

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1968 Session of 2015

INTRODUCED BY CHRISTIANA, NEUMAN, KORTZ AND MICCARELLI, APRIL 7, 2016

AS AMENDED ON SECOND CONSIDERATION, IN SENATE, OCTOBER 24, 2016

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Pennsylvania Historical and Museum Commission
3 and the Governor, to grant and convey to the Bradford House
4 Historical Association certain lands situate in the City of
5 Washington, Washington County; and to grant and convey, at a
6 price to be determined through a competitive bid process,
7 certain lands, buildings and improvements situate in South
8 Strabane Township, Washington County; ~~and~~ authorizing the <--
9 Department of General Services, with the approval of the
10 Department of Military and Veterans Affairs and the Governor,
11 to grant and convey to the Salvation Army, or its successors
12 or assigns, certain lands, buildings and improvements situate
13 in the Borough of East Stroudsburg, Monroe County; ~~AND~~ <--
14 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE
15 APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO ACMIII, LP,
16 CERTAIN LANDS OF THE COMMONWEALTH OF PENNSYLVANIA SITUATE IN
17 DERRY TOWNSHIP, WESTMORELAND COUNTY; ~~AND~~ <--
18 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
19 PENNSYLVANIA STATE POLICE AND THE GOVERNOR, TO GRANT AND
20 CONVEY TO JEFFERSON COUNTY CERTAIN LANDS SITUATE IN YOUNG
21 TOWNSHIP, JEFFERSON COUNTY; AND AUTHORIZING THE DEPARTMENT OF
22 GENERAL SERVICES, WITH THE APPROVAL OF THE PENNSYLVANIA
23 HISTORICAL AND MUSEUM COMMISSION AND THE GOVERNOR, TO GRANT
24 AND CONVEY TO THE SOUTHERN LANCASTER COUNTY HISTORICAL
25 SOCIETY CERTAIN LANDS SITUATE IN FULTON TOWNSHIP, LANCASTER
26 COUNTY.

27 The General Assembly of the Commonwealth of Pennsylvania
28 hereby enacts as follows:

29 Section 1. Conveyance in City of Washington, Washington County.

1 (a) Authorization.--The Department of General Services, with
2 the approval of the Pennsylvania Historical and Museum
3 Commission and the Governor, is hereby authorized on behalf of
4 the Commonwealth to grant and convey to the Bradford House
5 Historical Association certain lands and any improvements
6 thereon described under subsection (b), the property being known
7 locally as the historic David Bradford House, situate in the
8 City of Washington, Washington County, for \$1.

9 (b) Property description.--The property to be conveyed under
10 this section consists of two parcels of land containing 0.29
11 acres, including any improvements located thereon, situate in
12 the First Ward of the City of Washington, Washington County,
13 more particularly described as follows:

14 Parcel No. 710-002-00-02-0013-00

15 ALL THAT CERTAIN lot or parcel of land situate in the First
16 Ward of the City of Washington, Washington County, Pennsylvania,
17 and shown upon a plan entitled Survey of Bradford House
18 Property, prepared by Engelhardt-Power & Associates, Inc.,
19 Washington, Pennsylvania, Drawing No. C-2711, dated August 1999;
20 bounded and described as follows:

21 BEGINNING at a point on South Main Street on the line
22 dividing the property herein conveyed and property N/F Kenneth
23 R. and Sandra K. Dyson; thence along the Western line of South
24 Main Street, South 11° 38' East a distance of 18.36 feet to a
25 point on the line dividing the lot hereby conveyed and property
26 of the Commonwealth of Pennsylvania; thence along the line of
27 said land South 78° 22' West a distance of 100 feet to a point
28 marked by a railroad spike; thence continuing along said land
29 North 11° 38' West a distance of 5 feet to an iron pipe; thence
30 continuing along said land, South 78° 22' West a distance of 142

1 feet to a point on line dividing the property hereby conveyed
2 and lot N/F of John T. and Rose Luongo; thence along the line of
3 the lot of the said John T. and Rose Luongo North 11° 38' West a
4 distance of 13.36 feet to a point on line dividing the lot
5 hereby conveyed and property N/F Kenneth R. and Sandra K. Dyson;
6 thence by the line of said property North 78° 22' East a
7 distance of 242 feet to a point on South Main Street, the place
8 of BEGINNING.

9 CONTAINING 0.08 acres.

10 BEING the same piece or parcel of land conveyed to the
11 General State Authority from Coen Oil Company by deed dated
12 April 3, 1963 and recorded April 5, 1963 in the Office of the
13 Recorder of Deeds of Washington County, Pennsylvania, in Deed
14 Book 1149, Page 289. The Department of General Services is the
15 successor to the General State Authority pursuant to Act 45 of
16 1975.

17 TOGETHER with easements and rights of way fully set forth in
18 the deed to the Commonwealth of Pennsylvania, of record, recited
19 in Deed Book 1149, Page 289, and which are as follows:

20 The free and uninterrupted use, liberty and privilege of, and
21 passage in, along, over and upon a certain alley or passageway
22 of the width of ten feet, extending from Strawberry Alley to the
23 line of lot formerly owned by Charles W. McWreath, and being the
24 same easement or right of way granted and conveyed to Gennie E.
25 Wilson (predecessor in title of the said Charlotta W. Wilson),
26 by Rachel M. Henderson, by deed dated April 11, 1895 and
27 recorded in said Recorder's Office in Deed Book 200, at Page 68.

28 The free and uninterrupted use, liberty and privilege of, and
29 passage in, along and over, a strip of ground fifteen feet in
30 width at the Western end of the lot of ground lying to the North

1 of the premises herein conveyed, N/F owned by First Federal
2 Savings and Loan Association of Washington, which said fifteen
3 foot strip of ground extends from the Northern line of the
4 Western end of the lot herein conveyed, to the Northern line of
5 said lot N/F owned by First Federal Savings & Loan Association,
6 where the Northern line of the N/F First Federal Savings & Loan
7 Association's lot adjoins a private alley leading from
8 Strawberry Alley to the lot of said First Federal Savings & Loan
9 Association; together with free ingress, egress and regress to
10 and for George F. Brink and Jay R. Brink, his wife, their heirs
11 and assigns, their tenants and under-tenants, lessees, occupiers
12 or possessors of the lot hereinabove conveyed, at all times and
13 seasons forever hereafter, into, along, over and out of the said
14 fifteen foot strip of ground, in common with the said First
15 Federal Savings & Loan Association of Washington, its successors
16 and assigns, its tenants or occupiers. The right of way or
17 passage in and over the premises last above described is the
18 same granted and conveyed to the said Charlotta W. Wilson by
19 Gennie E. Wilson, widow, by deed dated April 24, 1936 and
20 recorded in said Recorder's Office in Deed Book 603, at Page
21 610.

