 ~~authority contained in this section shall become null and void.~~

9 ~~(i) Deposit of proceeds. The proceeds from the sale shall~~  
10 ~~be deposited in the General Fund.~~

11 ~~Section 2. Effective date.~~

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

13 SECTION 1. SURVEY OF LAND IN HARRISBURG AND SUSQUEHANNA  
14 TOWNSHIP, DAUPHIN COUNTY.

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15 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES IS  
16 HEREBY AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA  
17 TO CONDUCT A COMPREHENSIVE SURVEY OF THE LAND DESCRIBED IN  
18 SUBSECTION (B) TOGETHER WITH ANY BUILDINGS, STRUCTURES OR  
19 IMPROVEMENTS THEREON, SITUATE PARTLY IN THE CITY OF HARRISBURG  
20 AND PARTLY IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY,  
21 PENNSYLVANIA.

22 (B) PROPERTY DESCRIPTION.--EXCEPT AS OTHERWISE PROVIDED IN  
23 SUBSECTION (C), THE PROPERTY TO BE SURVEYED PURSUANT TO THIS  
24 SECTION CONSISTS OF THE FOLLOWING DESCRIBED TRACT OR TRACTS OF  
25 LAND, AND ALL IMPROVEMENTS LOCATED THEREON, BOUNDED AND MORE  
26 PARTICULARLY DESCRIBED AS FOLLOWS:

27 ALL THAT CERTAIN TRACT OR TRACTS OF LAND, AND ALL  
28 IMPROVEMENTS THEREON ERECTED, SITUATE PARTLY IN THE CITY OF  
29 HARRISBURG AND PARTLY IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY,  
30 KNOWN FORMERLY AS THE HARRISBURG STATE HOSPITAL AND HARRISBURG

1 STATE HOSPITAL FARM, AND NOW KNOWN IN PART AS THE DGS ANNEX  
2 COMPLEX, AND BEING DAUPHIN COUNTY TAX ID #62-026-004, ACQUIRED  
3 BY THE COMMONWEALTH OF PENNSYLVANIA PURSUANT TO THE FOLLOWING  
4 DEEDS RECORDED WITH THE DAUPHIN COUNTY RECORDER OF DEEDS:

5 BOOK VOLUME B-2, PAGE 453

6 BOOK VOLUME C-27, PAGE 231

7 BOOK VOLUME C-27, PAGE 233

8 BOOK VOLUME C-27, PAGE 234

9 BOOK VOLUME C-27, PAGE 236

10 BOOK VOLUME C-27, PAGE 239

11 BOOK VOLUME C-27, PAGE 241

12 BOOK VOLUME D-3, PAGE 560

13 BOOK VOLUME H-4, PAGE 317

14 BOOK VOLUME H-6, PAGE 476

15 BOOK VOLUME L-7, PAGE 367

16 BOOK VOLUME L-22, PAGE 212

17 BOOK VOLUME N-6, PAGE 215

18 BOOK VOLUME N-22, PAGE 507

19 BOOK VOLUME P-11, PAGE 1

20 BOOK VOLUME Q-22, PAGE 498

21 BOOK VOLUME T-2, PAGE 313

22 BOOK VOLUME U-6, PAGE 551

23 BOOK VOLUME V-6, PAGE 401

24 BOOK VOLUME V-8, PAGE 555

25 BOOK VOLUME W.B.-N, PAGE 416

26 BOOK VOLUME X-25, PAGE 461

27 BOOK VOLUME X-6, PAGE 221

28 BOOK VOLUME Y-2, PAGE 333

29 LESS AND EXCEPTING ALL PRIOR CONVEYANCES APPEARING OF RECORD.

30 (C) SURVEY REQUIREMENTS.--THE FINAL LEGAL DESCRIPTION OF THE

1 PROPERTY TO BE SURVEYED SHALL BE ESTABLISHED BY A SURVEY  
2 PREPARED BY A PENNSYLVANIA-LICENSED LAND SURVEYOR UNDER A  
3 CONTRACT WITH THE DEPARTMENT OF GENERAL SERVICES. THE PROPERTY  
4 TO BE SURVEYED SHALL EXCLUDE THE FOLLOWING COMMONWEALTH-OWNED  
5 FACILITIES, INCLUDING SUITABLE GROUNDS THEREFORE AND SUCH  
6 EASEMENTS AND OTHER APPURTENANCES AS ARE NECESSARY OR DESIRABLE  
7 FOR THE CURRENT AND FUTURE OPERATION OF SUCH FACILITIES, EACH OF  
8 WHICH IS CURRENTLY LOCATED ON A PORTION OF THE PROPERTY:

9 (1) PENNSYLVANIA STATE POLICE HEADQUARTERS.

10 (2) PENNSYLVANIA GAME COMMISSION HEADQUARTERS.

11 (3) PENNSYLVANIA FISH AND BOAT COMMISSION HEADQUARTERS.

12 (4) PENNSYLVANIA EMERGENCY MANAGEMENT AGENCY  
13 HEADQUARTERS.

14 (5) DEPARTMENT OF AGRICULTURE HEADQUARTERS.

15 (6) DEPARTMENT OF AGRICULTURE - FARM SHOW COMPLEX OR  
16 PARKING FACILITIES.

17 (7) DEPARTMENT OF MILITARY AND VETERANS AFFAIRS - 28TH  
18 DIVISION HEADQUARTERS.

19 (8) DEPARTMENT OF TRANSPORTATION - MATERIALS TESTING  
20 LABORATORY.

21 (9) DEPARTMENT OF TRANSPORTATION - VEHICLE MAINTENANCE  
22 FACILITY.

23 (10) PENNSYLVANIA SENATE AND PENNSYLVANIA HOUSE OF  
24 REPRESENTATIVES - MAILROOM AND PRINT SHOP FACILITY.

25 (11) ANY OTHER PORTION OF THE PROPERTY REQUIRED FOR  
26 COMMONWEALTH OPERATIONS AS DETERMINED BY THE DEPARTMENT OF  
27 GENERAL SERVICES.

28 THE DEPARTMENT OF GENERAL SERVICES SHALL CONSULT WITH EACH  
29 ENTITY HAVING JURISDICTION AND CONTROL OVER THE FACILITIES  
30 ENUMERATED IN THIS SUBSECTION OR ANY OTHER PORTION OF THE



1 PROPERTY BEFORE ESTABLISHING FINAL PROPERTY BOUNDARIES TO ENSURE  
2 THAT ADEQUATE PROPERTY IS RETAINED FOR CURRENT AND FUTURE  
3 OPERATIONS. THE SUBDIVISION OF THIS PROPERTY SHALL BE EXEMPT  
4 FROM THE PROVISIONS OF THE ACT OF JULY 31, 1968 (P.L.805,  
5 NO.247), KNOWN AS THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE,  
6 AND LOCAL SUBDIVISION AND LAND DEVELOPMENT ORDINANCES.

7 (D) CONDITIONS.--A PLAN FOR CONVEYANCE SHALL BE PREPARED  
8 THAT INCLUDES ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVICITUDES  
9 AND RIGHTS OF OTHERS, INCLUDING BUT NOT CONFINED TO STREETS,  
10 ROADWAYS, GREENSPACE AND RIGHTS OF ANY TELEPHONE, TELEGRAPH,  
11 WATER, 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) REPORT.--UPON COMPLETION OF THE SURVEY, THE DEPARTMENT  
16 OF GENERAL SERVICES SHALL PRESENT A PLAN FOR CONVEYANCE TO BOTH  
17 HOUSES OF THE GENERAL ASSEMBLY THAT INCLUDES A RECOMMENDED  
18 DIVISION OF THE PROPERTY AND THE FAIR MARKET VALUE OF EACH  
19 PARCEL. ~~FOLLOWING RECEIPT OF THE PLAN, THE GENERAL ASSEMBLY MAY <--~~  
20 ~~ENACT LEGISLATION TO AUTHORIZE THE TRANSFER OF THE LAND~~  
21 ~~DESCRIBED UNDER SUBSECTION (B).~~

22 (F) ZONING.--THE DEPARTMENT OF GENERAL SERVICES MAY SEEK A  
23 ZONING VARIANCE FROM SUSQUEHANNA TOWNSHIP DURING THE CONDUCT OF  
24 THE SURVEY.

25 (G) RELOCATION.--THE DEPARTMENT OF GENERAL SERVICES SHALL <--  
26 PREPARE OTHER FACILITIES TO RECEIVE COMMONWEALTH EMPLOYEES WHO  
27 WILL BE DISPLACED BY THE SALE OF THE PROPERTY.

28 (H) CONVEYANCE.--FOLLOWING THE RECEIPT OF THE PLAN UNDER  
29 SUBSECTION (E), THE GENERAL ASSEMBLY SHALL CONVEY THE PROPERTY  
30 DESCRIBED IN SUBSECTION (B) WITHIN 18 LEGISLATIVE DAYS. THE

1 GENERAL ASSEMBLY MAY ADD ADDITIONAL CONDITIONS OR AMENDMENTS TO  
2 SPECIFIC PARCEL TRANSFERS AND OTHER CONDITIONS AS APPROPRIATE.  
3 SECTION 2. CONVEYANCE IN CITY OF PITTSBURGH, ALLEGHENY COUNTY.

4 (A) AUTHORIZATION.--THE DEPARTMENT OF TRANSPORTATION, WITH  
5 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF  
6 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO EAST  
7 LIBERTY ~~DEVELOPMENT CORPORATION~~ DEVELOPMENT, INC. CERTAIN LANDS <--  
8 AND IMPROVEMENTS SITUATE IN THE CITY OF PITTSBURGH, ALLEGHENY  
9 COUNTY, AS DESCRIBED IN SUBSECTION (B), FOR FAIR MARKET VALUE  
10 BASED ON AN APPRAISAL AND UNDER TERMS AND CONDITIONS TO BE  
11 ESTABLISHED IN AN AGREEMENT OF SALE.

12 (B) DESCRIPTION.--THE PROPERTY TO BE CONVEYED PURSUANT TO  
13 SUBSECTION (A) CONSISTS OF APPROXIMATELY .0473 ACRES MORE OR  
14 LESS AND ALL IMPROVEMENTS THEREON, BEING MORE PARTICULARLY  
15 BOUNDED AND DESCRIBED AS FOLLOWS:

16 ALL THAT CERTAIN PARCEL OF GROUND SITUATE IN THE 11TH WARD,  
17 CITY OF PITTSBURGH, COUNTY OF ALLEGHENY, AND COMMONWEALTH OF  
18 PENNSYLVANIA, BEING A PORTION OF LANDS WITHIN THE RIGHT OF WAY  
19 OF PENN CIRCLE EAST, AN 85 FOOT PUBLIC RIGHT OF WAY, BEING MORE  
20 FULLY DESCRIBED HERewith:

21 BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF  
22 PENN CIRCLE EAST, WHERE THE SAME IS INTERSECTED BY THE NORTHERLY  
23 LINE OF PENN AVENUE, A 100 FOOT PUBLIC RIGHT OF WAY, SAID POINT  
24 ALSO BEING THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OF  
25 STANLEY S. CHEN, THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF  
26 PENN CIRCLE EAST NORTH 26 DEGREES 11 MINUTES 00 SECONDS EAST FOR  
27 A DISTANCE OF 144.96 FEET TO A POINT ON THE SOUTHERLY LINE OF  
28 KIRKWOOD STREET, A 40 FOOT PUBLIC RIGHT OF WAY; THENCE BY A LINE  
29 THROUGH PENN CIRCLE EAST FOR THE FOLLOWING SEVEN COURSES AND  
30 DISTANCES: FIRST- SOUTH 63 DEGREES 40 MINUTES 40 SECONDS EAST

1 FOR A DISTANCE OF 15.75 FEET; SECOND - SOUTH 26 DEGREES 11  
2 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 22.00 FEET; THIRD -  
3 NORTH 63 DEGREES 49 MINUTES 00 SECONDS WEST FOR A DISTANCE OF  
4 1.00 FEET; FOURTH - SOUTH 26 DEGREES 42 MINUTES 40 SECONDS WEST  
5 FOR A DISTANCE OF 97.41 FEET; FIFTH - SOUTH 30 DEGREES 39  
6 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 20.06 FEET; SIXTH - BY  
7 THE ARC OF A CIRCLE CURVING TO THE RIGHT WITH A RADIUS OF 6.00  
8 FEET FOR AN ARC DISTANCE OF 8.97 FEET; SEVENTH - NORTH 63  
9 DEGREES 40 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 6.29 FEET  
10 TO A POINT, SAID POINT BEING THE INTERSECTION OF THE WESTERLY  
11 RIGHT OF WAY LINE OF PENN CIRCLE EAST AND THE NORTHERLY LINE OF  
12 PENN AVENUE, THE PLACE OF BEGINNING.

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

21 (D) PROHIBITED USE.--THE CONVEYANCE SHALL BE MADE UNDER AND  
22 SUBJECT TO THE CONDITION, WHICH SHALL BE CONTAINED IN THE DEED  
23 OF CONVEYANCE, THAT NO PORTION OF THE PROPERTY CONVEYED SHALL BE  
24 USED AS A LICENSED FACILITY, AS DEFINED IN 4 PA.C.S. § 1103  
25 (RELATING TO DEFINITIONS), OR ANY OTHER SIMILAR TYPE OF FACILITY  
26 AUTHORIZED UNDER THE LAWS OF THIS COMMONWEALTH. THE CONDITION  
27 SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING  
28 UPON THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. SHOULD THE  
29 GRANTEE, ITS SUCCESSORS OR ASSIGNS, PERMIT ANY PORTION OF THE  
30 PROPERTY AUTHORIZED TO BE CONVEYED IN THIS SECTION TO BE USED IN

1 VIOLATION OF THIS SUBSECTION, THE TITLE SHALL IMMEDIATELY REVERT  
2 TO AND REVEST IN THE GRANTOR.

3 (E) DEED.--THE DEED OF CONVEYANCE SHALL BE BY QUIT CLAIM  
4 DEED AND SHALL BE EXECUTED BY THE SECRETARY OF TRANSPORTATION IN  
5 THE NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

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

8 (G) DEPOSIT OF PROCEEDS.--PROCEEDS FROM THE SALE SHALL BE  
9 DEPOSITED INTO THE MOTOR LICENSE FUND.

10 SECTION 3. CONVEYANCE IN PITTSBURGH, ALLEGHENY COUNTY.

11 (A) CONVEYANCE AUTHORIZED.--THE DEPARTMENT OF GENERAL  
12 SERVICES, WITH THE APPROVAL OF THE DEPARTMENT OF MILITARY AND  
13 VETERANS AFFAIRS AND THE GOVERNOR, IS HEREBY AUTHORIZED ON  
14 BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY,  
15 AT A PRICE TO BE DETERMINED THROUGH COMPETITIVE BIDDING, TWO  
16 TRACTS OF LAND TOGETHER WITH ANY BUILDINGS, STRUCTURES OR  
17 IMPROVEMENTS THEREON, SITUATE IN THE CITY OF PITTSBURGH,  
18 ALLEGHENY COUNTY.

19 (B) LEGAL DESCRIPTION.--THE PROPERTY TO BE CONVEYED PURSUANT  
20 TO THIS SECTION CONSISTS OF TWO TRACTS CONTAINING APPROXIMATELY  
21 1.839-ACRES OF LAND AND IMPROVEMENTS LOCATED THEREON, BOUNDED  
22 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

23 TRACT 1

24 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE  
25 SEVENTH WARD OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, BEING  
26 LOTS #4, #5, #6 AND #7 IN THE BAYARD PLACE PLAN OF LOTS LAID OUT  
27 BY SUSAN E. BAYARD AND MARY BAYARD AND OF RECORD IN ALLEGHENY  
28 COUNTY IN PLAN BOOK VOLUME 25, PAGE 26, TOGETHER BOUNDED AND  
29 DESCRIBED AS FOLLOWS:

30 BEGINNING ON THE WESTERLY SIDE OF EMERSON STREET AT A POINT

1 DISTANT MEASURED ALONG SAID SIDE OF EMERSON STREET, SOUTH 11  
2 DEGREES AND 26 MINUTES WEST 99.61 FEET FROM THE SOUTHERLY SIDE  
3 OF ALDER STREET, AND AT THE DIVIDING LINE BETWEEN LOTS #1 AND #4  
4 IN SAID PLAN; THENCE ALONG SAID SIDE OF EMERSON STREET SOUTH 11  
5 DEGREES 26 MINUTES WEST 200 FEET TO THE DIVIDING LINE BETWEEN  
6 LOTS #7 AND #8 IN SAID PLAN; THENCE ALONG SAID LAST MENTIONED  
7 DIVIDING LINE NORTH 78 DEGREES 34 MINUTES WEST 177.62 FEET OF  
8 THE EASTERLY SIDE OF CARRON ALLEY AS SHOWN ON SAID PLAN; THENCE  
9 ALONG SAID SIDE OF CARRON ALLEY NORTH 5 DEGREES 10 MINUTES EAST  
10 204.14 FEET TO THE LINE OF PREMISES NOW OR FORMERLY OF E.Z.  
11 SMITH; THENCE ALONG SAID SMITH LINE AND ALONG THE LINE DIVIDING  
12 LOTS #1, #2 AND #3 IN SAID PLAN FROM LOT #4 IN SAID PLAN, SOUTH  
13 75 DEGREES 44 MINUTES EAST 199.94 FEET TO THE WESTERLY SIDE OF  
14 EMERSON STREET AT THE PLACE OF BEGINNING.

15 CONTAINING APPROXIMATELY 0.884-ACRES.

16 BEING THE SAME PREMISES CONVEYED TO THE COMMONWEALTH OF  
17 PENNSYLVANIA BY DEED FROM SUSAN E. BAYARD AND MARY BAYARD, DATED  
18 JUNE 20, 1910 AND RECORDED IN THE ALLEGHENY COUNTY RECORDER OF  
19 DEEDS OFFICE IN DEED BOOK VOLUME 1693, PAGE 1.

20 BEING A PORTION OF TAX PARCEL NO. 84-L-283.

21 TRACT 2

22 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE  
23 SEVENTH WARD OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, BEING  
24 LOTS #8, #9, #10, #11 AND PART OF #12 IN BAYARD PLACE PLAN OF  
25 LOTS, LAID OUT BY MARY AND SUSAN E. BAYARD AND OF RECORD IN  
26 ALLEGHENY COUNTY IN PLAN BOOK VOLUME 25, PAGES 26 AND 27,  
27 BOUNDED AND DESCRIBED AS FOLLOWS:

28 BEGINNING ON THE WESTERLY SIDE OF EMERSON STREET AT A POINT  
29 DISTANT 299.61 FEET SOUTHWARDLY FROM THE SOUTHERLY SIDE OF ALDER  
30 STREET AND AT THE DIVIDING LINE BETWEEN LOTS #7 AND #8 IN SAID

1 PLAN; THENCE ALONG SAID SIDE OF EMERSON STREET SOUTH 11 DEGREES  
2 26 MINUTES WEST 253.97 FEET TO A POINT; THENCE NORTH 78 DEGREES  
3 34 MINUTES WEST, 139.69 FEET TO THE EASTERLY LINE OF CARRON WAY;  
4 THENCE ALONG CARRON WAY, NORTH 71 DEGREES 04 MINUTES WEST 10.30  
5 FEET TO AN ANGLE IN SAID CARRON WAY; THENCE ALONG THE EASTERLY  
6 SIDE OF CARRON WAY, NORTH 5 DEGREES 10 MINUTES EAST 254.13 FEET  
7 TO THE DIVIDING LINE BETWEEN LOTS #7 AND #8 AFORESAID; THENCE  
8 ALONG SAID DIVIDING LINE, SOUTH 78 DEGREES 34 MINUTES EAST,  
9 177.62 FEET TO EMERSON STREET AT THE PLACE OF BEGINNING.

10 CONTAINING APPROXIMATELY 0.955-ACRES.

11 BEING THE SAME PREMISES CONVEYED TO THE COMMONWEALTH OF  
12 PENNSYLVANIA BY DEED FROM BERTHA BAYARD GALBRAITH AND WILLIAM M.  
13 GALBRAITH, AND OTHERS, DATED JULY 17, 1916, AND RECORDED IN THE  
14 ALLEGHENY COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK VOLUME  
15 1848, PAGE 345.

16 BEING A PORTION OF TAX PARCEL NO. 84-L-283.

17 (C) CONDITIONS.--THE CONVEYANCE SHALL BE MADE UNDER AND  
18 SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND  
19 RIGHTS OF OTHERS, INCLUDING, BUT NOT CONFINED TO STREETS,  
20 ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,  
21 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND  
22 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES  
23 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF  
24 THE LAND OR IMPROVEMENTS ERECTED THEREON. THE CONVEYANCE SHALL  
25 BE SUBJECT TO ALL THE PROTECTIONS, RESPONSIBILITIES AND DUTIES  
26 PLACED UPON THE PROPERTY BY ITS DESIGNATION AS A HISTORIC  
27 STRUCTURE UNDER MUNICIPAL AND STATE LAW, INCLUDING PRESERVATION  
28 OF THE STRUCTURE'S FACADE.

29 (D) PERPETUAL EASEMENT.--THE SECRETARY OF GENERAL SERVICES,  
30 ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA, IS FURTHER

1 AUTHORIZED TO CONVEY TO THE SUCCESSFUL BIDDER THE PERPETUAL  
2 EASEMENT ASSOCIATED WITH THE PROPERTY, ACQUIRED BY THE  
3 COMMONWEALTH OF PENNSYLVANIA FROM GENEFREDA A. SWARTZ AND JOHN  
4 S. SWARTZ, BY THEIR DEED DATED APRIL 1, 1916, AND RECORDED IN  
5 THE ALLEGHENY COUNTY RECORDS OF DEEDS OFFICE IN DEED BOOK VOLUME  
6 1848, PAGE 342.

7 (E) OIL, GAS AND MINERAL RIGHTS.--THE OIL, GAS AND MINERAL  
8 RIGHTS ASSOCIATED WITH THE PROPERTY MAY BE RETAINED BY THE  
9 DEPARTMENT OF GENERAL SERVICES, ON BEHALF OF THE COMMONWEALTH OF  
10 PENNSYLVANIA, AND MAY BE LEASED BY THE DEPARTMENT OF GENERAL  
11 SERVICES IN ACCORDANCE WITH THE AUTHORITY GRANTED IN THE ACT OF  
12 OCTOBER 8, 2012 (P.L.1194, NO.147), KNOWN AS THE INDIGENOUS  
13 MINERAL RESOURCES DEVELOPMENT ACT.

14 (F) DISCRETION OF SECRETARY OF GENERAL SERVICES.--THE  
15 SECRETARY OF GENERAL SERVICES MAY IMPOSE ANY COVENANTS,  
16 CONDITIONS OR RESTRICTIONS ON THE PROPERTY AT SETTLEMENT AS  
17 DETERMINED TO BE IN THE BEST INTERESTS OF THE COMMONWEALTH.

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

22 (H) DEPOSIT OF PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL  
23 BE DEPOSITED IN THE STATE TREASURY ARMORY FUND.

24 SECTION 4. CONVEYANCE IN PINE GROVE BOROUGH, SCHUYLKILL COUNTY.

25 (A) CONVEYANCE AUTHORIZED.--THE DEPARTMENT OF GENERAL  
26 SERVICES, WITH THE APPROVAL OF THE DEPARTMENT OF MILITARY AND  
27 VETERANS AFFAIRS AND THE GOVERNOR, IS HEREBY AUTHORIZED ON  
28 BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY,  
29 AT A PRICE TO BE DETERMINED THROUGH COMPETITIVE BIDDING, A TRACT  
30 OF LAND TOGETHER WITH ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS

1 THEREON, SITUATE IN THE BOROUGH OF PINE GROVE, SCHUYLKILL  
2 COUNTY.

3 (B) LEGAL DESCRIPTION.--THE PROPERTY TO BE CONVEYED PURSUANT  
4 TO THIS SECTION CONSISTS OF A TRACT CONTAINING APPROXIMATELY  
5 0.35-ACRES OF LAND AND IMPROVEMENTS LOCATED THEREON, BOUNDED AND  
6 MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

7 TRACT 1

8 ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE  
9 BOROUGH OF PINE GROVE, SCHUYLKILL COUNTY BOUNDED AND DESCRIBED  
10 AS FOLLOWS:

11 BEGINNING AT THE CORNER OF MILL AND TULPEHOCKEN STREETS,  
12 THENCE ALONG TULPEHOCKEN STREET, NORTH 6 DEGREES 28 MINUTES EAST  
13 30 FEET 3 INCHES; THENCE STILL ALONG TULPEHOCKEN STREET, NORTH 1  
14 DEGREE 48 MINUTES EAST 69 FEET 11 INCHES; THENCE SOUTH 84  
15 DEGREES EAST 154 FEET 10.5 INCHES; THENCE AT RIGHT ANGLES TO  
16 LAST LINE, SOUTH 6 DEGREES WEST 100 FEET, TO A CORNER ON MILL  
17 STREET; THENCE AGAIN AT RIGHT ANGLES AND LONG MILL STREET NORTH  
18 84 DEGREES WEST 150 FEET TO THE BEGINNING.

19 CONTAINING APPROXIMATELY 0.35-ACRES.

20 BEING THE SAME PREMISES CONVEYED TO THE COMMONWEALTH OF  
21 PENNSYLVANIA BY DEED FROM LEVI MILLER, SR., DATED SEPTEMBER 14,  
22 1907, AND RECORDED IN THE SCHUYLKILL COUNTY RECORDER OF DEEDS  
23 OFFICE IN DEED BOOK VOLUME 306, PAGE 483.

24 BEING SCHUYLKILL COUNTY TAX PARCEL NO. 58-07-0146.000.

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



1 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF  
2 THE LAND OR IMPROVEMENTS ERECTED THEREON.

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

10 (E) DISCRETION OF SECRETARY OF GENERAL SERVICES.--THE  
11 SECRETARY OF GENERAL SERVICES MAY IMPOSE ANY COVENANTS,  
12 CONDITIONS OR RESTRICTIONS ON THE PROPERTY AT SETTLEMENT AS  
13 DETERMINED TO BE IN THE BEST INTERESTS OF THE COMMONWEALTH.

14 (F) DEED OF CONVEYANCE.--THE DEED OF CONVEYANCE SHALL BE BY  
15 SPECIAL WARRANTY DEED AND SHALL BE EXECUTED BY THE SECRETARY OF  
16 GENERAL SERVICES IN THE NAME OF THE COMMONWEALTH OF  
17 PENNSYLVANIA.

18 (G) DEPOSIT OF PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL  
19 BE DEPOSITED IN THE STATE TREASURY ARMORY FUND.

20 SECTION 5. RELEASE OF RESTRICTIVE USE COVENANTS IN BOROUGH OF  
21 BLOSSBURG, TIOGA COUNTY.

22 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
23 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF  
24 THE COMMONWEALTH OF PENNSYLVANIA TO REMOVE AND RELEASE THE  
25 RESTRICTIVE USE COVENANTS IMPOSED ON CERTAIN REAL PROPERTY  
26 CONVEYED TO NORTH PENN COMPREHENSIVE HEALTH SERVICES,  
27 PREDECESSOR TO LAUREL HEALTH SYSTEMS, BY THE DEPARTMENT OF  
28 GENERAL SERVICES PURSUANT TO THE AUTHORITY CONTAINED IN THE ACT  
29 OF DECEMBER 11, 1986 (P.L.1508, NO.163), ENTITLED "AUTHORIZING  
30 AND DIRECTING THE DEPARTMENT OF GENERAL SERVICES, WITH THE

1 APPROVAL OF THE GOVERNOR, TO CONVEY TO EMSWORTH BOROUGH 7.5  
2 ACRES OF LAND, MORE OR LESS, SITUATE IN KILBUCK TOWNSHIP,  
3 ALLEGHENY COUNTY, PENNSYLVANIA; AUTHORIZING AND DIRECTING THE  
4 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE  
5 GOVERNOR AND THE DEPARTMENT OF AGRICULTURE, TO CONVEY TO THE  
6 COUNTY OF CHESTER 230.693 ACRES OF LAND, MORE OR LESS, SITUATE  
7 IN NEWLIN AND WEST BRADFORD TOWNSHIPS, CHESTER COUNTY,  
8 PENNSYLVANIA; AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES,  
9 WITH THE APPROVAL OF THE GOVERNOR AND THE DEPARTMENT OF PUBLIC  
10 WELFARE, TO CONVEY TO NORTH PENN COMPREHENSIVE HEALTH SERVICES  
11 8.7 ACRES OF LAND, MORE OR LESS, SITUATE IN THE BOROUGH OF  
12 BLOSSBURG, TIOGA COUNTY, PENNSYLVANIA; AUTHORIZING AND DIRECTING  
13 THE DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE  
14 GOVERNOR AND THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, TO  
15 CONVEY TO GILBERT COLLUSSY, LENA M. COLLUSSY, JAMES T. DRESHER  
16 AND VIRGINIA M. DRESHER, A TRACT OF LAND SITUATE IN NORTH  
17 SHENANGO TOWNSHIP, CRAWFORD COUNTY, PENNSYLVANIA, IN EXCHANGE  
18 FOR A TRACT OF LAND IN THE SAME TOWNSHIP, AND FOR OTHER  
19 CONSIDERATION; AUTHORIZING AND DIRECTING THE DEPARTMENT OF  
20 GENERAL SERVICES, WITH THE APPROVAL OF THE GOVERNOR AND THE  
21 DEPARTMENTS OF ENVIRONMENTAL RESOURCES AND TRANSPORTATION, TO  
22 CONVEY TO THE MID-STATE REGIONAL AIRPORT AUTHORITY A TRACT OF  
23 LAND SITUATE IN RUSH TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA; AND  
24 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE  
25 APPROVAL OF THE GOVERNOR AND THE SECRETARY OF PUBLIC WELFARE, TO  
26 SELL AND CONVEY TO WEST BRADFORD TOWNSHIP A TRACT OF LAND  
27 SITUATE IN WEST BRADFORD TOWNSHIP, CHESTER COUNTY," UPON THE  
28 TERMS AND CONDITIONS AND FOR CONSIDERATION ACCEPTABLE TO THE  
29 DEPARTMENT OF GENERAL SERVICES.

30 (B) PROPERTY DESCRIPTION.--THE RESTRICTIONS TO BE RELEASED

1 PURSUANT TO SUBSECTION (A) ARE ON A TRACT OF LAND TOTALING  
2 APPROXIMATELY 8.766-ACRES, FORMERLY KNOWN AS THE BLOSSBURG STATE  
3 GENERAL HOSPITAL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

4 ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, TOGETHER WITH  
5 THE IMPROVEMENTS LOCATED THEREON, SITUATE IN THE BOROUGH OF  
6 BLOSSBURG, TIOGA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED IN  
7 ACCORDANCE WITH A SURVEY, DATED AUGUST, 1979, PREPARED BY DUANE  
8 WETMORE UNDER THE DIRECTION OF BOYER KANTZ, R.S (REVISED APRIL,  
9 1986) AS FOLLOWS:

10 BEGINNING AT A POINT IN THE CENTER LINE OF GRANGER STREET,  
11 SAID POINT BEING THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY  
12 OF JOSEPH W. STEMPIEN AND THE SOUTHEAST CORNER HEREOF; THENCE  
13 ALONG LANDS OF SAID STEMPIEN, SOUTH 78 DEGREES 00 MINUTES 16  
14 SECONDS WEST A DISTANCE OF 699.81 FEET TO A POINT IN THE CENTER  
15 LINE OF RUAH STREET (SAID LINE PASSING OVER REFERENCE IRON RODS  
16 SET 25.00 FEET FROM THE CENTER LINE OF GRANGER STREET AND 30.00  
17 FEET FROM THE CENTER LINE OF RUAH STREET), THE SOUTHWEST CORNER  
18 HEREOF; THENCE NORTH 19 DEGREES 10 MINUTES 51 SECONDS WEST A  
19 DISTANCE OF 381.94 FEET TO A POINT MARKET BY AN IRON ROD SET;  
20 THENCE ALONG THE FORMER RAILROAD STREET, NORTH 44 DEGREES 01  
21 MINUTES 11 SECONDS WEST A DISTANCE OF 343.00 FEET TO A POINT  
22 MARKET BY AN IRON ROD SET, THE NORTHWEST CORNER HEREOF; THENCE  
23 NORTH 48 DEGREES 58 MINUTES 49 SECONDS EAST A DISTANCE OF 868.36  
24 FEET TO A POINT IN THE CENTER LINE OF RUAH STREET; THENCE ALONG  
25 LANDS NOW OR FORMERLY OF WALTER KUZNESKI, NORTH 48 DEGREES 58  
26 MINUTES 49 SECONDS EAST A DISTANCE OF 338.64 FEET TO A POINT  
27 MARKED BY AN OLD IRON ROD FOUND (SAID LINE PASSING THROUGH AN  
28 IRON ROD SET 25.00 FEET FROM THE CENTER LINE OF RUAH STREET),  
29 THE NORTHERNMOST CORNER HEREOF; THENCE ALONG LANDS NOW OR  
30 FORMERLY OF ROBERT J. KUZNESKI THE FOLLOWING TWO COURSES AND

1 DISTANCES: (1) SOUTH 38 DEGREES 30 MINUTES 54 SECONDS EAST A  
2 DISTANCE OF 200.00 FEET TO AN OLD IRON ROD FOUND; AND (2) NORTH  
3 55 DEGREES 06 MINUTES 19 SECONDS EAST A DISTANCE OF 113.66 FEET  
4 TO A POINT IN THE CENTER LINE OF GRANGER STREET (SAID LINE  
5 PASSING THROUGH A UTILITY POLE LOCATED 11.06 FEET FROM SAID  
6 CENTER LINE), THE NORTHEASTERNMOST CORNER THEREOF; THENCE ALONG  
7 THE CENTER LINE OF GRANGER STREET, SOUTH 38 DEGREES 07 MINUTES  
8 43 SECONDS EAST A DISTANCE OF 92.93 FEET TO A POINT, THE  
9 NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF LARRY SMITH; THENCE  
10 ALONG LANDS OF SAID SMITH THE FOLLOWING THREE COURSES AND  
11 DISTANCES: (1) SOUTH 51 DEGREES 42 MINUTES AND 31 SECONDS WEST  
12 A DISTANCE OF 223.35 FEET TO AN IRON ROD SET (SAID LINE PASSING  
13 OVER AN OLD IRON ROD FOUND 23.35 FEET FROM THE CENTER LINE OF  
14 GRANGER STREET); (2) SOUTH 38 DEGREES 36 MINUTES EAST A DISTANCE  
15 OF 375.00 FEET TO A POINT MARKED BY AN OLD IRON ROD FOUND; AND  
16 (3) NORTH 52 DEGREES 24 MINUTES EAST A DISTANCE OF 226.70 FEET  
17 TO A POINT IN THE CENTER LINE OF GRANGER STREET (SAID LINE  
18 PASSING OVER AN IRON ROD SET 25.00 FEET FROM SAID CENTER LINE);  
19 THENCE ALONG THE CENTER LINE OF GRANGER STREET THE FOLLOWING  
20 FOUR COURSES AND DISTANCES: (1) SOUTH 39 DEGREES 06 MINUTES 17  
21 SECONDS EAST A DISTANCE OF 73.56 FEET; (2) SOUTH 42 DEGREES 01  
22 MINUTES 20 SECONDS EAST A DISTANCE OF 81.39 FEET; (3) SOUTH 35  
23 DEGREES 48 MINUTES 29 SECONDS EAST A DISTANCE OF 189.94 FEET;  
24 AND (4) SOUTH 11 DEGREES 16 MINUTES 25 SECONDS EAST A DISTANCE  
25 OF 11.80 FEET TO THE POINT AND PLACE OF BEGINNING.