22 The premises above described are subject to all the
23 exceptions, reservations, restrictions, covenants, conditions
24 and limitations set forth and contained in an Article of
25 Agreement entered into between First Federal Savings & Loan
26 Association of Washington and Charlotta W. Wilson, dated April
27 1, 1946, in Deed Book 711, Page 595.

28 The property mentioned in above easements and rights of way
29 as being the property of First Federal Savings and Loan
30 Association is N/F owned by Charles W. McWreath by deed from

1 First Federal Savings and Loan Association dated August 10,
2 1946, and recorded in Deed Book 706, Page 348.

3 Parcel No. 710-002-00-02-0014-00

4 ALL THAT CERTAIN lot or parcel of land situate in the First
5 Ward of the City of Washington, Washington County, Pennsylvania,
6 and shown upon a plan entitled Survey of Bradford House
7 Property, prepared by Engelhardt-Power & Associates, Inc.,
8 Drawing No. C-2711, dated August 1999; bounded and described as
9 follows:

10 BEGINNING at a point on South Main Street, on the line
11 dividing the property hereby conveyed and property of the
12 Commonwealth of Pennsylvania; thence along said South Main
13 Street South $11^{\circ} 38'$ East, 35.0 feet to a point; thence South
14 $78^{\circ} 22'$ West, 242 feet to an existing railroad spike set; thence
15 North $11^{\circ} 38'$ West 40 feet to a point on the line dividing the
16 lot hereby conveyed and property of the Commonwealth of
17 Pennsylvania; thence along the same North $78^{\circ} 22'$ East 142.0
18 feet to a point; thence by the same South $11^{\circ} 38'$ East 5.0 feet
19 to a point; thence by same North $78^{\circ} 22'$ East 100 feet to a
20 point on South Main Street the place of BEGINNING.

21 CONTAINING 0.21 acres.

22 BEING the same piece or parcel of land conveyed by Charles W.
23 McWreath and Laurabelle McWreath, husband and wife, to the
24 Commonwealth of Pennsylvania by deed dated August 17, 1959 and
25 recorded in the Office of the Recorder of Deeds of Washington
26 County, Pennsylvania, in Deed Book 1055, Page 252.

27 TOGETHER with the free and uninterrupted right of way into,
28 upon, over, along and through an alley or passageway on the
29 south side of the premises above described, which said right of
30 way was originally created under an Agreement of Sale for a lot

1 adjoining the premises above described, entered into between
2 Hugh Wilson, (predecessor in title of the said Anne Finn
3 Sutter), and Alexander Sweeney, dated June 30, 1826, and of
4 record in said Recorder's Office in Deed Book P, Volume 2, Page
5 373. The said agreement provided that the alley on the north
6 side of the lot therein referred to "and between it and Blaine's
7 lot", (the latter being the lot above described), was "to remain
8 as it is for the use and benefit of the adjoining lots
9 forever". The said Hugh Wilson having died without carrying out
10 the terms of said written agreement, the Executors of the said
11 Hugh Wilson presented a petition to the Court of Common Pleas of
12 Washington County, asking for leave to prove said contract and
13 for leave to execute a deed to the said Alexander Sweeney,
14 conveying the property mentioned in said contract. On December
15 26, 1832, the Court, after considering said petition, ordered
16 and decreed that Isaac Leet, John K. Wilson and John Marshel,
17 Executors of said Hugh Wilson, should make and execute a deed to
18 the said Alexander Sweeney for the premises described in said
19 contract. The said Executors, pursuant to said Order and
20 Decree, on the 31st day of December, 1832, executed and
21 delivered a deed conveying said premises to said Alexander
22 Sweeney, which deed is recorded in Deed Book Q, Volume 2, Page
23 85, and in said deed it was provided that the "alley" on the
24 north side of the lot thereby conveyed "and between it and
25 Blaine's lot", (the premises above described and conveyed),
26 should remain as it then was for the use and benefit of the
27 adjoining lots forever.

28 (c) Requirement for conveyance.--The conveyance under this
29 section shall be made under and subject to all lawful and
30 enforceable easements, servitudes and rights of others,

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

7 (d) Condition.--Any conveyance authorized under this section
8 shall be made under and subject to the condition, which shall be
9 contained in the deed of conveyance, that no portion of the
10 property conveyed shall be used as a licensed facility, as
11 defined under 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 and its successors. Should the grantee
15 or its successors permit any portion of the property authorized
16 to be conveyed in this section to be used in violation of this
17 subsection, the title shall immediately revert to and revest in
18 the grantor.

19 (e) Restrictive covenants.--The following restrictive
20 covenants shall be included in the deed of conveyance:

21 Declaration of Restrictive Covenants for Historic Preservation

22 David Bradford House

23 City of Washington, Washington County, Pennsylvania

24 (1) Covenants. In consideration of the conveyance of the
25 aforementioned real property, Grantee covenants and agrees for
26 itself, its heirs, administrators, successors, and assigns that
27 the said herein conveyed property shall be subject to the
28 following historic preservation restrictions, and shall do or
29 refrain from doing with respect to the subject property all acts
30 required or prohibited by the following preservation

1 restrictions:

2 (A) Maintenance and Preservation. The David
3 Bradford House shall be maintained and preserved as a
4 historic site accessible by the public and for a
5 demonstrable public benefit with maintenance and
6 preservation standards acceptable to the Pennsylvania
7 Historical and Museum Commission.

8 (B) Historic Structures. The David Bradford
9 House, historic structures and buildings that
10 comprise the property shall be maintained and
11 preserved in accordance with the Secretary of the
12 Interior's Standards for the Treatment of Historic
13 Properties.