26 SUBJECT TO THE EASEMENT OF RIGHT-OF-WAY OF GRANGER STREET AS  
27 INDICATED ON SAID SURVEY, AND ALSO SUBJECT TO THE EASEMENT OF  
28 RIGHT-OF-WAY OF RUAH STREET LOCATED ON THE WESTERN PORTION OF  
29 SAID PREMISES.

30 CONTAINING APPROXIMATELY 8.766-ACRES OF LAND.

1 BEING THE SAME PROPERTY CONVEYED TO NORTH PENN COMPREHENSIVE  
2 HEALTH SERVICES BY THE COMMONWEALTH OF PENNSYLVANIA, ACTING BY  
3 AND THROUGH THE DEPARTMENT OF GENERAL SERVICES, BY ITS DEED,  
4 DATED DECEMBER 3, 1987, AND RECORDED IN THE RECORDER OF DEEDS OF  
5 TIOGA COUNTY ON MARCH 7, 1988 IN DEED BOOK 473, PAGE 1023.

6 (C) FORM OF RELEASE.--ANY LEGAL INSTRUMENTS NECESSARY TO  
7 REMOVE AND RELEASE THE RESTRICTIVE USE COVENANTS SHALL BE  
8 EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN THE NAME OF THE  
9 COMMONWEALTH OF PENNSYLVANIA.

10 (D) COSTS.--ANY COSTS AND FEES INCIDENTAL TO THE REMOVAL OF  
11 THE RESTRICTIVE USE COVENANTS SHALL BE BORNE BY THE GRANTEE.

12 (E) PROCEEDS.--PROCEEDS RECEIVED BY THE DEPARTMENT OF  
13 GENERAL SERVICES FOR THE RELEASE OF THE RESTRICTIVE USE  
14 COVENANTS SHALL BE DEPOSITED INTO THE GENERAL FUND.

15 SECTION 6. CONVEYANCE IN CITY OF COATESVILLE, CHESTER COUNTY.

16 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
17 THE APPROVAL OF THE DEPARTMENT OF LABOR AND INDUSTRY AND THE  
18 GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF  
19 PENNSYLVANIA TO GRANT AND CONVEY TO THE COATESVILLE AREA SENIOR  
20 CENTER, OR ITS SUCCESSORS OR ASSIGNS, CERTAIN LAND AND  
21 IMPROVEMENTS THEREON, BEING KNOWN AS THE DEPARTMENT OF LABOR AND  
22 INDUSTRY'S OFFICE OF EMPLOYMENT SECURITY (CAREER LINK), SITUATE  
23 IN THE CITY OF COATESVILLE, CHESTER COUNTY, FOR \$281,000 AND  
24 UNDER TERMS AND CONDITIONS TO BE ESTABLISHED IN AN AGREEMENT OF  
25 SALE WITH THE DEPARTMENT OF GENERAL SERVICES.

26 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED  
27 PURSUANT TO SUBSECTION (A) CONSISTS OF A TRACT OF LAND  
28 CONTAINING APPROXIMATELY 0.362-ACRES, INCLUDING ALL IMPROVEMENTS  
29 LOCATED THEREON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

30 ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE CITY OF

1 COATESVILLE, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA,  
2 BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE FEBRUARY 15,  
3 1967 BY DEARMIT AND HAYES, CONSULTING ENGINEERS AND SURVEYORS,  
4 AS FOLLOWS, TO WIT:

5 BEGINNING AT A POINT AT THE INTERSECTION OF THE PROPOSED  
6 SOUTH CURB LINE OF HARMONY STREET WITH THE WEST CURB LINE OF  
7 SOUTH THIRD AVENUE, SAID POINT BEING LOCATED EIGHT FEET SOUTH OF  
8 THE EXISTING SOUTH CURB LINE OF HARMONY STREET; THENCE ALONG THE  
9 WEST CURB LINE OF SOUTH THIRD AVENUE, SOUTH FOUR DEGREES,  
10 SIXTEEN MINUTES EAST, ONE HUNDRED TWENTY-EIGHT FEET TO A POINT,  
11 A CORNER OF LAND REMAINING OF N/F THE CITY OF COATESVILLE;  
12 THENCE LEAVING THE SAID WEST CURB LINE OF SOUTH THIRD AVENUE AND  
13 ALONG THE LAND REMAINING OF N/F THE CITY OF COATESVILLE, SOUTH  
14 EIGHTY-FOUR DEGREES, SIXTEEN MINUTES WEST, ONE HUNDRED TWENTY-  
15 ONE AND SEVENTY-ONE ONE-HUNDREDTHS FEET TO A POINT; THENCE  
16 CONTINUING ALONG THE LAND REMAINING OF N/F THE CITY OF  
17 COATESVILLE NORTH FIVE DEGREES, FORTY-FOUR MINUTES WEST, ONE  
18 HUNDRED TWENTY-SEVEN AND NINETY-SIX ONE-HUNDREDTHS FEET TO A  
19 POINT IN THE AFOREMENTIONED PROPOSED SOUTH CURB LINE OF HARMONY  
20 STREET; THENCE ALONG THE SAME NORTH EIGHTY-FOUR DEGREES, SIXTEEN  
21 MINUTES EAST, ONE HUNDRED TWENTY-FIVE FEET TO THE FIRST  
22 MENTIONED POINT AND PLACE OF BEGINNING.

23 CONTAINING 15,786 SQUARE FEET OF LAND, MORE OR LESS.

24 BEING THE SAME PREMISES CONVEYED FROM THE CITY OF  
25 COATESVILLE, TO THE COMMONWEALTH OF PENNSYLVANIA, GENERAL STATE  
26 AUTHORITY, BY DEED DATED JUNE 28, 1967 AND RECORDED JULY 3,  
27 1967, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CHESTER  
28 COUNTY, IN DEED BOOK Q-37, PAGE 311.

29 ALSO BEING THE SAME PARCEL AND TRACT OF LAND CONVEYED TO THE  
30 COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF GENERAL SERVICES, BY

1 THE GENERAL STATE AUTHORITY IN ITS DEED, DATED JUNE 16, 1989,  
2 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR  
3 CHESTER COUNTY, IN DEED BOOK 2098, PAGE 426.

4 ALSO BEING TAX PARCEL NUMBER 16-05-0279.000E.

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

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

25 (E) DEED--THE DEED OF CONVEYANCE SHALL BE BY SPECIAL  
26 WARRANTY DEED AND SHALL BE EXECUTED BY THE SECRETARY OF GENERAL  
27 SERVICES IN THE NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

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

30 (G) ALTERNATE DISPOSITION.--IN THE EVENT THAT THIS

1 CONVEYANCE IS NOT EXECUTED PER THE TERMS AND CONDITIONS AS  
2 ESTABLISHED IN AN AGREEMENT OF SALE, WITH THE DEPARTMENT OF  
3 GENERAL SERVICES, THE PROPERTY MAY BE DISPOSED OF IN ACCORDANCE  
4 WITH SECTION 2405-A OF THE ACT OF APRIL 9, 1929 (P.L.177,  
5 NO.175), KNOWN AS THE ADMINISTRATIVE CODE OF 1929.

6 (H) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED  
7 IN THE GENERAL FUND.

8 SECTION 7. CONVEYANCE IN CITY OF PHILADELPHIA, PHILADELPHIA  
9 COUNTY.

10 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
11 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF  
12 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO  
13 PHILADELPHIA TECHNICIAN TRAINING SCHOOL CERTAIN LAND, AND ALL  
14 IMPROVEMENTS LOCATED THEREON, SITUATE IN THE CITY OF  
15 PHILADELPHIA, PHILADELPHIA COUNTY FOR \$2,200,000.

16 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED  
17 PURSUANT TO SUBSECTION (A) CONSISTS OF APPROXIMATELY 1.53-ACRES  
18 OF LAND AND IMPROVEMENTS THEREON BOUNDED AND MORE PARTICULARLY  
19 DESCRIBED AS FOLLOWS:

20 ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE IMPROVEMENTS  
21 THEREON ERECTED, SITUATE IN THE 29TH WARD OF THE CITY OF  
22 PHILADELPHIA, DESCRIBED ACCORDING TO A SURVEY AND PLAN OF  
23 PROPERTY MADE FOR THE REDEVELOPMENT AUTHORITY OF THE CITY OF  
24 PHILADELPHIA BY THOMAS J. JOHNSTON, SURVEYOR AND REGULATOR OF  
25 THE 3RD DISTRICT, DATED FEBRUARY 1, 1967, AS FOLLOWS, TO WIT:

26 BEGINNING AT A POINT OF INTERSECTION FORMED BY THE EASTERLY  
27 SIDE OF 20TH STREET (46 FEET WIDE) AND THE NORTHERLY SIDE OF  
28 GIRARD AVENUE (80 FEET WIDE); THENCE EXTENDING NORTH 11 DEGREES  
29 21 MINUTES EAST ALONG THE SAID EASTERLY SIDE OF 20TH STREET, THE  
30 DISTANCE OF 121 FEET 1 7/8 INCHES TO A POINT ON THE SOUTHERLY



1 SIDE OF SOUTH COLLEGE AVENUE (60 FEET WIDE); THENCE NORTH 83  
2 DEGREES 03 MINUTES 07 SECONDS EAST ALONG THE SAID SOUTHERLY SIDE  
3 OF SOUTH COLLEGE AVENUE 155 FEET 10 7/8 INCHES TO A POINT;  
4 THENCE SOUTH 6 DEGREES 56 MINUTES 53 SECONDS EAST, 94 FEET 10  
5 7/8 INCHES TO A POINT ON THE NORTHERLY SIDE OF A 3 FEET WIDE  
6 ALLEY BY DEEDS, WHICH LEADS EASTWARDLY AND WESTWARDLY CONNECTING  
7 AT ITS EASTERLY END WITH A 5 FEET WIDE ALLEY BY DEEDS, WHICH  
8 LEADS EASTWARDLY; THENCE SOUTH 78 DEGREES 39 MINUTES EAST ALONG  
9 THE NORTHERLY SIDE OF SAID 3 FEET WIDE ALLEY BY DEEDS AND  
10 PASSING THROUGH SAID 5 FEET WIDE ALLEY BY DEEDS 74 FEET 9 3/8  
11 INCHES TO A POINT IN THE BED OF SAID 5 FEET WIDE ALLEY BY DEEDS;  
12 THENCE NORTH 6 DEGREES 56 MINUTES 53 SECONDS WEST, PARTLY  
13 CROSSING SAID 5 FEET WIDE ALLEY BY DEEDS 118 FEET 4 5/8 INCHES  
14 TO A POINT ON THE SAID SOUTHERLY SIDE OF SOUTH COLLEGE AVENUE;  
15 THENCE NORTH 83 DEGREES 03 MINUTES 07 SECONDS EAST ALONG THE  
16 SAID SOUTHERLY SIDE OF SOUTH COLLEGE AVENUE 192 FEET 0 INCHES TO  
17 A POINT ON THE WESTERLY SIDE OF 19TH STREET (50 FEET WIDE);  
18 THENCE SOUTH 11 DEGREES 21 MINUTES WEST ALONG THE SAID WESTERLY  
19 SIDE OF 19TH STREET 252 FEET 8 1/8 INCHES TO A POINT ON THE SAID  
20 NORTHERLY SIDE OF GIRARD AVENUE; THENCE NORTH 78 DEGREES 39  
21 MINUTES WEST ALONG THE SAID NORTHERLY SIDE OF GIRARD AVENUE 397  
22 FEET 8 3/4 INCHES TO A POINT ON THE SAID EASTERLY SIDE OF 20TH  
23 STREET, BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

24 BEING THE SAME PREMISES ACQUIRED BY THE GENERAL STATE  
25 AUTHORITY (PREDECESSOR TO THE PENNSYLVANIA DEPARTMENT OF GENERAL  
26 SERVICES) FROM THE REDEVELOPMENT AUTHORITY OF THE CITY OF  
27 PHILADELPHIA BY DEED, DATED FEBRUARY 27, 1968, AND RECORDED WITH  
28 THE PHILADELPHIA RECORDER OF DEEDS AT D-041-232.

29 (C) EASEMENTS.--THE CONVEYANCE SHALL BE MADE UNDER AND  
30 SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND

1 RIGHTS OF OTHERS, INCLUDING, BUT NOT CONFINED TO, STREETS,  
2 ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,  
3 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND  
4 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES  
5 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF  
6 THE LAND OR IMPROVEMENTS ERECTED THEREON.

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

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

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

24 (G) ALTERNATE DISPOSITION.--IN THE EVENT THAT THE DEPARTMENT  
25 OF GENERAL SERVICES AND THE GRANTEE CANNOT REACH A MUTUALLY  
26 ACCEPTABLE AGREEMENT OF SALE WITHIN ONE YEAR FROM THE EFFECTIVE  
27 DATE OF THIS SECTION, THE PROPERTY MAY BE DISPOSED OF IN  
28 ACCORDANCE WITH SECTION 2405-A OF THE ACT OF APRIL 9, 1929  
29 (P.L.177, NO.175), KNOWN AS THE ADMINISTRATIVE CODE OF 1929.  
30 SECTION 8. CONVEYANCE OF WASHINGTON MONUMENT PARK IN BOROUGH OF <--

1 WATERFORD, ERIE COUNTY.

2 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
3 THE APPROVAL OF THE PENNSYLVANIA HISTORICAL AND MUSEUM  
4 COMMISSION AND THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF  
5 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO THE FORT  
6 LEBOEUF HISTORICAL SOCIETY CERTAIN LANDS AND ANY IMPROVEMENTS  
7 THEREON DESCRIBED IN SUBSECTION (B), THE PROPERTY BEING KNOWN  
8 LOCALLY AS THE WASHINGTON MONUMENT PARK, SITUATE IN THE BOROUGH  
9 OF WATERFORD, ERIE COUNTY, FOR \$1.

10 (B) DESCRIPTION OF PROPERTY.--THE PROPERTY TO BE CONVEYED  
11 PURSUANT TO THIS SECTION CONSISTS OF APPROXIMATELY 0.104-ACRES,  
12 INCLUDING ANY IMPROVEMENTS LOCATED THEREON, MORE PARTICULARLY  
13 DESCRIBED AS FOLLOWS:

14 TRACT 1

15 ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE  
16 BOROUGH OF WATERFORD, COUNTY OF ERIE, AND COMMONWEALTH OF  
17 PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

18 BEGINNING AT A POINT FIFTY (50) FEET WEST OF THE WEST LINE OF  
19 HIGH STREET AND TWENTY (20) FEET NORTH OF THE NORTH LINE OF  
20 FIRST ALLEY; THENCE SOUTHWARDLY, PARALLEL WITH HIGH STREET, FOUR  
21 (4) FEET AND EIGHT (8) INCHES TO A POINT; THENCE EASTWARDLY AND  
22 PARALLEL WITH FIRST ALLEY, FOUR (4) FEET AND EIGHT (8) INCHES TO  
23 A POINT; THENCE NORTHERLY AND PARALLEL WITH HIGH STREET, FOUR  
24 (4) FEET AND EIGHT (8) INCHES TO A POINT; THENCE WESTWARDLY,  
25 PARALLEL WITH FIRST ALLEY, FOUR (4) FEET AND EIGHT (8) INCHES TO  
26 THE PLACE OF BEGINNING.