14 (C) Landscape. The landscape of the David
15 Bradford House shall be preserved in a manner
16 consistent with the historic characteristics of the
17 subject property and shall not be used in any manner
18 that would impair or interfere with the historic
19 interpretation of the subject property.

20 (D) Prohibited Uses. No construction,
21 alteration, rehabilitation, remodeling, demolition,
22 site development, ground disturbance, removal of
23 buildings, addition of buildings, or use inconsistent
24 with this covenant, or any other action, shall be
25 undertaken or permitted to the subject property
26 without the prior written approval of the
27 Pennsylvania Historical and Museum Commission.

28 (E) Alterations/Modifications/Repairs. With the
29 prior written approval of the Pennsylvania Historical
30 and Museum Commission, alterations, modifications,

1 repairs or other work may be permitted to the subject
2 property, provided:

3 (I) Notice. Timely notice shall be afforded
4 to the Commission in advance of any such
5 requested work on the subject property.

6 (II) Time. The Commission shall have 45 days
7 from the date of receipt of such notice to review
8 and approve the requested work in writing.

9 Consent shall be implied if the Commission does
10 not issue a written response approving the
11 request.

12 (F) Archeology and Other Ground Disturbing
13 Activities. Mining, excavating, dredging or removing
14 from the subject property any natural resource which
15 removal would alter the historic value of the
16 property is prohibited without the prior written
17 approval of the Commission. Archeological
18 investigation may be required by the Commission for
19 any ground disturbing work and Grantee shall bear
20 full financial responsibility for any such work. The
21 following shall apply:

22 (I) Archeological discoveries. In the event
23 archeological materials are discovered during any
24 ground disturbing activities, work shall
25 temporarily cease and the Commission shall be
26 consulted for guidance and direction before
27 ground disturbing work may continue.

28 (II) Standards for Archeology. Any
29 archeological work conducted on the subject
30 property shall be performed in accordance with

1 the Secretary of the Interior's Standards and
2 Guidelines for Archeological Documentation and
3 any further standards and guidelines the
4 Commission may require.

5 (2) Inspection and Compliance. The Commonwealth of
6 Pennsylvania, by and through the Pennsylvania Historical and
7 Museum Commission, reserves the right to enforce these
8 preservation restrictions and shall, at all reasonable times and
9 upon reasonable notice, have access to the subject property for
10 purposes of inspection and compliance with these historic
11 preservation restrictions.

12 (3) Right of Reverter. The Commonwealth of Pennsylvania, by
13 and through the Pennsylvania Historical and Museum Commission,
14 hereby reserves for itself, heirs, successors and assigns, a
15 right of reverter on the David Bradford House, which shall
16 revert to and reinvest in the Commonwealth by operation of law
17 should any sale, transfer, or use of the David Bradford House be
18 inconsistent with or in violation of the restrictions contained
19 herein. The Commission may waive this provision provided Grantee
20 petitions the Commission, in writing, for such waiver.

21 (4) Exclusion. The Grantee agrees that the Commonwealth of
22 Pennsylvania, by and through any of its agencies, in no way
23 assumes any obligation whatsoever for maintaining, repairing, or
24 administering the subject property covered by these restrictive
25 covenants for historic preservation.

26 (5) Duration. These restrictive covenants for historic
27 preservation shall be binding in perpetuity on Grantee, its
28 heirs, administrators, successors, and assigns and shall be
29 applicable to both the land and buildings and shall be deemed to
30 run with the land.

1 (f) Executed.--The deed of conveyance shall be executed by
2 the Secretary of General Services in the name of the
3 Commonwealth of Pennsylvania.

4 (g) Costs and fees.--Costs and fees incidental to the
5 conveyance authorized under this section shall be borne by the
6 grantee.

7 (h) Expiration.--If the conveyance authorized under this
8 section is not effectuated within one year of the effective date
9 of this section, the authority provided under this section shall
10 expire.

11 Section 2. Conveyance in South Strabane Township, Washington
12 County.

13 (a) Authorization.--The Department of General Services, with
14 the approval of the Governor, is hereby authorized on behalf of
15 the Commonwealth of Pennsylvania to grant and convey, at a price
16 to be determined through a competitive bidding process, the
17 tract of land together with any buildings, structures or
18 improvements thereon described in subsection (b), situate in
19 South Strabane Township, Washington County.

20 (b) Property description.--The property to be conveyed under
21 this section consists of a tract of land totaling approximately
22 3.0-acres, including any and all improvements located thereon,
23 more particularly described as follows:

24 ALL THAT CERTAIN piece or parcel of land located in South
25 Strabane Township, Washington County, Pennsylvania, bounded and
26 described as follows:

27 BEGINNING at a point in the center line of Murtland Avenue,
28 9.64 feet, Southwardly, from the present corner of property of
29 the Commonwealth of Pennsylvania, and also in the line of its
30 Western boundary line; thence crossing a part of Murtland Avenue

1 and by the property of the Commonwealth, North 0°19'44" West,
2 for a distance of 509.64 feet, to a concrete monument; thence by
3 property of the parties of the first part, the following courses
4 and distances, South 84°16'30" West for a distance of 100.00
5 feet to a point; thence North 87°14' West for a distance of
6 120.56 feet to a point; thence North 84°38' West for a distance
7 of 36.56 feet to a point; thence South 0°19'44" East for a
8 distance of 509.64 feet to the center line of Murtland Avenue;
9 thence by the same, using chords instead of arcs of a circle,
10 South 84°36' East for a distance of 56.68 feet; thence South
11 67°14' East for a distance of 120.56 feet; thence North
12 84°16'30" East for a distance of 100.00 feet, to the place of
13 BEGINNING.

14 CONTAINING 3.00 Acres, according to a survey made by H. H.
15 Streator, engineer, in January, 1946.

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

24 (d) Execution of deed.--The deed of conveyance shall be
25 executed by the Secretary of General Services in the name of the
26 Commonwealth of Pennsylvania.

27 (e) Deposit of proceeds.--The proceeds from the sale shall
28 be deposited in the General Fund.