27 BEING THE SAME PROPERTY CONVEYED TO THE COMMONWEALTH OF  
28 PENNSYLVANIA, FROM THE FORT LEBOEUF CHAPTER, DAUGHTERS OF  
29 AMERICAN COLONISTS, BY DEED DATED APRIL 11, 1945, AND RECORDED  
30 IN ERIE COUNTY DEED BOOK NO. 454, PAGE 396.

TRACT 2

ALL THAT CERTAIN PIECE OR LOT OF LAND SITUATED IN THE BOROUGH OF WATERFORD, IN THE COUNTY OF ERIE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF WHAT IS N/F KNOWN AS THE EAGLE HOTEL LOT ON HIGH STREET; THENCE WESTWARDLY ALONG SAME, EIGHTY-TWO AND ONE-HALF (82 1/2) FEET; THENCE SOUTHWARDLY ALONG SAID LOT AND PARALLEL WITH HIGH STREET, FIFTY-FIVE (55) FEET TO FIRST ALLEY; THENCE EASTWARDLY, EIGHTY-TWO AND ONE-HALF (82 1/2) FEET TO HIGH STREET; THENCE ALONG HIGH STREET NORTHWARDLY, FIFTY-FIVE (55) FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE COMMONWEALTH OF PENNSYLVANIA, FROM THE FORT LEBOEUF CHAPTER, DAUGHTERS OF AMERICAN COLONISTS, BY DEED DATED AUGUST 16, 1950, AND RECORDED IN ERIE COUNTY IN DEED BOOK 573, PAGE 131.

EXCEPTING THEREFROM, HOWEVER, A PIECE OF LAND FOUR (4) FEET AND EIGHT (8) INCHES SQUARE, HERETOFORE CONVEYED BY THE FORT LEBOEUF CHAPTER, DAUGHTERS OF THE AMERICAN COLONISTS, TO THE COMMONWEALTH OF PENNSYLVANIA, BY DEED DATED APRIL 11, 1945, AND RECORDED IN DEED BOOK 454, PAGE 396.

BEING PARCEL ID #46-9-57-2

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

(D) GAMING RESTRICTION.--ANY CONVEYANCE AUTHORIZED UNDER

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

12 (E) RESTRICTIVE COVENANT.--THE FOLLOWING RESTRICTIVE  
13 COVENANTS SHALL BE INCLUDED IN THE DEED OF CONVEYANCE:

14 DECLARATION OF COVENANTS

15 WASHINGTON MONUMENT PARK

16 BOROUGH OF WATERFORD, ERIE COUNTY, PENNSYLVANIA

17 (1) COVENANTS.

18 (A) THE DEED OF TRANSFER OF THIS PROPERTY, WHICH  
19 PROPERTY SHALL HEREINAFTER BE DESCRIBED IN THIS  
20 AGREEMENT AS "WASHINGTON MONUMENT PARK," SHALL  
21 CONTAIN THE FOLLOWING LANGUAGE: "FORT LEBOEUF  
22 HISTORICAL SOCIETY AND ITS SUCCESSORS, (HEREAFTER  
23 REFERRED TO AS "FLHS") COVENANTS AND AGREES TO ASSUME  
24 RESPONSIBILITY FOR THE MAINTENANCE, PRESERVATION, AND  
25 ADMINISTRATION OF THE PROPERTY IN A MANNER THAT IS  
26 SATISFACTORY TO THE PENNSYLVANIA HISTORICAL AND  
27 MUSEUM COMMISSION ("COMMISSION") FOR A DEMONSTRABLE  
28 PUBLIC BENEFIT IN PERPETUITY; UNDER AND SUBJECT TO  
29 THE CONDITION THAT THE BUILDINGS AND LANDS CONVEYED  
30 HEREIN SHALL BE ACCESSIBLE TO THE PUBLIC."

1 (B) THE PROVISIONS OF THESE COVENANTS, HEREINAFTER  
2 EXPRESSED AS COVENANTS RUNNING WITH THE LAND, ARE  
3 HEREIN SET FORTH SO AS TO ENSURE THE MAINTENANCE AND  
4 PRESERVATION OF THE QUALITIES, NATURAL RESOURCES AND  
5 HISTORICAL CHARACTERISTICS OF WASHINGTON MONUMENT  
6 PARK.

7 (2) STANDARDS FOR HISTORIC PRESERVATION.

8 (A) WASHINGTON MONUMENT PARK SHALL BE MAINTAINED AND  
9 PRESERVED IN ACCORDANCE WITH THE SECRETARY OF THE  
10 INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC  
11 PROPERTIES.

12 (B) NO CONSTRUCTION, ALTERATION, REHABILITATION,  
13 REMODELING, DEMOLITION, SITE DEVELOPMENT, GROUND  
14 DISTURBANCE, OR OTHER ACTION SHALL BE UNDERTAKEN OR  
15 PERMITTED TO SAID PROPERTY WITHOUT THE PRIOR WRITTEN  
16 PERMISSION FROM THE COMMISSION.

17 (C) PRIOR TO THE COMMENCEMENT OF WORK, FLHS AGREES TO  
18 NOTIFY, IN WRITING, THE COMMISSION OF ALL SUCH WORK  
19 ON SAID PROPERTY IN ADVANCE.

20 (D) THE COMMISSION WILL BE GIVEN FORTY-FIVE (45) DAYS  
21 FROM RECEIPT OF THE NOTICE (SENT VIA CERTIFIED MAIL)  
22 TO REVIEW AND APPROVE IN WRITING THE APPROPRIATENESS  
23 OF SAID WORK. IF NO RESPONSE IS PROVIDED WITHIN  
24 FORTY-FIVE (45) DAYS, CONSENT SHALL BE IMPLIED.

25 (3) REQUIREMENTS AND STANDARDS FOR ARCHAEOLOGICAL  
26 INVESTIGATION.

27 (A) FOR WORK THAT INVOLVES GROUND DISTURBANCE, THE  
28 COMMISSION MAY REQUIRE ARCHAEOLOGICAL INVESTIGATION,  
29 FOR WHICH FLHS SHALL HAVE FINANCIAL RESPONSIBILITY.

30 (B) IN THE EVENT THAT ARCHAEOLOGICAL MATERIALS ARE

1 DISCOVERED DURING GROUND-DISTURBING ACTIVITIES, WORK  
2 SHALL TEMPORARILY CEASE, AND THE COMMISSION SHALL BE  
3 CONSULTED FOR INSTRUCTIONS PRIOR TO PROCEEDING WITH  
4 THE WORK.

5 (C) ANY ARCHAEOLOGICAL WORK SHALL BE CONDUCTED IN  
6 ACCORDANCE WITH THE SECRETARY OF THE INTERIOR'S  
7 STANDARDS AND GUIDELINES FOR ARCHAEOLOGICAL  
8 DOCUMENTATION (48FR 447344-37) AND ANY SUCH STANDARDS  
9 AND GUIDELINES AS THE COMMISSION MAY SPECIFY.

10 (4) ACCESS.

11 FLHS SHALL ALLOW THE COMMISSION, AT ALL REASONABLE TIMES  
12 AND UPON REASONABLE ADVANCE NOTICE TO FLHS, ACCESS TO  
13 INSPECT SAID PROPERTY TO ENSURE COMPLIANCE WITH THIS  
14 PRESERVATION COVENANT.

15 (5) RIGHT OF REVERTER.

16 (A) THE DEED OF CONVEYANCE SHALL CONTAIN A CLAUSE THAT  
17 THE TITLE TO THE PROPERTY SHALL IMMEDIATELY REVERT TO  
18 AND REVEST IN THE COMMONWEALTH SHOULD FLHS SELL OR  
19 TRANSFER THE PROPERTY OR PERMIT THE PROPERTY TO BE  
20 USED FOR ANY PURPOSE OTHER THAN AS A MUSEUM, OR  
21 RELATED BUSINESS AND/OR CURATORIAL OFFICES, FOR ANY  
22 LENGTH OF TIME.

23 (B) FLHS MAY PETITION THE COMMISSION FOR A WAIVER OF  
24 THIS PROVISION IF A PROPOSED USAGE WOULD MEET THE  
25 SPIRIT OF THIS AGREEMENT.

26 (C) THE COMMISSION MUST SPECIFICALLY APPROVE ANY WAIVER  
27 OF THIS PROVISION.

28 (6) BINDING IN PERPETUITY.

29 (A) THIS COVENANT IS BINDING ON FLHS AND ITS SUCCESSORS  
30 IN PERPETUITY.

1 (B) THIS COVENANT SHALL BE BINDING SERVITUDE UPON THE  
2 PROPERTY AND SHALL BE DEEMED TO RUN WITH THE LAND.

3 (C) EXECUTION OF THIS COVENANT SHALL CONSTITUTE EVIDENCE  
4 THAT FLHS AGREES TO BE BOUND BY THE FOREGOING  
5 CONDITIONS AND RESTRICTIONS AND TO PERFORM THE  
6 OBLIGATIONS HEREIN SET FORTH.

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

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

12 (H) EXPIRATION.--IN THE EVENT THAT THE CONVEYANCE IS NOT  
13 EFFECTUATED WITHIN ONE YEAR OF THE EFFECTIVE DATE OF THIS  
14 SECTION, THE AUTHORITY CONTAINED IN THIS SECTION SHALL EXPIRE.  
15 SECTION 9. CONVEYANCE OF FORT LEOEUF MUSEUM IN BOROUGH OF  
16 WATERFORD, ERIE COUNTY.

17 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
18 THE APPROVAL OF THE PENNSYLVANIA HISTORICAL AND MUSEUM  
19 COMMISSION AND THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF  
20 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO THE FORT  
21 LEOEUF HISTORICAL SOCIETY CERTAIN LANDS AND ANY IMPROVEMENTS  
22 THEREON DESCRIBED IN SUBSECTION (B), THE PROPERTY BEING KNOWN  
23 LOCALLY AS THE FORT LEOEUF MUSEUM SITUATE IN THE BOROUGH OF  
24 WATERFORD, ERIE COUNTY, FOR \$1.

25 (B) DESCRIPTION OF PROPERTY.--THE PROPERTY TO BE CONVEYED  
26 PURSUANT TO THIS SECTION CONSISTS OF APPROXIMATELY 1.17-ACRES,  
27 INCLUDING ANY IMPROVEMENTS LOCATED THEREON, MORE PARTICULARLY  
28 DESCRIBED AS FOLLOWS:

29 ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE  
30 BOROUGH OF WATERFORD, ERIE COUNTY, PENNSYLVANIA, BEING A



1 RECTANGLE 155 FEET BY 330 FEET, ON THE EAST SIDE OF HIGH STREET  
2 (ROUTE #19), BOUNDED BY FIRST ALLEY, CHERRY STREET (UNOPENED)  
3 AND WATER STREET (UNOPENED).

4 BEING THE SAME PIECE OR PARCEL OF LAND ACQUIRED BY THE  
5 COMMONWEALTH OF PENNSYLVANIA, PURSUANT TO DECLARATION OF TAKING,  
6 FILED IN THE OFFICE OF THE PROTHONOTARY OF THE COURT OF COMMON  
7 PLEAS OF ERIE COUNTY ON SEPTEMBER 30, 1968, AT NO. 2782 A TERM  
8 1968, WITH A NOTICE OF THE DECLARATION OF TAKING RECORDED AT THE  
9 OFFICE OF THE RECORDER OF DEEDS OF ERIE COUNTY AT BOOK 990, PAGE  
10 84.

11 BEING PARCEL ID #46-9-58-4.

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

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

1 SHALL IMMEDIATELY REVERT TO AND REVEST IN THE GRANTOR.

2 (E) RESTRICTIVE COVENANT.--THE FOLLOWING RESTRICTIVE  
3 COVENANTS SHALL BE INCLUDED IN THE DEED OF CONVEYANCE:

4 DECLARATION OF COVENANTS

5 FORT LEBOEUF MUSEUM

6 BOROUGH OF WATERFORD, ERIE COUNTY, PENNSYLVANIA

7 (1) COVENANTS.

8 (A) THE DEED OF TRANSFER OF THIS PROPERTY, WHICH  
9 PROPERTY SHALL HEREINAFTER BE DESCRIBED IN THIS  
10 AGREEMENT AS "FORT LEBOEUF MUSEUM," SHALL CONTAIN THE  
11 FOLLOWING LANGUAGE: "FORT LEBOEUF HISTORICAL SOCIETY  
12 AND ITS SUCCESSORS, (HEREAFTER REFERRED TO AS "FLHS")  
13 COVENANTS AND AGREES TO ASSUME RESPONSIBILITY FOR THE  
14 MAINTENANCE, PRESERVATION, AND ADMINISTRATION OF THE  
15 PROPERTY IN A MANNER THAT IS SATISFACTORY TO THE  
16 PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION  
17 ("COMMISSION") FOR A DEMONSTRABLE PUBLIC BENEFIT IN  
18 PERPETUITY; UNDER AND SUBJECT TO THE CONDITION THAT  
19 THE BUILDINGS AND LANDS CONVEYED HEREIN SHALL BE  
20 ACCESSIBLE TO THE PUBLIC."

21 (B) THE PROVISIONS OF THESE COVENANTS, HEREINAFTER  
22 EXPRESSED AS COVENANTS RUNNING WITH THE LAND, ARE  
23 HEREIN SET FORTH SO AS TO ENSURE THE MAINTENANCE AND  
24 PRESERVATION OF THE QUALITIES, NATURAL RESOURCES AND  
25 HISTORICAL CHARACTERISTICS OF FORT LEBOEUF MUSEUM.

26 (2) STANDARDS FOR HISTORIC PRESERVATION.

27 (A) FORT LEBOEUF MUSEUM SHALL BE MAINTAINED AND  
28 PRESERVED IN ACCORDANCE WITH THE SECRETARY OF THE  
29 INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC  
30 PROPERTIES.

1 (B) NO CONSTRUCTION, ALTERATION, REHABILITATION,  
2 REMODELING, DEMOLITION, SITE DEVELOPMENT, GROUND  
3 DISTURBANCE, OR OTHER ACTION SHALL BE UNDERTAKEN OR  
4 PERMITTED TO SAID PROPERTY WITHOUT THE PRIOR WRITTEN  
5 PERMISSION FROM THE COMMISSION.

6 (C) PRIOR TO THE COMMENCEMENT OF WORK, FLHS AGREES TO  
7 NOTIFY, IN WRITING, THE COMMISSION OF ALL SUCH WORK  
8 ON SAID PROPERTY IN ADVANCE.

9 (D) THE COMMISSION WILL BE GIVEN FORTY-FIVE (45) DAYS  
10 FROM RECEIPT OF THE NOTICE (SENT VIA CERTIFIED MAIL)  
11 TO REVIEW AND APPROVE IN WRITING THE APPROPRIATENESS  
12 OF SAID WORK. IF NO RESPONSE IS PROVIDED WITHIN  
13 FORTY-FIVE (45) DAYS, CONSENT SHALL BE IMPLIED.

14 (3) REQUIREMENTS AND STANDARDS FOR ARCHAEOLOGICAL  
15 INVESTIGATION.

16 (A) FOR WORK THAT INVOLVES GROUND DISTURBANCE, THE  
17 COMMISSION MAY REQUIRE ARCHAEOLOGICAL INVESTIGATION,  
18 FOR WHICH FLHS SHALL HAVE FINANCIAL RESPONSIBILITY.

19 (B) IN THE EVENT THAT ARCHAEOLOGICAL MATERIALS ARE  
20 DISCOVERED DURING GROUND-DISTURBING ACTIVITIES, WORK  
21 SHALL TEMPORARILY CEASE, AND THE COMMISSION SHALL BE  
22 CONSULTED FOR INSTRUCTIONS PRIOR TO PROCEEDING WITH  
23 THE WORK.

24 (C) ANY ARCHAEOLOGICAL WORK SHALL BE CONDUCTED IN  
25 ACCORDANCE WITH THE SECRETARY OF THE INTERIOR'S  
26 STANDARDS AND GUIDELINES FOR ARCHAEOLOGICAL  
27 DOCUMENTATION (48FR 447344-37) AND ANY SUCH STANDARDS  
28 AND GUIDELINES AS THE COMMISSION MAY SPECIFY.

29 (4) ACCESS.

30 FLHS SHALL ALLOW THE COMMISSION, AT ALL REASONABLE TIMES

1 AND UPON REASONABLE ADVANCE NOTICE TO FLHS, ACCESS TO  
2 INSPECT SAID PROPERTY TO ENSURE COMPLIANCE WITH THIS  
3 PRESERVATION COVENANT.

4 (5) RIGHT OF REVERTER.

5 (A) THE DEED OF CONVEYANCE SHALL CONTAIN A CLAUSE THAT  
6 THE TITLE TO THE PROPERTY SHALL IMMEDIATELY REVERT TO  
7 AND REVEST IN THE COMMONWEALTH SHOULD FLHS SELL OR  
8 TRANSFER THE PROPERTY OR PERMIT THE PROPERTY TO BE  
9 USED FOR ANY PURPOSE OTHER THAN AS A MUSEUM, OR  
10 RELATED BUSINESS AND/OR CURATORIAL OFFICES, FOR ANY  
11 LENGTH OF TIME.

12 (B) FLHS MAY PETITION THE COMMISSION FOR A WAIVER OF  
13 THIS PROVISION IF A PROPOSED USAGE WOULD MEET THE  
14 SPIRIT OF THIS AGREEMENT.

15 (C) THE COMMISSION MUST SPECIFICALLY APPROVE ANY WAIVER  
16 OF THIS PROVISION.

17 (6) BINDING IN PERPETUITY.

18 (A) THIS COVENANT IS BINDING ON FLHS AND ITS SUCCESSORS  
19 IN PERPETUITY.

20 (B) THIS COVENANT SHALL BE BINDING SERVITUDE UPON THE  
21 PROPERTY AND SHALL BE DEEMED TO RUN WITH THE LAND.

22 (C) EXECUTION OF THIS COVENANT SHALL CONSTITUTE EVIDENCE  
23 THAT FLHS AGREES TO BE BOUND BY THE FOREGOING  
24 CONDITIONS AND RESTRICTIONS AND TO PERFORM THE  
25 OBLIGATIONS HEREIN SET FORTH.

26 (F) DEED OF CONVEYANCE.--THE DEED OF CONVEYANCE SHALL BE  
27 EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN THE NAME OF THE  
28 COMMONWEALTH OF PENNSYLVANIA.

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

1 (H) EXPIRATION.--IN THE EVENT THAT THE CONVEYANCE IS NOT  
2 EFFECTUATED WITHIN ONE YEAR OF THE EFFECTIVE DATE OF THIS  
3 SECTION, THE AUTHORITY CONTAINED IN THIS SECTION SHALL EXPIRE.  
4 SECTION 10. CONVEYANCE OF JUDSON HOUSE IN BOROUGH OF WATERFORD,  
5 ERIE COUNTY.

6 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
7 THE APPROVAL OF THE PENNSYLVANIA HISTORICAL AND MUSEUM  
8 COMMISSION AND THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF  
9 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO THE FORT  
10 LEBOEUF HISTORICAL SOCIETY CERTAIN LANDS AND ANY IMPROVEMENTS  
11 THEREON DESCRIBED IN SUBSECTION (B), THE PROPERTY BEING KNOWN  
12 LOCALLY AS THE JUDSON HOUSE SITUATE IN THE BOROUGH OF WATERFORD,  
13 ERIE COUNTY, FOR \$1.

14 (B) DESCRIPTION OF PROPERTY.--THE PROPERTY TO BE CONVEYED  
15 PURSUANT TO THIS SECTION CONSISTS OF APPROXIMATELY 0.5871-ACRES,  
16 INCLUDING ANY IMPROVEMENTS LOCATED THEREON, MORE PARTICULARLY  
17 DESCRIBED AS FOLLOWS:

18 TRACT 1  
19 ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE  
20 BOROUGH OF WATERFORD, COUNTY OF ERIE AND COMMONWEALTH OF  
21 PENNSYLVANIA, BEING LOTS NOS. SEVEN (7) AND EIGHT (8) OF  
22 GARRISON LOTS IN SAID BOROUGH.

23 THE SAID LOTS ARE SITUATE AT THE SOUTHEAST INTERSECTION OF  
24 HIGH STREET AND FIRST STREET, IN SAID BOROUGH, AND FRONT FOR A  
25 DISTANCE OF 105 FEET ON THE SOUTH SIDE OF FIRST STREET AND  
26 EXTENDS SOUTHERLY THEREFROM A DISTANCE OF 155 FEET ON THE EAST  
27 SIDE OF HIGH STREET.

28 EXCEPTING AND RESERVING HOWEVER, FROM THE ABOVE DESCRIBED  
29 LAND ALL THAT EASTERLY PORTION CONSISTING OF A 60 FOOT FRONTAGE  
30 ON FIRST STREET AND EXTENDING TO A DEPTH OF 155 FEET THEREFROM

1 IN A SOUTHERLY DIRECTION.

2 BEING THE SAME PIECE OR PARCEL OF LAND CONVEYED TO THE  
3 COMMONWEALTH OF PENNSYLVANIA, FROM FRANK R. JOHNSTON, ET AL, BY  
4 DEED DATED JULY 8, 1949, AND RECORDED IN ERIE COUNTY DEED BOOK  
5 542, PAGE 549.

6 TRACT 2

7 ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE  
8 BOROUGH OF WATERFORD, COUNTY OF ERIE AND COMMONWEALTH OF  
9 PENNSYLVANIA, BEING THE EAST SIXTY (60) FEET FRONTING ON THE  
10 SOUTHERLY SIDE OF FIRST STREET TO AN ALLEY, AND EXTENDING  
11 SOUTHWARDLY AT A UNIFORM DEPTH OF ONE HUNDRED FIFTY-FIVE (155)  
12 FEET, OF LOTS NOS. 7 AND 8 OF THE GARRISON LOTS IN THE BOROUGH  
13 OF WATERFORD, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO  
14 WIT:

15 BEGINNING AT A POINT IN THE SOUTH LINE OF FIRST STREET, ONE  
16 HUNDRED FIVE (105) FEET EASTWARDLY FROM THE POINT OF  
17 INTERSECTION OF THE SOUTH LINE OF FIRST STREET WITH THE EAST  
18 LINE OF HIGH STREET; THENCE SOUTHWARDLY PARALLEL WITH THE EAST  
19 LINE OF HIGH STREET, ONE HUNDRED AND FIFTY-FIVE (155) FEET, MORE  
20 OR LESS, TO THE NORTH LINE OF AN ALLEY; THENCE EASTWARDLY ALONG  
21 THE NORTH LINE OF SAID ALLEY, AND PARALLEL WITH THE SOUTH LINE  
22 OF FIRST STREET, SIXTY (60) FEET TO A POINT; THENCE NORTHWARDLY  
23 PARALLEL WITH THE EAST LINE OF HIGH STREET, ONE HUNDRED AND  
24 FIFTY-FIVE (155) FEET, MORE OR LESS, TO THE SOUTH LINE OF FIRST  
25 STREET; AND THENCE WESTWARDLY ALONG THE SOUTH LINE OF FIRST  
26 STREET, SIXTY (60) FEET TO THE PLACE OF BEGINNING.

27 BEING THE SAME PIECE OR PARCEL OF LAND CONVEYED TO THE  
28 COMMONWEALTH OF PENNSYLVANIA, FROM MIRIAM KUHNS, UNMARRIED, AND  
29 CYNTHIA ENSWORTH, WIDOW, BY DEED DATED MARCH 21, 1950, AND  
30 RECORDED IN ERIE COUNTY DEED BOOK 560, PAGE 348.

1 BEING PARCEL ID #46-9-58-1.

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

22 (E) RESTRICTIVE COVENANT.--THE FOLLOWING RESTRICTIVE  
23 COVENANTS SHALL BE INCLUDED IN THE DEED OF CONVEYANCE:

24 DECLARATION OF COVENANTS

25 JUDSON HOUSE

26 BOROUGH OF WATERFORD, ERIE COUNTY, PENNSYLVANIA

27 (1) COVENANTS.

28 (A) THE DEED OF TRANSFER OF THIS PROPERTY, WHICH  
29 PROPERTY SHALL HEREINAFTER BE DESCRIBED IN THIS  
30 AGREEMENT AS "JUDSON HOUSE," SHALL CONTAIN THE

1 FOLLOWING LANGUAGE: "FORT LEBOEUF HISTORICAL SOCIETY  
2 AND ITS SUCCESSORS, (HEREAFTER REFERRED TO AS "FLHS")  
3 COVENANTS AND AGREES TO ASSUME RESPONSIBILITY FOR THE  
4 MAINTENANCE, PRESERVATION, AND ADMINISTRATION OF THE  
5 PROPERTY IN A MANNER THAT IS SATISFACTORY TO THE  
6 PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION  
7 ("COMMISSION") FOR A DEMONSTRABLE PUBLIC BENEFIT IN  
8 PERPETUITY; UNDER AND SUBJECT TO THE CONDITION THAT  
9 THE BUILDINGS AND LANDS CONVEYED HEREIN SHALL BE  
10 ACCESSIBLE TO THE PUBLIC."

11 (B) THE PROVISIONS OF THESE COVENANTS, HEREINAFTER  
12 EXPRESSED AS COVENANTS RUNNING WITH THE LAND, ARE  
13 HEREIN SET FORTH SO AS TO ENSURE THE MAINTENANCE AND  
14 PRESERVATION OF THE QUALITIES, NATURAL RESOURCES AND  
15 HISTORICAL CHARACTERISTICS OF JUDSON HOUSE.

16 (2) STANDARDS FOR HISTORIC PRESERVATION.

17 (A) JUDSON HOUSE SHALL BE MAINTAINED AND PRESERVED IN  
18 ACCORDANCE WITH THE SECRETARY OF THE INTERIOR'S  
19 STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.

20 (B) NO CONSTRUCTION, ALTERATION, REHABILITATION,  
21 REMODELING, DEMOLITION, SITE DEVELOPMENT, GROUND  
22 DISTURBANCE, OR OTHER ACTION SHALL BE UNDERTAKEN OR  
23 PERMITTED TO SAID PROPERTY WITHOUT THE PRIOR WRITTEN  
24 PERMISSION FROM THE COMMISSION.

25 (C) PRIOR TO THE COMMENCEMENT OF WORK, FLHS AGREES TO  
26 NOTIFY, IN WRITING, THE COMMISSION OF ALL SUCH WORK  
27 ON SAID PROPERTY IN ADVANCE.

28 (D) THE COMMISSION WILL BE GIVEN FORTY-FIVE (45) DAYS  
29 FROM RECEIPT OF THE NOTICE (SENT VIA CERTIFIED MAIL)  
30 TO REVIEW AND APPROVE IN WRITING THE APPROPRIATENESS



1 OF SAID WORK. IF NO RESPONSE IS PROVIDED WITHIN  
2 FORTY-FIVE (45) DAYS, CONSENT SHALL BE IMPLIED.

3 (3) REQUIREMENTS AND STANDARDS FOR ARCHAEOLOGICAL  
4 INVESTIGATION.

5 (A) FOR WORK THAT INVOLVES GROUND DISTURBANCE, THE  
6 COMMISSION MAY REQUIRE ARCHAEOLOGICAL INVESTIGATION,  
7 FOR WHICH FLHS SHALL HAVE FINANCIAL RESPONSIBILITY.

8 (B) IN THE EVENT THAT ARCHAEOLOGICAL MATERIALS ARE  
9 DISCOVERED DURING GROUND-DISTURBING ACTIVITIES, WORK  
10 SHALL TEMPORARILY CEASE, AND THE COMMISSION SHALL BE  
11 CONSULTED FOR INSTRUCTIONS PRIOR TO PROCEEDING WITH  
12 THE WORK.

13 (C) ANY ARCHAEOLOGICAL WORK SHALL BE CONDUCTED IN  
14 ACCORDANCE WITH THE SECRETARY OF THE INTERIOR'S  
15 STANDARDS AND GUIDELINES FOR ARCHAEOLOGICAL  
16 DOCUMENTATION (48FR 447344-37) AND ANY SUCH STANDARDS  
17 AND GUIDELINES AS THE COMMISSION MAY SPECIFY.

18 (4) ACCESS.

19 FLHS SHALL ALLOW THE COMMISSION, AT ALL REASONABLE TIMES  
20 AND UPON REASONABLE ADVANCE NOTICE TO FLHS, ACCESS TO  
21 INSPECT SAID PROPERTY TO ENSURE COMPLIANCE WITH THIS  
22 PRESERVATION COVENANT.

23 (5) RIGHT OF REVERTER.

24 (A) THE DEED OF CONVEYANCE SHALL CONTAIN A CLAUSE THAT  
25 THE TITLE TO THE PROPERTY SHALL IMMEDIATELY REVERT TO  
26 AND REVEST IN THE COMMONWEALTH SHOULD FLHS SELL OR  
27 TRANSFER THE PROPERTY OR PERMIT THE PROPERTY TO BE  
28 USED FOR ANY PURPOSE OTHER THAN AS A MUSEUM, OR  
29 RELATED BUSINESS AND/OR CURATORIAL OFFICES, FOR ANY  
30 LENGTH OF TIME.

1 (B) FLHS MAY PETITION THE COMMISSION FOR A WAIVER OF  
2 THIS PROVISION IF A PROPOSED USAGE WOULD MEET THE  
3 SPIRIT OF THIS AGREEMENT.

4 (C) THE COMMISSION MUST SPECIFICALLY APPROVE ANY WAIVER  
5 OF THIS PROVISION.

6 (6) BINDING IN PERPETUITY.

7 (A) THIS COVENANT IS BINDING ON FLHS AND ITS SUCCESSORS  
8 IN PERPETUITY.

9 (B) THIS COVENANT SHALL BE BINDING SERVITUDE UPON THE  
10 PROPERTY AND SHALL BE DEEMED TO RUN WITH THE LAND.

11 (C) EXECUTION OF THIS COVENANT SHALL CONSTITUTE EVIDENCE  
12 THAT FLHS AGREES TO BE BOUND BY THE FOREGOING  
13 CONDITIONS AND RESTRICTIONS AND TO PERFORM THE  
14 OBLIGATIONS HEREIN SET FORTH.

15 (F) DEED OF CONVEYANCE.--THE DEED OF CONVEYANCE SHALL BE BY  
16 SPECIAL WARRANTY DEED AND SHALL BE EXECUTED BY THE SECRETARY OF  
17 GENERAL SERVICES IN THE NAME OF THE COMMONWEALTH OF  
18 PENNSYLVANIA.

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

21 (H) EXPIRATION.--IN THE EVENT THAT THE CONVEYANCE IS NOT  
22 EFFECTUATED WITHIN ONE YEAR OF THE EFFECTIVE DATE OF THIS  
23 SECTION, THE AUTHORITY CONTAINED IN THIS SECTION SHALL EXPIRE.  
24 SECTION 11. CONVEYANCE IN BOROUGH OF MILLERSVILLE, LANCASTER  
25 COUNTY.

26 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
27 THE APPROVAL OF MILLERSVILLE UNIVERSITY OF PENNSYLVANIA OF THE  
28 STATE SYSTEM OF HIGHER EDUCATION AND THE GOVERNOR, IS HEREBY  
29 AUTHORIZED AND DIRECTED ON BEHALF OF THE COMMONWEALTH OF  
30 PENNSYLVANIA TO GRANT AND CONVEY TO PENN MANOR SCHOOL DISTRICT

1 CERTAIN LAND AND IMPROVEMENTS THEREON SITUATE IN THE BOROUGH OF  
2 MILLERSVILLE, LANCASTER COUNTY, AND IS FURTHER AUTHORIZED AND  
3 DIRECTED ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA TO ACCEPT  
4 IN EXCHANGE CERTAIN LAND AND IMPROVEMENTS THEREON TO BE CONVEYED  
5 BY THE PENN MANOR SCHOOL DISTRICT TO THE COMMONWEALTH OF  
6 PENNSYLVANIA, ACTING BY AND THROUGH THE DEPARTMENT OF GENERAL  
7 SERVICES, AND TO ADD THE SAME TO THE EXISTING LANDS OF THE  
8 COMMONWEALTH OF PENNSYLVANIA AT MILLERSVILLE UNIVERSITY OF  
9 PENNSYLVANIA.

10 (B) PROPERTY TO BE CONVEYED TO PENN MANOR SCHOOL DISTRICT.--  
11 THE PROPERTY TO BE CONVEYED TO PENN MANOR SCHOOL DISTRICT  
12 PURSUANT TO SUBSECTION (A) CONSISTS OF APPROXIMATELY 0.890-ACRES  
13 OF LAND AND IMPROVEMENTS THEREON BOUNDED AND MORE PARTICULARLY  
14 DESCRIBED AS FOLLOWS:

15 ALL THAT CERTAIN TRACT OF LAND TRACT OF LAND SITUATE  
16 SOUTHWEST OF CIRCLE DRIVE IN THE BOROUGH OF MILLERSVILLE,  
17 LANCASTER COUNTY, PENNSYLVANIA SHOWN AS "AREA B" ON THE LAYOUT  
18 PLAN SUBDIVISION/LOT ADD-ON PLAN FOR MILLERSVILLE UNIVERSITY  
19 PREPARED BY RETTEW ASSOCIATES, INC. DRAWING NUMBER 015372001,  
20 DATED FEBRUARY 2012, AND BEING MORE FULLY BOUNDED AND DESCRIBED  
21 BELOW:

22 BEGINNING AT A POINT THE EASTERNMOST CORNER OF THE HEREIN  
23 DESCRIBED TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS,  
24 NOW OR FORMERLY, OF PENN MANOR SCHOOL DISTRICT; THENCE EXTENDING  
25 IN AND THROUGH LANDS, NOW OR FORMERLY, OF THE GENERAL STATE  
26 AUTHORITY THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1)  
27 SOUTH 57° 23' 34" WEST, A DISTANCE OF 105.181' TO AN IRON PIN TO  
28 BE SET; 2) SOUTH 66° 32' 49" WEST, A DISTANCE OF 395.148' TO AN  
29 IRON PIN TO BE SET; AND 3) NORTH 63° 31' 42" WEST, A DISTANCE OF  
30 180.821' TO AN IRON PIN TO BE SET ALONG LANDS, NOW OR FORMERLY,

1 OF PENN MANOR SCHOOL DISTRICT; THENCE ALONG THE SAME NORTH 77°  
2 43' 38" EAST, A DISTANCE OF 627.305' TO THE POINT AND PLACE OF  
3 BEGINNING.