29 Section 3. Conveyance in East Stroudsburg Borough, Monroe
30 County.

1 (a) Authorization.--The Department of General Services, with
2 the approval of the Department of Military and Veterans Affairs
3 and the Governor, is hereby authorized on behalf of the
4 Commonwealth of Pennsylvania to grant and convey to the
5 Salvation Army, or its successors or assigns, the following
6 tract of land together with any buildings, structures or
7 improvements thereon, situate in the Borough of East
8 Stroudsburg, Monroe County, for \$75,000, and under terms and
9 conditions to be established in an Agreement of Sale with the
10 Department of General Services.

11 (b) Property description.--The property to be conveyed
12 pursuant to subsection (a) consists of approximately 0.60-acres
13 of land and improvements located thereon, bounded and more
14 particularly described as follows:

15 ALL THAT CERTAIN lot or piece of land with improvements
16 thereon erected, situate in the Borough of East Stroudsburg,
17 County of Monroe and Commonwealth of Pennsylvania, bounded and
18 described, as follows, to wit:

19 BEGINNING at an iron bolt in the southeasterly side of
20 Washington Street, a corner of this and also of lands now or
21 late of William A. Gilbert Company, thence extending along the
22 southeasterly side of Washington Street, with bearings from the
23 Magnetic Meridian of 1902, north thirty-four degrees fifteen
24 minutes east, one hundred and eleven feet to a corner of lands
25 now or formerly of Edith Brockley, thence by the said land
26 crossing the head of a certain alley fifteen feet wide, (which
27 head line of said alley is fifteen and forty-seven one-
28 hundredths feet) and extending along other land of Luther S.
29 Hoffmann and others of which this was part, two hundred and
30 twenty-seven and fifty-seven one-hundredths feet to a point,

1 thence by other land of Luther S. Hoffmann, south twenty-seven
2 degrees thirty-five minutes east forty-two and three-tenths feet
3 to a corner of concrete wall in the northwesterly side of East
4 Brown or Brown Street, thence south sixty-two degrees fifteen
5 minutes west along the said side of East Brown or Brown Street
6 one hundred and two and five-tenths feet to an iron bolt a
7 corner of this and land now or late of William A. Gilbert
8 Company, thence along the same north fifty-five degrees forty
9 minutes west two hundred and fifteen and one-tenth feet to the
10 place of BEGINNING.

11 Containing 0.60 acres, more or less.

12 BEING Parcel ID No. 05730120719604.

13 BEING the same premises conveyed from Monroe Armory
14 Association, to the Commonwealth of Pennsylvania, by deed dated
15 October 11, 1922 and recorded in the Monroe County Recorder of
16 Deeds Office in Deed Book Volume 88, Page 2.

17 (c) Requirement for conveyance.--The conveyance shall be
18 made under and subject to all lawful and enforceable easements,
19 servitudes and rights of others, including but not confined to
20 streets, 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.

25 (d) Condition.--Any conveyance authorized under this section
26 shall be made under and subject to the condition, which shall be
27 contained in the deed of conveyance, that no portion of the
28 property conveyed shall be used as a licensed facility, as
29 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any
30 other similar type of facility authorized under State law. The

1 condition shall be a covenant running with the land and shall be
2 binding upon the Grantee, its successors and assigns. Should the
3 Grantee, its successors or assigns, permit any portion of the
4 property authorized to be conveyed in this act to be used in
5 violation of this subsection, the title shall immediately revert
6 to and revest in the Grantor.

7 (e) Discretion of Secretary of General Services.--The
8 Secretary of the Department of General Services shall have the
9 authority to impose any covenants, conditions and restrictions
10 as deemed in the best interests of the Commonwealth.

11 (f) Deed.--The deed of conveyance shall be by Special
12 Warranty Deed and shall be executed by the Secretary of General
13 Services in the name of the Commonwealth of Pennsylvania.

14 (g) Costs and fees.--Costs and fees incidental to this
15 conveyance shall be borne by the Grantee.

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

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

23 SECTION 4. CONVEYANCE IN DERRY TOWNSHIP, WESTMORELAND COUNTY. <--

24 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
25 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
26 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO ACMIII,
27 LP CERTAIN LANDS, AND ANY IMPROVEMENTS LOCATED THEREON, SITUATE
28 IN DERRY TOWNSHIP, WESTMORELAND COUNTY, FOR \$36,000.00 AND UNDER
29 TERMS AND CONDITIONS TO BE ESTABLISHED IN AN AGREEMENT OF SALE
30 WITH THE DEPARTMENT OF GENERAL SERVICES.

1 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED
2 PURSUANT TO THIS SECTION CONSISTS OF A TRACT OF LAND TOTALING
3 11.40 ACRES MORE OR LESS, AND ANY IMPROVEMENTS THEREON, BOUNDED
4 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

5 ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN DERRY
6 TOWNSHIP, COUNTY OF WESTMORELAND, DESCRIBED AS FOLLOWS, TO WIT:

7 BEGINNING AT A POINT IN TORRANCE ROAD WHERE SAID POINT IS AT
8 THE INTERSECTION OF PARCEL 3 AND PARCEL 4 OF THE LANDS OF N/F
9 ACM III LP, THENCE FROM SAID POINT OF BEGINNING, SOUTH 18
10 DEGREES 35 MINUTES 13 SECONDS WEST, A DISTANCE OF 1632.45 FEET
11 TO A POINT BEING THE MOST NORTHERLY POINT OF SAID PARCEL BEING
12 THE TRUE PLACE OF BEGINNING, THENCE FROM SAID POINT AND THROUGH
13 LANDS OF ACM III LP PARCEL 3, SOUTH 44 DEGREES 44 MINUTES 12
14 SECONDS EAST, A DISTANCE OF 554.39 FEET TO AN IRON PIN, THENCE
15 BY SAME, SOUTH 31 DEGREES 54 MINUTES 59 SECONDS WEST, A DISTANCE
16 OF 815.16 FEET TO AN IRON PIN, THENCE BY SAME, NORTH 51 DEGREES
17 06 MINUTES 59 SECONDS WEST, A DISTANCE OF 635.61 FEET TO AN IRON
18 PIN, THENCE BY SAME, NORTH 37 DEGREES 56 MINUTES 51 SECONDS
19 EAST, A DISTANCE OF 870.86 FEET TO AN IRON PIN BEING THE PLACE
20 OF BEGINNING.

21 CONTAINING: 11.40-ACRES MORE OR LESS.

22 BEING TAX PARCEL NO. 45-18-00-0-074.

23 ALSO BEING THE SAME PREMISES CONVEYED BY H. C. FRICK CO. TO
24 THE COMMONWEALTH OF PENNSYLVANIA BY DEED, DATED JULY 27, 1920,
25 AND RECORDED IN THE RECORDER OF DEEDS OFFICE OF THE COUNTY OF
26 WESTMORELAND IN DEED BOOK 704, PAGE 343.

27 (C) EASEMENTS.--THE CONVEYANCE SHALL BE MADE UNDER AND
28 SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND
29 RIGHTS OF OTHERS, INCLUDING, BUT NOT CONFINED TO, STREETS,
30 ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,

1 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND
2 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES
3 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF
4 THE LAND OR IMPROVEMENTS ERECTED THEREON.

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

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

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

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

28 (H) DEPOSIT OF PROCEEDS.--PROCEEDS FROM THE SALE SHALL BE
29 DEPOSITED INTO THE GENERAL FUND.

30 SECTION 5. CONVEYANCE IN YOUNG TOWNSHIP, JEFFERSON COUNTY. <--

1 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
2 THE APPROVAL OF THE PENNSYLVANIA STATE POLICE AND THE GOVERNOR,
3 IS HEREBY AUTHORIZED ON BEHALF OF THE COMMONWEALTH TO GRANT AND
4 CONVEY TO JEFFERSON COUNTY CERTAIN LANDS AND ANY IMPROVEMENTS
5 LOCATED THEREON, SITUATE IN YOUNG TOWNSHIP, JEFFERSON COUNTY,
6 FOR \$24,000.

7 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED
8 PURSUANT TO SUBSECTION (A) CONSISTS OF APPROXIMATELY 3.74 ACRES
9 OF LAND, AND ANY IMPROVEMENTS THEREON, BOUNDED AND MORE
10 PARTICULARLY DESCRIBED AS FOLLOWS:

11 ALL THAT CERTAIN TRACT OR LOT OF LAND SITUATE IN THE TOWNSHIP
12 OF YOUNG, COUNTY OF JEFFERSON AND COMMONWEALTH OF PENNSYLVANIA,
13 BOUNDED AND DESCRIBED ACCORDING TO A SURVEY THEREOF MADE BY
14 WALTER J. ZIMMERMAN, SURVEYOR, PUNXSUTAWNEY, PENNSYLVANIA, DATED
15 SEPTEMBER 1946, AS FOLLOWS, TO WIT:

16 BEGINNING AT AN IRON PIN IN THE LINE OF LAND NOW OR FORMERLY
17 OF THE J. LONG ESTATE; SAID PIN BEING LOCATED SOUTH EIGHTY-NINE
18 DEGREES, THIRTY MINUTES (80° 30') WEST, ONE HUNDRED THIRTY-NINE
19 AND FIVE TENTHS FEET (139.5') ALONG SAID LONG ESTATE LINE FROM A
20 POST AT CORNER COMMON TO SAID LAND NOW OR FORMERLY OF THE J.
21 LONG ESTATE, LAND OF CLYDE AND LEE ANTHONY AND LAND NOW OR
22 FORMERLY OF GUST BEEZER AND ALONG BEING LOCATED SOUTH EIGHTY-
23 NINE DEGREES, THIRTY MINUTES (89° 30') WEST, SIXTEEN FEET (16')
24 ALONG SAID LONG ESTATE LINE FROM THE ORIGINAL CORNER COMMON TO
25 H. BARRY AND L. B. ANTHONY; THENCE ALONG A LINE PARALLEL WITH
26 AND SIXTEEN FEET (16') WESTWARDLY AT RIGHT ANGLES FROM THE
27 ORIGINAL H. BARRY AND L. B. ANTHONY LINE AND CROSSING THE PUBLIC
28 ROAD KNOWN AS PENNSYLVANIA STATE HIGHWAY ROUTE NO. 078, SOUTH NO
29 DEGREES, THIRTY MINUTES (0° 30') EAST, FIVE HUNDRED FORTH-THREE
30 (543') TO AN IRON PIN ON LINE OF LAND NOW OR FORMERLY OF BLAIR

1 POSTLEWAIT; THENCE ALONG LINE OF SAID LAND SOUTH EIGHTY-NINE
2 DEGREES, THIRTY MINUTES (89° 30') WEST, THREE HUNDRED FEET
3 (300') TO AN IRON PIN; THENCE BY A LINE THROUGH THE ORIGINAL
4 TRACT OF WHICH THE TRACT HEREBY DESCRIBED WAS A PART NORTH NO
5 DEGREES, THIRTY MINUTES (0° 30') WEST, FIVE HUNDRED FORTY-THREE
6 FEET (543') TO AN IRON PIN ON LINE OF LAND NOW OR FORMERLY OF
7 THE J. LONG ESTATE; THENCE ALONG LINE OF SAID LAND RE CROSSING
8 THE PUBLIC ROAD, NORTH EIGHTY-NINE DEGREES, THIRTY MINUTES (89°
9 30') EAST, THREE HUNDRED FEET (300') TO AN IRON PIN AT THE PLACE
10 OF BEGINNING.

11 CONTAINING APPROXIMATELY 3.74-ACRES OF LAND.
12 BEING THE SAME PREMISES ACQUIRED BY THE COMMONWEALTH OF
13 PENNSYLVANIA FROM BELL TELEPHONE COMPANY OF PENNSYLVANIA BY
14 DEED, DATED MAY 14, 1962, AND RECORDED WITH THE RECORDER OF
15 DEEDS FOR THE COUNTY OF JEFFERSON AT DEED BOOK 357, PAGE 24.