4 CONTAINING 0.8907 ACRES OF LAND, MORE OR LESS.

5 (C) PROPERTY TO BE CONVEYED TO THE COMMONWEALTH.--THE LAND  
6 TO BE ACCEPTED IN THE NAME OF THE COMMONWEALTH OF PENNSYLVANIA,  
7 ACTING BY AND THROUGH THE DEPARTMENT OF GENERAL SERVICES  
8 PURSUANT TO SUBSECTION (A) CONSISTS OF APPROXIMATELY 2.328 ACRES  
9 OF LAND AND IMPROVEMENTS THEREON AND IS BOUNDED AND MORE  
10 PARTICULARLY DESCRIBED AS FOLLOWS:

11 ALL THAT CERTAIN TRACT OF LAND SITUATE SOUTHWEST OF CIRCLE DRIVE  
12 IN THE BOROUGH OF MILLERSVILLE, LANCASTER COUNTY, PENNSYLVANIA  
13 SHOWN AS "AREA A" ON THE LAYOUT PLAN SUBDIVISION/LOT ADD ON PLAN  
14 FOR MILLERSVILLE UNIVERSITY PREPARED BY RETTEW ASSOCIATES, INC.  
15 DRAWING NUMBER 015372001, DATED FEBRUARY 2012, AND BEING MORE  
16 FULLY BOUNDED AND DESCRIBED BELOW:

17 BEGINNING AT A POINT, THE NORTHEAST CORNER OF THE HEREIN  
18 DESCRIBED TRACT, SAID POINT BEING A CORNER OF LANDS, NOW OR  
19 FORMERLY, OF PENN MANOR SCHOOL DISTRICT; THENCE ALONG LANDS, NOW OR  
20 FORMERLY, OF TED E. AND DIANE T. SILAR, SOUTH 24° 12' 04"  
21 EAST, A DISTANCE OF 400.74' TO AN IRON PIN TO BE SET, A CORNER  
22 OF AREA A; THENCE ALONG THE SAME SOUTH 77° 04' 29" WEST, A  
23 DISTANCE OF 265.01' TO AN IRON PIN TO BE SET ALONG LANDS, NOW OR  
24 FORMERLY, OF THE GENERAL STATE AUTHORITY; THENCE ALONG THE SAME  
25 NORTH 23° 37' 37" WEST, A DISTANCE OF 384.77' TO A POINT, A  
26 CORNER OF LANDS, NOW OR FORMERLY, OF PENN MANOR SCHOOL DISTRICT;  
27 THENCE ALONG THE SAME NORTH 73° 45' 55" EAST, A DISTANCE OF  
28 258.53' TO A POINT, A CORNER OF LANDS, NOW OR FORMERLY, OF TED  
29 E. AND DIANE T. SILAR; THE POINT AND PLACE OF BEGINNING.  
30 CONTAINING 2.328 ACRES OF LAND.

1 (D) EASEMENTS.--THE CONVEYANCES SHALL BE MADE UNDER AND  
2 SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND  
3 RIGHTS OF OTHERS, INCLUDING BUT NOT CONFINED TO STREETS,  
4 ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,  
5 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND  
6 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES  
7 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF  
8 THE LAND OR IMPROVEMENTS ERECTED THEREON.

9 (E) DEEDS.--

10 (1) THE DEED OF CONVEYANCE FOR THE PROPERTY TO BE  
11 CONVEYED TO PENN MANOR SCHOOL DISTRICT BY THE DEPARTMENT OF  
12 GENERAL SERVICES PURSUANT TO SUBSECTION (A) SHALL BE A  
13 SPECIAL WARRANTY DEED AND SHALL BE EXECUTED BY THE SECRETARY  
14 OF GENERAL SERVICES IN THE NAME OF THE COMMONWEALTH OF  
15 PENNSYLVANIA.

16 (2) THE DEED OF CONVEYANCE FOR THE PROPERTY TO BE  
17 CONVEYED TO THE COMMONWEALTH OF PENNSYLVANIA, ACTING BY AND  
18 THROUGH THE DEPARTMENT OF GENERAL SERVICES, BY PENN MANOR  
19 SCHOOL DISTRICT PURSUANT TO SUBSECTION (A) SHALL BE A SPECIAL  
20 WARRANTY DEED AND SHALL BE EXECUTED BY THE APPROPRIATE  
21 OFFICERS OF THE SCHOOL DISTRICT.

22 (F) AUTHORITY GRANTED TO SECRETARY OF GENERAL SERVICES.--THE  
23 SECRETARY OF GENERAL SERVICES IS HEREBY AUTHORIZED TO GRANT OR  
24 RESERVE ANY EASEMENTS ON COMMONWEALTH-OWNED REAL PROPERTY AT  
25 MILLERSVILLE UNIVERSITY OF PENNSYLVANIA AS MAY BE NECESSARY TO  
26 EFFECTUATE THE PURPOSES OF THIS SECTION OR TO OTHERWISE PROTECT  
27 THE INTERESTS OF THE COMMONWEALTH.

28 (G) COSTS.--THE COSTS AND FEES INCIDENTAL TO THE CONVEYANCES  
29 HEREBY AUTHORIZED SHALL BE BORNE EQUALLY BY THE PENN MANOR  
30 SCHOOL DISTRICT AND MILLERSVILLE UNIVERSITY OF PENNSYLVANIA OF

1 THE STATE SYSTEM OF HIGHER EDUCATION.

2 SECTION 12. RELEASE OF RESTRICTIVE USE AND REVERSIONARY

3 COVENANTS IN CITY OF SCRANTON, LACKAWANNA COUNTY.

4 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
5 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF  
6 THE COMMONWEALTH TO REMOVE AND RELEASE THE RESTRICTIVE USE AND  
7 REVERSIONARY COVENANTS IMPOSED ON CERTAIN REAL PROPERTY CONVEYED  
8 TO SCRANTON PRIMARY HEALTH CARE CENTER, INC., BY THE DEPARTMENT  
9 OF GENERAL SERVICES PURSUANT TO THE AUTHORITY CONTAINED IN THE  
10 ACT OF FEBRUARY 14, 1980 (P.L.9, NO.6), ENTITLED "AUTHORIZING  
11 AND DIRECTING THE DEPARTMENT OF GENERAL SERVICES, WITH THE  
12 APPROVAL OF THE GOVERNOR, TO CONVEY TO THE SCRANTON PRIMARY  
13 HEALTH CARE CENTER, INC., A CERTAIN PARCEL OF LAND TOGETHER WITH  
14 A BUILDING ERECTED THEREON, SITUATE IN THE CITY OF SCRANTON,  
15 COUNTY OF LACKAWANNA, PENNSYLVANIA," ON SUCH TERMS, CONDITIONS  
16 AND FOR CONSIDERATION TO BE ESTABLISHED IN A LEGALLY BINDING  
17 AGREEMENT ACCEPTABLE TO THE SECRETARY OF GENERAL SERVICES.

18 (B) PROPERTY DESCRIPTION.--THE RESTRICTIONS TO BE RELEASED  
19 PURSUANT TO SUBSECTION (A) ARE ON A TRACT OF LAND TOTALING  
20 APPROXIMATELY 0.50-ACRES, MORE PARTICULARLY DESCRIBED AS  
21 FOLLOWS:

22 ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE IN THE  
23 CITY OF SCRANTON, LACKAWANNA COUNTY, DESCRIBED AS FOLLOWS:

24 LOTS NUMBER TWENTY-THREE (23) AND TWENTY-FOUR (24) IN SQUARE  
25 OR BLOCK NUMBER TWO HUNDRED TWENTY-SIX (226) AND SITUATE UPON A  
26 STREET CALLED AND KNOWN AS WYOMING AVENUE UPON THE PLOT OF  
27 SCRANTON, INTENDED TO BE DULY REGISTERED AND RECORDED, SAID LOTS  
28 BEING TOGETHER EIGHTY (80) FEET IN FRONT AND ONE HUNDRED SIXTY-  
29 SEVEN (167) FEET IN DEPTH; AND RECTANGULAR WITH AN ALLEY IN THE  
30 REAR SIXTEEN (16) FEET WIDE FOR PUBLIC USE.

1           CONTAINING APPROXIMATELY 0.50-ACRES OF LAND.  
2           BEING THE SAME PROPERTY CONVEYED TO SCRANTON PRIMARY HEALTH  
3 CARE CENTER, INC., BY THE COMMONWEALTH OF PENNSYLVANIA, ACTING  
4 BY AND THROUGH THE DEPARTMENT OF GENERAL SERVICES, BY ITS DEED,  
5 DATED AUGUST 1, 1980, AND RECORDED IN THE RECORDER OF DEEDS OF  
6 LACKAWANNA COUNTY AT DEED BOOK 228, PAGE 570 THROUGH PAGE 573.

7           (C) FORM OF RELEASE.--ANY LEGAL INSTRUMENTS NECESSARY TO  
8 REMOVE AND RELEASE THE RESTRICTIVE USE AND REVERSIONARY  
9 COVENANTS SHALL BE EXECUTED BY THE SECRETARY OF GENERAL SERVICES  
10 IN THE NAME OF THE COMMONWEALTH.

11          (D) COSTS.--ANY COSTS AND FEES INCIDENTAL TO THE REMOVAL OF  
12 THE RESTRICTIVE USE AND REVERSIONARY COVENANTS SHALL BE BORNE BY  
13 THE GRANTEE.

14          (E) PROCEEDS.--PROCEEDS RECEIVED BY THE DEPARTMENT OF  
15 GENERAL SERVICES FOR THE RELEASE OF THE RESTRICTIVE USE AND  
16 REVERSIONARY COVENANTS SHALL BE DEPOSITED INTO THE GENERAL FUND.  
17 SECTION 13. PARTIAL REMOVAL AND RELEASE OF RESTRICTIVE USE  
18 COVENANTS IN BENNER TOWNSHIP, CENTRE COUNTY.

19          (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
20 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF  
21 THE COMMONWEALTH OF PENNSYLVANIA TO PARTIALLY REMOVE AND RELEASE  
22 THE RESTRICTIVE COVENANTS AS TO SOLE USE FOR PASSIVE  
23 RECREATIONAL OPEN SPACE, BUT NOT AS TO THAT PORTION OF THE  
24 RESTRICTIVE COVENANTS RELATING TO THE BENEFIT OF THE PUBLIC AT  
25 LARGE, AND TO REMOVE AND RELEASE THE RESTRICTIVE COVENANT AS TO  
26 THE CONVEYANCE AND RECORDATION OF A PERPETUAL CONSERVATION  
27 EASEMENT, UNDER TERMS, CONDITIONS AND FOR CONSIDERATION  
28 ACCEPTABLE TO THE DEPARTMENT OF GENERAL SERVICES, IMPOSED ON  
29 CERTAIN REAL PROPERTY IN BENNER TOWNSHIP, CENTRE COUNTY,  
30 CONVEYED TO BENNER TOWNSHIP BY THE DEPARTMENT OF GENERAL

1 SERVICES PURSUANT TO THE AUTHORITY CONTAINED IN SECTION 2(D) OF  
2 THE ACT OF JULY 9, 2010 (P.L.401, NO.55), ENTITLED "AN ACT  
3 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE  
4 APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO THE  
5 PENNSYLVANIA STATE UNIVERSITY, CERTAIN LANDS SITUATE IN BENNER  
6 TOWNSHIP, CENTRE COUNTY; AUTHORIZING THE DEPARTMENT OF GENERAL  
7 SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY  
8 TO BENNER TOWNSHIP, CERTAIN LANDS SITUATE IN BENNER TOWNSHIP,  
9 CENTRE COUNTY; AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES,  
10 WITH THE APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO THE  
11 PENNSYLVANIA FISH AND BOAT COMMISSION, CERTAIN LANDS SITUATE IN  
12 BENNER TOWNSHIP, CENTRE COUNTY; AND AUTHORIZING THE DEPARTMENT  
13 OF GENERAL SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT  
14 AND CONVEY TO THE PENNSYLVANIA GAME COMMISSION, CERTAIN LANDS  
15 SITUATE IN BENNER TOWNSHIP, CENTRE COUNTY," UPON THE TERMS AND  
16 CONDITIONS AND FOR CONSIDERATION ACCEPTABLE TO THE DEPARTMENT OF  
17 GENERAL SERVICES.

18 (B) PROPERTY DESCRIPTION.--THE RESTRICTIONS TO BE PARTIALLY  
19 REMOVED AND RELEASED PURSUANT TO SUBSECTION (A) ARE ON TWO  
20 TRACTS OF LAND TOTALING APPROXIMATELY 5.0000 ACRES AND 13.6033  
21 ACRES, RESPECTIVELY, OF LAND, GROSS AREA, MORE PARTICULARLY  
22 DESCRIBED AS FOLLOWS:

23 PARCEL BENNER A  
24 ALL THAT CERTAIN PARCEL OR TRACT OF LAND IN BENNER TOWNSHIP,  
25 CENTRE COUNTY, PENNSYLVANIA IDENTIFIED AS "PARCEL BENNER A" ON  
26 PLANS PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES, INC.,  
27 MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:  
28 BEGINNING AT A POINT IN THE CENTERLINE OF ROCK ROAD, BENNER  
29 TOWNSHIP ROAD T-376, AT THE COMMON SOUTHWESTERN CORNER OF  
30 "PARCEL PGC A" AND THE NORTHWESTERN CORNER OF THE HEREIN



1 DESCRIBED PARCEL, SAID POINT HAVING COORDINATES REFERENCED TO  
2 THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NORTH ZONE, NORTH  
3 AMERICAN DATUM OF 1983 OF NORTHING 249820.5919 AND EASTING  
4 1947763.3680;

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

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

9 THENCE ALONG "PARCEL DGS\DOC A" S 17-44-53 W A DISTANCE OF  
10 420.75 FEET TO A POINT;

11 THENCE ALONG THE CENTERLINE OF ROCK ROAD THE FOLLOWING TWO (2)  
12 COURSES:

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

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

18 PARCEL BENNER D

19 BEGINNING AT A POINT IN THE NORTHERN RIGHT-OF-WAY LINE OF  
20 SR0150, THE BENNER PIKE, A VARIABLE WIDTH RIGHT-OF-WAY AT THE  
21 INTERSECTION WITH THE NORTHEASTERN LINE OF PRISON ROAD "D", SAID  
22 POINT HAVING COORDINATES REFERENCED TO THE PENNSYLVANIA STATE  
23 PLANE COORDINATE SYSTEM NORTH ZONE, NORTH AMERICAN DATUM OF 1983  
24 OF NORTHING 255155.4238 AND EASTING 1960011.9833;

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

- 26 1. N 74-54-54 W A DISTANCE OF 97.10 FEET TO A POINT; THENCE
- 27 2. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 555.00,  
28 CENTRAL ANGLE OF 32° 40' 16", CHORD BEARING AND DISTANCE OF S  
29 88-44-58 W A DISTANCE OF 312.20 FEET, AN ARC DISTANCE OF 316.47  
30 FEET TO A POINT; THENCE

1 3. S 72-24-50 W A DISTANCE OF 316.85 FEET TO A POINT; THENCE  
2 4. S 78-33-51 W A DISTANCE OF 236.71 FEET TO A POINT;  
3 THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SR6026, SECTION  
4 C03 THE FOLLOWING FOUR (4) COURSES:

5 1. N 41-04-29 E A DISTANCE OF 77.10 FEET TO A POINT; THENCE  
6 2. N 36-07-17 E A DISTANCE OF 700.65 FEET TO A POINT; THENCE  
7 3. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2759.79,  
8 CENTRAL ANGLE OF 14° 31' 53", CHORD BEARING AND DISTANCE OF N  
9 43-23-13 E A DISTANCE OF 698.06 FEET, AN ARC DISTANCE OF 699.94  
10 FEET TO A POINT; THENCE

11 4. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 255.00,  
12 CENTRAL ANGLE OF 41° 33' 59", CHORD BEARING AND DISTANCE OF N  
13 71-26-09 E A DISTANCE OF 180.96 FEET, AN ARC DISTANCE OF 184.99  
14 FEET TO A POINT;

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

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

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

25 (C) FORM OF PARTIAL REMOVAL AND RELEASE.--ANY LEGAL  
26 INSTRUMENTS NECESSARY TO PARTIALLY REMOVE AND RELEASE THE  
27 RESTRICTIVE USE COVENANTS SHALL BE EXECUTED BY THE SECRETARY OF  
28 GENERAL SERVICES IN THE NAME OF THE COMMONWEALTH OF  
29 PENNSYLVANIA, PROVIDED THAT THE PORTION OF THE RESTRICTIVE USE  
30 COVENANTS RELATING TO THE BENEFIT OF THE PUBLIC AT LARGE MAY NOT

1 BE REMOVED AND RELEASED IN SUCH INSTRUMENTS.

2 (D) COSTS.--ANY COSTS AND FEES INCIDENTAL TO THE PARTIAL  
3 REMOVAL AND RELEASE OF THE RESTRICTIVE USE COVENANTS SHALL BE  
4 BORNE BY THE GRANTEE.