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

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

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

29 (F) ALTERNATIVE DISPOSITION.--IN THE EVENT THAT THIS
30 CONVEYANCE IS NOT COMPLETED WITHIN ONE YEAR OF THE EFFECTIVE

1 DATE OF THIS ACT, THE AUTHORITY CONTAINED HEREIN SHALL EXPIRE.

2 SECTION 6. CONVEYANCE IN FULTON TOWNSHIP, LANCASTER COUNTY.

3 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
4 THE APPROVAL OF THE PENNSYLVANIA HISTORICAL AND MUSEUM
5 COMMISSION AND THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
6 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO SOUTHERN
7 LANCASTER COUNTY HISTORICAL SOCIETY CERTAIN LANDS AND ANY
8 IMPROVEMENTS THEREON DESCRIBED IN SUBSECTION (B), THE PROPERTY
9 BEING KNOWN LOCALLY AS THE HISTORIC ROBERT FULTON BIRTHPLACE
10 SITUATE IN FULTON TOWNSHIP, LANCASTER COUNTY, FOR \$1.

11 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER
12 SUBSECTION (A) CONSISTS OF 60.357 ACRES AND ANY IMPROVEMENTS
13 LOCATED THEREON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

14 ALL THAT CERTAIN PARCEL OF LAND COMPRISED OF VARIOUS TRACTS
15 OF LAND BETTER KNOWN AS THE ROBERT FULTON BIRTHPLACE PROPERTY,
16 SITUATED IN THE TOWNSHIP OF FULTON, LANCASTER COUNTY,
17 PENNSYLVANIA AS DEPICTED ON A PLAT TITLED ROBERT FULTON
18 BIRTHPLACE BOUNDARY SURVEY, COMMONWEALTH OF PENNSYLVANIA,
19 PREPARED BY BREHM-LEBO ENGINEERING, INC., CARLISLE,
20 PENNSYLVANIA, DATED JUNE 24, 2015 BOUNDED AND DESCRIBED AS
21 FOLLOWS:

22 BEGINNING AT A SET MAG NAIL IN THE ROBERT FULTON HIGHWAY (SR-
23 0222) AT THE LANDS OF DANIEL L. AND FANNIE K. MILLER AND AT THE
24 SOUTHEAST CORNER OF LANDS OF THE SOLANCO SCHOOL DISTRICT, THENCE
25 ALONG THE LANDS OF MILLER AND RUNNING IN SR-0222 SOUTH 22° 49'
26 11" WEST 129.04' TO A SET MAG NAIL; THENCE CONTINUING ALONG THE
27 SAME AND LEAVING SR-0222 SOUTH 10° 24' 00" EAST 51.59' TO AN
28 EXISTING IRON PIN; THENCE ALONG THE SAME NORTH 73° 07' 50" EAST
29 35.68' TO AN IRON PIN SET; THENCE ALONG THE SAME SOUTH 16° 43'
30 10" EAST 244.91' TO AN IRON PIN SET; THENCE ALONG THE SAME SOUTH

1 64° 34' 12" WEST 64.62' TO AN IRON PIN SET; THENCE ALONG THE
2 SAME SOUTH 10° 24' 00" EAST 323.46' TO AN IRON PIN SET; THENCE
3 ALONG THE SAME AND THE LANDS OF GEORGE H. AND VERONICA E. SNYDER
4 AND THE LANDS OF JAMES N. AND SANDRA L. SENSENIG SOUTH 41° 52'
5 28" EAST 1600.70' TO AN EXISTING RAILROAD SPIKE IN THE CENTER OF
6 FULTON INN ROAD (T-339); THENCE RUNNING IN AND THROUGH FULTON
7 INN ROAD (T-339) SOUTH 78° 12' 57" WEST 674.27' TO AN EXISTING
8 RAILROAD SPIKE; THENCE LEAVING FULTON INN ROAD (T-339) AND ALONG
9 LANDS OF UNKNOWN OWNERSHIP NORTH 23° 17' 34" EAST 34.71' TO AN
10 IRON PIN SET; THEN CONTINUING ALONG THE LATTER AND THE LANDS OF
11 ELAM K. AND LAVINA MILLER AND CROSSING THE ROBERT FULTON HIGHWAY
12 (SR-0222) NORTH 61° 03' 39" WEST 1033.00 TO AN IRON PIN SET;
13 THENCE CONTINUING ALONG THE LATTER NORTH 61° 23' 22" WEST
14 1056.56' TO AN EXISTING HICKORY SNAG AT THE CORNER OF THE LANDS
15 OF CHRIST E. AND SADIE E. STOLTZFUS; THENCE ALONG THE LANDS OF
16 STOLTZFUS NORTH 11° 57' 33" EAST 561.00' TO A POINT IN AN
17 UNNAMED STREAM; THENCE CONTINUING ALONG THE LATTER NORTH 18° 57'
18 33" EAST 681.45' TO AN IRON PIN SET ON THE SOUTHERN EDGE OF
19 SWIFT ROAD (T-468); THENCE CONTINUING ALONG THE LATTER IN AND
20 ALONG SWIFT ROAD SOUTH 58° 32' 27" EAST 232.65' TO A SET MAG
21 NAIL; THENCE CONTINUING ALONG THE LATTER AND LEAVING SWIFT ROAD
22 NORTH 15° 05' 15" EAST 195.32' TO AN IRON PIN SET AT THE
23 SOUTHWEST CORNER OF LANDS OF THE SOLANCO SCHOOL DISTRICT; THENCE
24 ALONG THE LATTER SOUTH 73° 13' 05" EAST 792.33' TO A SET MAG
25 NAIL IN THE ROBERT FULTON HIGHWAY (SR-0222), THE PLACE OF
26 BEGINNING.

27 CONTAINING 60.357 ACRES OR 2629130 SF.

28 BEING PARCEL NOS. 280-22818-0-0000 & 280-02561-0-0000

29 BEING THE SAME PIECE OF PARCEL OF LAND ACQUIRED BY THE

30 COMMONWEALTH OF PENNSYLVANIA (DGS), FROM DONALD MILLER GOSS AND

1 MARIA A. GOSS, HUSBAND AND WIFE, BY DEED DATED MARCH 1, 1982,
2 RECORDED APRIL 6, 1982 IN RECORD BOOK I, VOLUME 84, PAGE 329 IN
3 THE OFFICE OF THE RECORDER OF DEEDS OF LANCASTER COUNTY.
4 ALSO BEING THE SAME PIECE OR PARCEL ACQUIRED BY THE COMMONWEALTH
5 OF PENNSYLVANIA (PHMC), FROM FULTON TOWNSHIP, BY DEED DATED
6 FEBRUARY 6, 1979, RECORDED JULY 10, 1979 IN RECORD BOOK VOLUME
7 Q, VOLUME 77, PAGE 357 IN THE OFFICE OF THE RECORDER OF DEEDS OF
8 LANCASTER COUNTY.