5 (E) PROCEEDS.--ANY PROCEEDS RECEIVED BY THE DEPARTMENT OF  
6 GENERAL SERVICES FOR THE PARTIAL REMOVAL AND RELEASE OF THE  
7 RESTRICTIVE USE COVENANTS SHALL BE DEPOSITED INTO THE GENERAL  
8 FUND.

9 SECTION 14. LAND WITHIN THE DELAWARE RIVER BED.

10 (A) AUTHORIZATION.--THE COMMONWEALTH OWNS THE LANDS WITHIN  
11 THE BED OF THE DELAWARE RIVER, A PORTION OF WHICH IS LOCATED IN  
12 THE 5TH WARD OF THE CITY OF PHILADELPHIA. SUCH LANDS LOCATED IN  
13 THE 5TH WARD ARE COMMONLY KNOWN AS PREMISES A (AN AREA  
14 IMMEDIATELY NORTH OF PIER NO. 27 NORTH), PIER NO. 27 NORTH, PIER  
15 NO. 27.5 NORTH, PIER NO. 31 NORTH, PIER NO. 32 NORTH, PIER NO.  
16 33 NORTH, PIER NO. 34 NORTH AND PIER NO. 35 NORTH, AND REFERRED  
17 TO COLLECTIVELY AS THE "PROPERTIES," ALL OF WHICH ARE MORE FULLY  
18 DESCRIBED IN SUBSECTION (B).

19 (B) PROPERTY DESCRIPTION.--THE LAND TO BE LEASED IS MORE  
20 PARTICULARLY DESCRIBED AS FOLLOWS:

21 PREMISES "A"

22 ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS  
23 AND IMPROVEMENTS ERECTED THEREON. SITUATE IN THE 5TH WARD OF THE  
24 CITY OF PHILADELPHIA AND DESCRIBED ACCORDING TO A SITE PLAN (FF-  
25 1080 / 2012-309) MADE BY HERMAN P. LEDGER, P.L.S., SURVEYOR AND  
26 REGULATOR OF THE FIFTH SURVEY DISTRICT, DATED JANUARY 29, 2013:  
27 BEGINNING AT THE POINT ON THE EASTERLY SIDE OF CHRISTOPHER  
28 COLUMBUS BOULEVARD (ON CITY PLAN, 150' WIDE, LEGALLY OPEN). SAID  
29 POINT BEING LOCATED THE FOLLOWING TWO COURSES AND DISTANCES  
30 SOUTHWARDLY FROM THE INTERSECTION OF THE EASTERLY SIDE OF

1 DELAWARE AVENUE (ON CITY PLAN, 150' WIDE, LEGALLY OPEN) WITH THE  
2 SOUTHEASTERLY SIDE OF PENN STREET (ON CITY PLAN, 60' WIDE,  
3 LEGALLY OPEN);

4 1.) S.18°17'00"W ALONG THE SAID DELAWARE AVENUE, AND THEN  
5 CONTINUING ALONG THE SAID EASTERLY SIDE OF CHRISTOPHER COLUMBUS  
6 BOULEVARD THE DISTANCE OF 862.843' TO A POINT OF INTERSECTION OF  
7 THE SAID EASTERLY SIDE OF DELAWARE AVENUE WITH THE SOUTHEASTERLY  
8 SIDE OF PENN STREET (ON CITY PLAN, 60' WIDE, LEGALLY OPEN);

9 2.) S.15°16'00"W ALONG THE SAID CHRISTOPHER COLUMBUS BOULEVARD,  
10 THE DISTANCE OF 216.875 TO AN ANGLE POINT;

11 THENCE EXTENDING S.74°44'00"E. AND PARTLY CROSSING THE BULKHEAD  
12 LINE ESTABLISHED 1/5/1894, APPROVED BY THE SECRETARY OF WAR  
13 9/10/1940 THE DISTANCE OF 553.380' TO A POINT ON THE PIERHEAD  
14 LINE ESTABLISHED 1/20/1891, AND APPROVED BY THE SECRETARY OF WAR  
15 9/10/1940;

16 THENCE EXTENDING S.29°05'21"W ALONG THE SAID PIERHEAD LINE THE  
17 DISTANCE OF 159.031' TO A POINT;

18 THENCE EXTENDING N.73°55'50"W. AND PARTLY CROSSING THE SAID  
19 BULKHEAD LINE THE DISTANCE OF 515.436' TO A POINT ON THE SAID  
20 EASTERLY SIDE OF CHRISTOPHER COLUMBUS BOULEVARD (ON CITY PLAN,  
21 150' WIDE, LEGALLY OPEN);

22 THENCE EXTENDING N.15°16'00"E. ALONG THE SAID EASTERLY SIDE OF  
23 CHRISTOPHER COLUMBUS BOULEVARD THE DISTANCE OF 147.204' TO A  
24 POINT, BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING;  
25 BEING KNOWN AS: PREMISES "A" ON THE ABOVE MENTIONED PLAN.

26 AREA OF PARCEL: 80,661 SQUARE FEET 1.85173 ACRES.

27 PREMISES "B"

28 ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS  
29 AND IMPROVEMENTS ERECTED THEREON. SITUATE IN THE 5TH WARD OF THE  
30 CITY OF PHILADELPHIA AND DESCRIBED ACCORDING TO A SITE PLAN (FF-

1 1080 / 2012-309) MADE BY HERMAN P. LEDGER, P.L.S., SURVEYOR AND  
2 REGULATOR OF THE FIFTH SURVEY DISTRICT, DATED JANUARY 29, 2013:  
3 BEGINNING AT THE POINT ON THE EASTERLY SIDE OF CHRISTOPHER  
4 COLUMBUS BOULEVARD (ON CITY PLAN, 150' WIDE, LEGALLY OPEN) AT A  
5 DISTANCE OF 800.531' SOUTHWARDLY FROM THE INTERSECTION OF THE  
6 EASTERLY SIDE OF DELAWARE AVENUE (ON CITY PLAN, 150' WIDE,  
7 LEGALLY OPEN) WITH THE SOUTHEASTERLY SIDE OF PENN STREET (ON  
8 CITY PLAN, 60' WIDE, LEGALLY OPEN);  
9 THENCE EXTENDING S.71°40'00"E. AND PARTLY CROSSING THE BULKHEAD  
10 LINE ESTABLISHED 1/5/1894, APPROVED BY THE SECRETARY OF WAR  
11 9/10/1940 THE DISTANCE OF 611.597' TO A POINT ON THE PIERHEAD  
12 LINE ESTABLISHED 1/20/1891, AND APPROVED BY THE SECRETARY OF WAR  
13 9/10/1940;  
14 THENCE EXTENDING S.29°05'21"W ALONG THE SAID PIERHEAD LINE THE  
15 DISTANCE OF 253.729' TO A POINT;  
16 THENCE EXTENDING N.74°44'00"W. AND PARTLY CROSSING THE SAID  
17 BULKHEAD LINE THE DISTANCE OF 553.380' TO A POINT ON THE SAID  
18 EASTERLY SIDE OF CHRISTOPHER COLUMBUS BOULEVARD;  
19 THENCE EXTENDING N.15°16'00"E. ALONG THE SAID EASTERLY SIDE OF  
20 CHRISTOPHER COLUMBUS BOULEVARD THE DISTANCE OF 216.875' TO AN  
21 ANGLE POINT;  
22 THENCE EXTENDING N.18°17'00"E. ALONG THE SAID EASTERLY SIDE OF  
23 CHRISTOPHER COLUMBUS BOULEVARD THE DISTANCE OF 62.312' TO A  
24 POINT, BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING;  
25 BEING KNOWN AS: PIER #27 ON THE ABOVE MENTIONED PLAN.  
26 AREA OF PARCEL: 153,806 SQUARE FEET 3.53092 ACRES.

27 PREMISES "C"

28 ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS  
29 AND IMPROVEMENTS ERECTED THEREON. SITUATE IN THE 5TH WARD OF THE  
30 CITY OF PHILADELPHIA AND DESCRIBED ACCORDING TO A SITE PLAN (FF-

1 1080 / 2012-309) MADE BY HERMAN P. LEDGER, P.L.S., SURVEYOR AND  
2 REGULATOR OF THE FIFTH SURVEY DISTRICT, DATED JANUARY 29, 2013:  
3 BEGINNING AT THE POINT ON THE EASTERLY SIDE OF CHRISTOPHER  
4 COLUMBUS BOULEVARD (ON CITY PLAN, 150' WIDE, LEGALLY OPEN) AT A  
5 DISTANCE OF 676.448' SOUTHWARDLY FROM THE INTERSECTION OF THE  
6 EASTERLY SIDE OF DELAWARE AVENUE (ON CITY PLAN, 150' WIDE,  
7 LEGALLY OPEN) WITH THE SOUTHEASTERLY SIDE OF PENN STREET (ON  
8 CITY PLAN, 60' WIDE, LEGALLY OPEN);  
9 THENCE EXTENDING S.71°40'00"E. AND PARTLY CROSSING THE BULKHEAD  
10 LINE ESTABLISHED 1/5/1894, APPROVED BY THE SECRETARY OF WAR  
11 9/10/1940 THE DISTANCE OF 635.267' TO A POINT ON THE PIERHEAD  
12 LINE ESTABLISHED 1/20/1891, AND APPROVED BY THE SECRETARY OF WAR  
13 9/10/1940;  
14 THENCE EXTENDING S.29°05'21"W ALONG THE SAID PIERHEAD LINE THE  
15 DISTANCE OF 126.302' TO A POINT;  
16 THENCE EXTENDING N.71°40'00"W. AND PARTLY CROSSING THE SAID  
17 BULKHEAD LINE THE DISTANCE OF 611.597' TO A POINT ON THE SAID  
18 EASTERLY SIDE OF CHRISTOPHER COLUMBUS BOULEVARD;  
19 THENCE EXTENDING N.18°17'00"E. ALONG THE SAID EASTERLY SIDE OF  
20 CHRISTOPHER COLUMBUS BOULEVARD THE DISTANCE OF 124.083' TO A  
21 POINT, BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING;  
22 BEING KNOWN AS: PIER #27 1/2 ON THE ABOVE MENTIONED PLAN.  
23 AREA OF PARCEL: 77,357 SQUARE FEET 1.77589 ACRES.

24 PREMISES "D"

25 ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS  
26 AND IMPROVEMENTS ERECTED THEREON. SITUATE IN THE 5TH WARD OF THE  
27 CITY OF PHILADELPHIA AND DESCRIBED ACCORDING TO A SITE PLAN (FF-  
28 1080 / 2012-309) MADE BY HERMAN P. LEDGER, P.L.S., SURVEYOR AND  
29 REGULATOR OF THE FIFTH SURVEY DISTRICT, DATED JANUARY 29, 2013:  
30 BEGINNING AT THE POINT ON THE EASTERLY SIDE OF DELAWARE AVENUE

1 (ON CITY PLAN, 150' WIDE, LEGALLY OPEN) AT A DISTANCE OF  
2 513.552'SOUTHWARDLY FROM THE INTERSECTION OF THE SAID EASTERLY  
3 SIDE OF DELAWARE AVENUE WITH THE SOUTHEASTERLY SIDE OF PENN  
4 STREET (ON CITY PLAN, 60' WIDE, LEGALLY OPEN);  
5 THENCE EXTENDING S.71°40'00"E. AND PARTLY CROSSING THE BULKHEAD  
6 LINE ESTABLISHED 1/5/1894, APPROVED BY THE SECRETARY OF WAR  
7 9/10/1940 THE DISTANCE OF 666.362' TO A POINT ON THE PIERHEAD  
8 LINE ESTABLISHED 1/20/1891, AND APPROVED BY THE SECRETARY OF WAR  
9 9/10/1940;  
10 THENCE EXTENDING S.29°05'21"W ALONG THE SAID PIERHEAD LINE THE  
11 DISTANCE OF 165.809' TO A POINT;  
12 THENCE EXTENDING N.71°40'00"W. AND PARTLY CROSSING THE SAID  
13 BULKHEAD LINE THE DISTANCE OF 635.267' TO A POINT ON THE  
14 EASTERLY SIDE OF CHRISTOPHER COLUMBUS BOULEVARD (ON CITY PLAN,  
15 150' WIDE, LEGALLY OPEN);  
16 THENCE EXTENDING N.18°17'00"E. PARTLY ALONG THE SAID EASTERLY  
17 SIDE OF CHRISTOPHER COLUMBUS BOULEVARD AND, ALSO PARTLY ALONG  
18 THE SAID EASTERLY SIDE OF DELAWARE AVENUE THE DISTANCE OF  
19 162.896' TO A POINT, BEING THE FIRST MENTIONED POINT AND PLACE  
20 OF BEGINNING;  
21 BEING KNOWN AS: PIER #31 ON THE ABOVE MENTIONED PLAN.  
22 AREA OF PARCEL: 106,015 SQUARE FEET 2.43378ACRES.

23 PREMISES "E"

24 ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS  
25 AND IMPROVEMENTS ERECTED THEREON. SITUATE IN THE 5TH WARD OF THE  
26 CITY OF PHILADELPHIA AND DESCRIBED ACCORDING TO A SITE PLAN (FF-  
27 1080 / 2012-309) MADE BY HERMAN P. LEDGER, P.L.S., SURVEYOR AND  
28 REGULATOR OF THE FIFTH SURVEY DISTRICT, DATED JANUARY 29, 2013:  
29 BEGINNING AT THE POINT ON THE EASTERLY SIDE OF DELAWARE AVENUE  
30 (ON CITY PLAN, 150' WIDE, LEGALLY OPEN) AT A DISTANCE OF

1 448.614' SOUTHWARDLY FROM THE INTERSECTION OF THE SAID EASTERLY  
2 SIDE OF DELAWARE AVENUE WITH THE SOUTHEASTERLY SIDE OF PENN  
3 STREET (ON CITY PLAN, 60' WIDE, LEGALLY OPEN);  
4 THENCE EXTENDING S.71°40'00"E. AND PARTLY CROSSING THE BULKHEAD  
5 LINE ESTABLISHED 1/5/1894, APPROVED BY THE SECRETARY OF WAR  
6 9/10/1940 THE DISTANCE OF 678.754' TO A POINT ON THE PIERHEAD  
7 LINE ESTABLISHED 1/20/1891, AND APPROVED BY THE SECRETARY OF WAR  
8 9/10/1940;  
9 THENCE EXTENDING S.29°05'21"W ALONG THE SAID PIERHEAD LINE THE  
10 DISTANCE OF 66.099' TO A POINT;  
11 THENCE EXTENDING N.71°40'00"W. AND PARTLY CROSSING THE SAID  
12 BULKHEAD LINE THE DISTANCE OF 666.362' TO A POINT ON THE SAID  
13 EASTERLY SIDE OF DELAWARE AVENUE;  
14 THENCE EXTENDING N.18°17'00"E. ALONG THE SAID EASTERLY SIDE OF  
15 DELAWARE AVENUE THE DISTANCE OF 64.938' TO A POINT, BEING THE  
16 FIRST MENTIONED POINT AND PLACE OF BEGINNING;  
17 BEING KNOWN AS: PIER #32 ON THE ABOVE MENTIONED PLAN.  
18 AREA OF PARCEL: 43,674 SQUARE FEET 1.00263 ACRES.