9 ALSO BEING THE SAME PIECE OR PARCEL OF LAND ACQUIRED BY THE
10 GENERAL STATE AUTHORITY, FROM THE COMMONWEALTH OF PENNSYLVANIA,
11 DEPARTMENT OF PROPERTY AND SUPPLIES, BY DEED DATED NOVEMBER 12,
12 1968, RECORDED DECEMBER 5, 1968, IN THE OFFICE OF THE RECORDER
13 OF DEEDS OF LANCASTER COUNTY IN RECORD BOOK L, VOLUME 58, PAGE
14 587.

15 THE DEPARTMENT OF GENERAL SERVICES IS THE SUCCESSOR TO THE
16 DEPARTMENT OF PROPERTY AND SUPPLIES AND THE GENERAL STATE
17 AUTHORITY PURSUANT TO ACT 45 OF 1975. (SAID TRACT BEING PART OF
18 THE PREMISES ACQUIRED BY DECLARATION OF TAKINGS RECITED BELOW
19 AND RECORDED AT RECORD BOOK X, VOLUME 54, PAGE 663 AND RECORD
20 BOOK X, VOLUME 54, PAGE 661.)

21 ALSO BEING THE SAME PIECE OR PARCEL OF LAND ACQUIRED BY THE
22 COMMONWEALTH OF PENNSYLVANIA, PURSUANT TO DECLARATION OF TAKING,
23 FILED IN THE OFFICE OF THE PROTHONOTARY OF THE COURT OF COMMON
24 PLEAS OF LANCASTER COUNTY ON AUGUST 25, 1965, AT NO. 93 AUGUST
25 TERM 1965, WITH A NOTICE OF THE DECLARATION OF TAKING RECORDED
26 AT THE OFFICE OF THE RECORDER OF DEEDS OF LANCASTER COUNTY AT
27 RECORD BOOK X, VOLUME 54, PAGE 663.

28 ALSO BEING THE SAME PIECE OR PARCEL OF LAND ACQUIRED BY THE
29 COMMONWEALTH OF PENNSYLVANIA, PURSUANT TO DECLARATION OF TAKING,
30 FILED IN THE OFFICE OF THE PROTHONOTARY OF THE COURT OF COMMON

1 PLEAS OF LANCASTER COUNTY ON AUGUST 25, 1965, AT NO. 94 AUGUST
2 TERM 1965, WITH A NOTICE OF THE DECLARATION OF TAKING RECORDED
3 AT THE OFFICE OF THE RECORDER OF DEEDS OF LANCASTER COUNTY AT
4 RECORD BOOK X, VOLUME 54, PAGE 661.

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 LIMITED 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) CONDITIONS.--ANY CONVEYANCE AUTHORIZED UNDER THIS ACT
14 SHALL BE MADE UNDER AND SUBJECT TO THE CONDITION, WHICH SHALL BE
15 CONTAINED IN THE DEED OF CONVEYANCE, THAT NO PORTION OF THE
16 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 AND ITS SUCCESSORS. SHOULD THE GRANTEE,
21 OR ITS SUCCESSORS, PERMIT ANY PORTION OF THE PROPERTY AUTHORIZED
22 TO BE CONVEYED IN THIS ACT TO BE USED IN VIOLATION OF THIS
23 SUBSECTION, THE TITLE SHALL IMMEDIATELY REVERT TO AND REVEST IN
24 THE GRANTOR.

25 (E) RESTRICTIVE COVENANTS.--THE FOLLOWING RESTRICTIVE
26 COVENANTS SHALL BE INCLUDED IN THE DEED OF CONVEYANCE:
27 DECLARATION OF RESTRICTIVE COVENANTS FOR HISTORIC PRESERVATION
28 ROBERT FULTON BIRTHPLACE
29 FULTON TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

30 (1) IN CONSIDERATION OF THE CONVEYANCE OF THE

1 AFOREMENTIONED REAL PROPERTY, GRANTEE COVENANTS AND AGREES
2 FOR ITSELF, ITS HEIRS, ADMINISTRATORS, SUCCESSORS, AND
3 ASSIGNS THAT THE SAID HEREIN CONVEYED PROPERTY SHALL BE
4 SUBJECT TO THE FOLLOWING HISTORIC PRESERVATION RESTRICTIONS,
5 AND SHALL DO OR REFRAIN FROM DOING WITH RESPECT TO THE
6 SUBJECT PROPERTY ALL ACTS REQUIRED OR PROHIBITED BY THE
7 FOLLOWING PRESERVATION RESTRICTIONS:

8 (I) THE ROBERT FULTON BIRTHPLACE SHALL BE MAINTAINED
9 AND PRESERVED AS A HISTORIC SITE ACCESSIBLE BY THE PUBLIC
10 AND FOR A DEMONSTRABLE PUBLIC BENEFIT WITH MAINTENANCE
11 AND PRESERVATION STANDARDS ACCEPTABLE TO THE PENNSYLVANIA
12 HISTORICAL AND MUSEUM COMMISSION.

13 (II) THE ROBERT FULTON BIRTHPLACE, HISTORIC
14 STRUCTURES AND BUILDINGS THAT COMPRISE THE PROPERTY,
15 SHALL BE MAINTAINED AND PRESERVED IN ACCORDANCE WITH THE
16 SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT
17 OF HISTORIC PROPERTIES.

18 (III) THE LANDSCAPE OF THE ROBERT FULTON BIRTHPLACE
19 SHALL BE PRESERVED IN A MANNER CONSISTENT WITH THE
20 HISTORIC CHARACTERISTICS OF THE SUBJECT PROPERTY AND
21 SHALL NOT BE USED IN ANY MANNER THAT WOULD IMPAIR OR
22 INTERFERE WITH THE HISTORIC INTERPRETATION OF THE SUBJECT
23 PROPERTY.