19 PREMISES "F"

20 ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS  
21 AND IMPROVEMENTS ERECTED THEREON. SITUATE IN THE 5TH WARD OF THE  
22 CITY OF PHILADELPHIA AND DESCRIBED ACCORDING TO A SITE PLAN (FF-  
23 1080 / 2012-309) MADE BY HERMAN P. LEDGER, P.L.S., SURVEYOR AND  
24 REGULATOR OF THE FIFTH SURVEY DISTRICT, DATED JANUARY 29, 2013:  
25 BEGINNING AT THE POINT ON THE EASTERLY SIDE OF DELAWARE AVENUE  
26 (ON CITY PLAN, 150' WIDE, LEGALLY OPEN) AT A DISTANCE OF  
27 328.281' SOUTHWARDLY FROM THE INTERSECTION OF THE SAID EASTERLY  
28 SIDE OF DELAWARE AVENUE WITH THE SOUTHEASTERLY SIDE OF PENN  
29 STREET (ON CITY PLAN, 60' WIDE, LEGALLY OPEN);  
30 THENCE EXTENDING S.71°40'00"E. AND PARTLY CROSSING THE BULKHEAD



1 LINE ESTABLISHED 1/5/1894, APPROVED BY THE SECRETARY OF WAR  
2 9/10/1940 THE DISTANCE OF 701.718' TO A POINT ON THE PIERHEAD  
3 LINE ESTABLISHED 1/20/1891, AND APPROVED BY THE SECRETARY OF WAR  
4 9/10/1940;  
5 THENCE EXTENDING S.29°05'21"W ALONG THE SAID PIERHEAD LINE THE  
6 DISTANCE OF 122.485' TO A POINT;  
7 THENCE EXTENDING N.71°40'00"W. AND PARTLY CROSSING THE SAID  
8 BULKHEAD LINE THE DISTANCE OF 678.754' TO A POINT ON THE SAID  
9 EASTERLY SIDE OF DELAWARE AVENUE;  
10 THENCE EXTENDING N.18°17'00"E. ALONG THE SAID EASTERLY SIDE OF  
11 DELAWARE AVENUE THE DISTANCE OF 120.333' TO A POINT, BEING THE  
12 FIRST MENTIONED POINT AND PLACE OF BEGINNING;  
13 BEING KNOWN AS: PIER #33 ON THE ABOVE MENTIONED PLAN.  
14 AREA OF PARCEL: 83,058 SQUARE FEET 1.90675 ACRES.

15 PREMISES "G"

16 ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS  
17 AND IMPROVEMENTS ERECTED THEREON. SITUATE IN THE 5TH WARD OF THE  
18 CITY OF PHILADELPHIA AND DESCRIBED ACCORDING TO A SITE PLAN (FF-  
19 1080 / 2012-309) MADE BY HERMAN P. LEDGER, P.L.S., SURVEYOR AND  
20 REGULATOR OF THE FIFTH SURVEY DISTRICT, DATED JANUARY 29, 2013:  
21 BEGINNING AT THE POINT ON THE EASTERLY SIDE OF DELAWARE AVENUE  
22 (ON CITY PLAN, 150' WIDE, LEGALLY OPEN) AT A DISTANCE OF  
23 241.239' SOUTHWARDLY FROM THE INTERSECTION OF THE SAID EASTERLY  
24 SIDE OF DELAWARE AVENUE WITH THE SOUTHEASTERLY SIDE OF PENN  
25 STREET (ON CITY PLAN, 60' WIDE, LEGALLY OPEN);  
26 THENCE EXTENDING S.71°40'00"E. AND PARTLY CROSSING THE BULKHEAD  
27 LINE ESTABLISHED 1/5/1894, APPROVED BY THE SECRETARY OF WAR  
28 9/10/1940 THE DISTANCE OF 718.328' TO A POINT ON THE PIERHEAD  
29 LINE ESTABLISHED 1/20/1891, AND APPROVED BY THE SECRETARY OF WAR  
30 9/10/1940;

1 THENCE EXTENDING S.29°05'21"W ALONG THE SAID PIERHEAD LINE THE  
2 DISTANCE OF 88.599' TO A POINT;  
3 THENCE EXTENDING N.71°40'00"W. AND PARTLY CROSSING THE SAID  
4 BULKHEAD LINE THE DISTANCE OF 701.718' TO A POINT ON THE SAID  
5 EASTERLY SIDE OF DELAWARE AVENUE;  
6 THENCE EXTENDING N.18°17'00"E. ALONG THE SAID EASTERLY SIDE OF  
7 DELAWARE AVENUE THE DISTANCE OF 87.042' TO A POINT, BEING THE  
8 FIRST MENTIONED POINT AND PLACE OF BEGINNING;  
9 BEING KNOWN AS: PIER #34 ON THE ABOVE MENTIONED PLAN.  
10 AREA OF PARCEL: 61,801 SQUARE FEET 1.41877 ACRES.

11 PREMISES "H"

12 ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS  
13 AND IMPROVEMENTS ERECTED THEREON. SITUATE IN THE 5TH WARD OF THE  
14 CITY OF PHILADELPHIA AND DESCRIBED ACCORDING TO A SITE PLAN (FF-  
15 1080 / 2012-309) MADE BY HERMAN P. LEDGER, P.L.S., SURVEYOR AND  
16 REGULATOR OF THE FIFTH SURVEY DISTRICT, DATED JANUARY 29, 2013:  
17 BEGINNING AT THE POINT ON THE EASTERLY SIDE OF DELAWARE AVENUE  
18 (ON CITY PLAN, 150' WIDE, LEGALLY OPEN) AT A DISTANCE OF  
19 118.562' SOUTHWARDLY FROM THE INTERSECTION OF THE SAID EASTERLY  
20 SIDE OF DELAWARE AVENUE WITH THE SOUTHEASTERLY SIDE OF PENN  
21 STREET (ON CITY PLAN, 60' WIDE, LEGALLY OPEN);  
22 THENCE EXTENDING S.71°40'00"E. AND PARTLY CROSSING THE BULKHEAD  
23 LINE ESTABLISHED 1/5/1894, APPROVED BY THE SECRETARY OF WAR  
24 9/10/1940 THE DISTANCE OF 741.739' TO A POINT ON THE PIERHEAD  
25 LINE ESTABLISHED 1/20/1891, AND APPROVED BY THE SECRETARY OF WAR  
26 9/10/1940;  
27 THENCE EXTENDING S.29°05'21"W ALONG THE SAID PIERHEAD LINE THE  
28 DISTANCE OF 124.871' TO A POINT;  
29 THENCE EXTENDING N.71°40'00"W. AND PARTLY CROSSING THE SAID  
30 BULKHEAD LINE THE DISTANCE OF 718.328' TO A POINT ON THE SAID

1 EASTERLY SIDE OF DELAWARE AVENUE;  
2 THENCE EXTENDING N.18°17'00"E. ALONG THE SAID EASTERLY SIDE OF  
3 DELAWARE AVENUE THE DISTANCE OF 122.677' TO A POINT, BEING THE  
4 FIRST MENTIONED POINT AND PLACE OF BEGINNING;  
5 BEING KNOWN AS: PIER #35 ON THE ABOVE MENTIONED PLAN.  
6 AREA OF PARCEL: 89,588 SQUARE FEET 2.05597 ACRES.

7 (C) LEASE AGREEMENT.--THE DEPARTMENT OF GENERAL SERVICES,  
8 WITH THE APPROVAL OF THE ATTORNEY GENERAL AND THE CONCURRENCE OF  
9 THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, ACTING ON BEHALF OF  
10 THE COMMONWEALTH, IS HEREBY AUTHORIZED TO ENTER INTO A LEASE OF  
11 THE PROPERTIES TO THE CITY OF PHILADELPHIA (THE "LEASE") FOR A  
12 TERM OF 99 YEARS, WITH AN OPTION IN FAVOR OF THE CITY OF  
13 PHILADELPHIA TO EXTEND SUCH TERM FOR ALL OR ANY PORTION OF THE  
14 PROPERTIES FOR UP TO 99 YEARS. THE LEASE SHALL PROVIDE RENT  
15 PAYABLE TO THE COMMONWEALTH UPON THE EXECUTION OF THE LEASE, IN  
16 AN AMOUNT TO BE DETERMINED BY THE SECRETARY OF GENERAL SERVICES,  
17 AND SHALL INCLUDE SUCH OTHER TERMS AND CONDITIONS AS THE  
18 DEPARTMENT OF GENERAL SERVICES SHALL ESTABLISH, WITH THE  
19 CONCURRENCE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE  
20 LEASE SHALL GRANT THE CITY OF PHILADELPHIA THE RIGHT TO  
21 SUBLEASE, AND TO PERMIT THE FURTHER SUBSUBLEASING,  
22 SUBSUBSUBLEASING AND SO ON, OF ALL OR ANY PORTION OF THE  
23 PROPERTIES FOR MARITIME PURPOSES AND/OR FOR RESIDENTIAL, OFFICE,  
24 COMMERCIAL, CONDOMINIUM, HOTEL, MARINA OR OTHER PUBLIC USES. AS  
25 USED IN THIS SECTION, THE TERM "MARITIME PURPOSES" MEANS  
26 ACTIVITIES DIRECTLY RELATED TO THE HANDLING OF CARGO OR  
27 PASSENGERS FOR IMPORT OR EXPORT THROUGH THE PORT OF  
28 PHILADELPHIA.

29 (D) NONDISTURBANCE AGREEMENT.--THE DEPARTMENT OF GENERAL  
30 SERVICES, WITH THE CONCURRENCE OF THE DEPARTMENT OF

1 ENVIRONMENTAL PROTECTION, ACTING ON BEHALF OF THE COMMONWEALTH,  
2 IS HEREBY AUTHORIZED TO ENTER INTO ONE OR MORE NONDISTURBANCE  
3 AGREEMENTS WITH ANY SUBLESSEE OF ALL OR ANY PORTION OF THE  
4 PROPERTIES PURSUANT TO WHICH THE COMMONWEALTH WILL AGREE THAT,  
5 IF THE COMMONWEALTH SUCCEEDS TO THE INTEREST OF THE SUBLESSOR  
6 UNDER SUCH SUBLESSEE'S SUBLEASE, THE COMMONWEALTH WILL NOT  
7 TERMINATE SUCH SUBLEASE UNLESS THE SUBLESSEE IS IN DEFAULT.

8 (E) IMPROVEMENTS.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
9 THE APPROVAL OF THE ATTORNEY GENERAL, IS HEREBY AUTHORIZED TO  
10 PERMIT, ON BEHALF OF THE COMMONWEALTH, ANY DECLARATION OR OTHER  
11 DOCUMENTS NECESSARY TO SUBMIT THE PROPERTIES OR ANY PORTION  
12 THEREOF AND ANY IMPROVEMENTS THEREON TO THE PROVISIONS OF 68  
13 PA.C.S. PT. II SUBPT. B (RELATING TO CONDOMINIUMS) AS A  
14 LEASEHOLD CONDOMINIUM. DEVELOPMENT OF THE PARCELS AUTHORIZED TO  
15 BE LEASED IN THIS SECTION SHALL BE CONSISTENT WITH PUBLIC AND  
16 MARITIME PURPOSES.

17 (F) FREE PUBLIC ASSESS.--

18 (1) THE CITY OF PHILADELPHIA, ALL SUBLESSEES AND THEIR  
19 RESPECTIVE SUCCESSORS AND ASSIGNS SHALL PROVIDE AND MAINTAIN  
20 AT LEAST THE FOLLOWING FREE PUBLIC ACCESS TO THE RIVERFRONT  
21 FOR RECREATION ACTIVITIES:

22 (I) PUBLIC WALKWAYS ON THE RIVERFRONT, INCLUDING  
23 WATER EDGE PROMENADES ALONG THE ENTIRE WATER EDGE OF THE  
24 PROPERTIES AND ADJACENT TO THE WATER AND PROVIDING FREE  
25 PUBLIC ACCESS TO THE WATER AND ALLOWING FOR PASSIVE AND  
26 ACTIVE RECREATIONAL ACTIVITIES YEAR AROUND.

27 (II) A FREE PUBLIC PARK AREA ALONG THE PUBLIC  
28 WALKWAY NEAR THE WATER.

29 (III) PUBLIC PARKING. A MINIMUM OF TEN FREE PUBLIC  
30 PARKING SPACES AVAILABLE AT ALL TIMES LOCATED PROXIMATE

1 TO THE PUBLIC WALKWAY NEAR THE WATER EDGE AND SIGNAGE  
2 INDICATING THE FREE PUBLIC PARKING.

3 (IV) PUBLIC ACCESS TO THE DELAWARE RIVER WHICH IS  
4 CONSISTENT WITH THE WATERFRONT SETBACK REQUIREMENTS SET  
5 FORTH IN SECTION 14-216(6)(G) OF THE PHILADELPHIA CODE  
6 (ENACTED INTO LAW BY AN ORDINANCE ENACTING BILL NO.  
7 050465, PASSED BY THE CITY COUNCIL ON JUNE 16, 2005, AND  
8 SIGNED BY THE MAYOR ON JULY 8, 2005).

9 (2) SHOULD THE LESSEE, ANY SUBLESSEE OR ANY OF THEIR  
10 RESPECTIVE SUCCESSORS OR ASSIGNS WISH TO MODIFY THE PUBLIC  
11 ACCESS AND PARKING REQUIRED BY THIS SECTION, THE LESSEE,  
12 SUBLESSEE OR THE RESPECTIVE SUCCESSOR OR ASSIGN MUST OBTAIN  
13 THE PRIOR WRITTEN APPROVAL OF THE DEPARTMENT OF ENVIRONMENTAL  
14 PROTECTION AND THE DEPARTMENT OF GENERAL SERVICES, WHICH  
15 APPROVAL SHALL NOT BE UNREASONABLY WITHHELD. THE PUBLIC  
16 ACCESS AND PARKING SHALL BE COMPLETED AND OPEN TO THE PUBLIC  
17 NO LATER THAN THE DATE THE FIRST TENANT OR RESIDENT OCCUPIES  
18 EITHER THE LEASEHOLD OR THE LAND ADJACENT TO THE LEASEHOLD.

19 (G) LAND USE RESTRICTION.--ALL LEASES AUTHORIZED OR REFERRED  
20 TO UNDER THIS SECTION SHALL BE MADE UNDER AND SUBJECT TO THE  
21 CONDITION, WHICH SHALL BE CONTAINED IN THE LEASE DOCUMENTS, THAT  
22 NO PORTION OF THE PARCELS SHALL BE USED AS A LICENSED FACILITY  
23 AS DEFINED IN 4 PA.C.S. § 1103 (RELATING TO DEFINITIONS) OR ANY  
24 OTHER SIMILAR TYPE OF FACILITY AUTHORIZED UNDER THE LAWS OF THIS  
25 COMMONWEALTH. THIS CONDITION SHALL BE A COVENANT RUNNING WITH  
26 THE LAND AND SHALL BE BINDING UPON THE LESSEE AND SUBLESSEES AND  
27 THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. SHOULD ANY PORTION OF  
28 ANY PARCEL AUTHORIZED TO BE LEASED UNDER THIS SECTION BE USED IN  
29 VIOLATION OF THIS SUBSECTION, THE LEASE SHALL TERMINATE  
30 IMMEDIATELY.

1 (H) OTHER REQUIRED MEASURES.--NOTHING IN THIS SECTION SHALL  
2 AFFECT OR OTHERWISE LIMIT THE REQUIREMENTS OF THE PROVISIONS OF  
3 THE ACT OF NOVEMBER 26, 1978 (P.L.1375, NO.325), KNOWN AS THE  
4 DAM SAFETY AND ENCROACHMENTS ACT, WHICH MAY REQUIRE FURTHER  
5 MEASURES TO PROVIDE FOR PUBLIC ACCESS AND USE OF THE LAND AND  
6 ADJACENT WATER.

7 (I) CONDITIONS BINDING.--THE CONDITIONS IMPOSED UNDER THIS  
8 SECTION SHALL BE COVENANTS THAT RUN WITH THE LAND AND SHALL BE  
9 BINDING UPON THE LESSEE, ANY SUBLESSEE AND THEIR RESPECTIVE  
10 SUCCESSORS AND ASSIGNS. SHOULD THE LESSEE, ANY SUBLESSEE OR ANY  
11 OF THEIR RESPECTIVE SUCCESSORS OR ASSIGNS PERMIT THE PARCELS  
12 AUTHORIZED TO BE LEASED UNDER THIS SECTION, OR ANY PORTION  
13 THEREOF, TO BE USED IN A MANNER INCONSISTENT WITH THE CONDITIONS  
14 CONTAINED IN THIS SECTION, ALL RIGHTS AND INTERESTS IN THE LEASE  
15 AUTHORIZED BY THIS SECTION SHALL TERMINATE IMMEDIATELY.

16 (J) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THE LEASE  
17 AUTHORIZED BY THIS SECTION SHALL BE BORNE BY THE LESSEE.

18 (K) EXPIRATION.--IN THE EVENT THAT THE LEASE AUTHORIZED BY  
19 THIS SECTION DOES NOT OCCUR WITHIN THREE YEARS FOLLOWING THE  
20 EFFECTIVE DATE OF THIS SECTION, THE AUTHORITY CONTAINED IN THIS  
21 SECTION SHALL BE VOID.

22 SECTION 8 15. EFFECTIVE DATE.

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23 THIS ACT SHALL TAKE EFFECT ~~IMMEDIATELY~~ AS FOLLOWS:

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24 (1) SECTIONS 8, 9 AND 10 SHALL TAKE EFFECT IN 60 DAYS.

25 (2) THE REMAINDER OF THIS ACT SHALL TAKE EFFECT  
26 IMMEDIATELY.