24 (IV) NO CONSTRUCTION, ALTERATION, REHABILITATION,
25 REMODELING, DEMOLITION, SITE DEVELOPMENT, GROUND
26 DISTURBANCE, REMOVAL OF BUILDINGS, ADDITION OF BUILDINGS,
27 OR USE INCONSISTENT WITH THIS COVENANT, OR ANY OTHER
28 ACTION, SHALL BE UNDERTAKEN OR PERMITTED TO THE SUBJECT
29 PROPERTY WITHOUT THE PRIOR WRITTEN APPROVAL OF THE
30 PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION.

1 (V) ALTERATIONS/MODIFICATIONS/REPAIRS. WITH THE
2 PRIOR WRITTEN APPROVAL OF THE PENNSYLVANIA HISTORICAL AND
3 MUSEUM COMMISSION, ALTERATIONS, MODIFICATIONS, REPAIRS OR
4 OTHER WORK MAY BE PERMITTED TO THE SUBJECT PROPERTY,
5 PROVIDED:

6 (A) TIMELY NOTICE SHALL BE AFFORDED TO THE
7 COMMISSION IN ADVANCE OF ANY SUCH REQUESTED WORK ON
8 THE SUBJECT PROPERTY.

9 (B) THE COMMISSION SHALL HAVE 45 DAYS FROM THE
10 DATE OF RECEIPT OF SUCH NOTICE TO REVIEW AND APPROVE
11 THE REQUESTED WORK IN WRITING. CONSENT SHALL BE
12 IMPLIED IF THE COMMISSION DOES NOT ISSUE A WRITTEN
13 RESPONSE APPROVING THE REQUEST.

14 (VI) ARCHEOLOGY AND OTHER GROUND DISTURBING
15 ACTIVITIES. MINING, EXCAVATING, DREDGING OR REMOVING FROM
16 THE SUBJECT PROPERTY ANY NATURAL RESOURCE WHICH REMOVAL
17 WOULD ALTER THE HISTORIC VALUE OF THE PROPERTY IS
18 PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE
19 COMMISSION. ARCHEOLOGICAL INVESTIGATION MAY BE REQUIRED
20 BY THE COMMISSION FOR ANY GROUND DISTURBING WORK AND
21 GRANTEE SHALL BEAR FULL FINANCIAL RESPONSIBILITY FOR ANY
22 SUCH WORK.

23 (A) IN THE EVENT ARCHEOLOGICAL MATERIALS ARE
24 DISCOVERED DURING ANY GROUND DISTURBING ACTIVITIES,
25 WORK SHALL TEMPORARILY CEASE AND THE COMMISSION SHALL
26 BE CONSULTED FOR GUIDANCE AND DIRECTION BEFORE GROUND
27 DISTURBING WORK MAY CONTINUE.

28 (B) ANY ARCHEOLOGICAL WORK CONDUCTED ON THE
29 SUBJECT PROPERTY SHALL BE PERFORMED IN ACCORDANCE
30 WITH THE SECRETARY OF THE INTERIOR'S STANDARDS AND

1 GUIDELINES FOR ARCHEOLOGICAL DOCUMENTATION AND ANY
2 FURTHER STANDARDS AND GUIDELINES THE COMMISSION MAY
3 REQUIRE.

4 (2) THE COMMONWEALTH OF PENNSYLVANIA, BY AND THROUGH THE
5 PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION, RESERVES THE
6 RIGHT TO ENFORCE THESE PRESERVATION RESTRICTIONS AND SHALL,
7 AT ALL REASONABLE TIMES AND UPON REASONABLE NOTICE, HAVE
8 ACCESS TO THE SUBJECT PROPERTY FOR PURPOSES OF INSPECTION AND
9 COMPLIANCE WITH THESE HISTORIC PRESERVATION RESTRICTIONS.

10 (3) THE COMMONWEALTH OF PENNSYLVANIA, BY AND THROUGH THE
11 PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION, HEREBY
12 RESERVES FOR ITSELF, HEIRS, SUCCESSORS AND ASSIGNS, A RIGHT
13 OF REVERTER ON THE ROBERT FULTON BIRTHPLACE, WHICH SHALL
14 REVERT TO AND REINVEST IN THE COMMONWEALTH BY OPERATION OF
15 LAW SHOULD ANY SALE, TRANSFER, OR USE OF THE ROBERT FULTON
16 BIRTHPLACE BE INCONSISTENT WITH OR IN VIOLATION OF THE
17 RESTRICTIONS CONTAINED HEREIN. THE COMMISSION MAY WAIVE THIS
18 PROVISION PROVIDED GRANTEE PETITIONS THE COMMISSION, IN
19 WRITING, FOR SUCH WAIVER.

20 (4) THE GRANTEE AGREES THAT THE COMMONWEALTH OF
21 PENNSYLVANIA, BY AND THROUGH ANY OF ITS AGENCIES, IN NO WAY
22 ASSUMES ANY OBLIGATION WHATSOEVER FOR MAINTAINING, REPAIRING,
23 OR ADMINISTERING THE SUBJECT PROPERTY COVERED BY THESE
24 RESTRICTIVE COVENANTS FOR HISTORIC PRESERVATION.

25 (5) THESE RESTRICTIVE COVENANTS FOR HISTORIC
26 PRESERVATION SHALL BE BINDING IN PERPETUITY ON GRANTEE, ITS
27 HEIRS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS AND SHALL BE
28 APPLICABLE TO BOTH THE LAND AND BUILDINGS AND SHALL BE DEEMED
29 TO RUN WITH THE LAND.

30 (F) DEED.--THE DEED OF CONVEYANCE SHALL BE EXECUTED BY THE

1 SECRETARY OF 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. THE CONVEYANCE UNDER
5 THIS ACT SHALL BE EXEMPT FROM THE REALTY TRANSFER TAX
6 ESTABLISHED UNDER ARTICLE XI-C OF THE ACT OF MARCH 4, 1971
7 (P.L.6, NO.2), KNOWN AS THE TAX REFORM CODE OF 1971.

8 (H) ALTERNATIVE DISPOSITION.--IF THE CONVEYANCE IS NOT
9 EFFECTUATED WITHIN ONE YEAR OF THE EFFECTIVE DATE OF THIS ACT,
10 THE AUTHORITY UNDER THIS ACT SHALL EXPIRE.

11 Section 4 5 7. Effective date.

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12 This act shall take effect immediately.