

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1340 Session of 2015

INTRODUCED BY BARTOLOTTA, JUNE 29, 2016

SENATOR FOLMER, STATE GOVERNMENT, AS AMENDED, SEPTEMBER 27, 2016

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, buildings and improvements situate in South Strabane
5 Township, Washington County-, AND TO GRANT AND CONVEY TO THE <--
6 BRADFORD HOUSE HISTORICAL ASSOCIATION CERTAIN LANDS SITUATE
7 IN THE CITY OF WASHINGTON, WASHINGTON COUNTY.

8 The General Assembly of the Commonwealth of Pennsylvania
9 hereby enacts as follows:

10 Section 1. ~~Authorization.~~ CONVEYANCE IN SOUTH STRABANE <--
11 TOWNSHIP, WASHINGTON COUNTY.

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

19 ~~Section 2. Property description.~~ <--

20 (B) PROPERTY DESCRIPTION.--The property to be conveyed under <--
21 ~~section 1~~ THIS SECTION consists of a tract of land totaling <--

1 approximately 3.0-acres, including any and all improvements
2 located thereon, more particularly described as follows:

3 ALL THAT CERTAIN piece or parcel of land located in South
4 Strabane Township, Washington County, Pennsylvania, bounded and
5 described as follows:

6 BEGINNING at a point in the center line of Murtland Avenue,
7 9.64 feet, Southwardly, from the present corner of property of
8 the Commonwealth of Pennsylvania, and also in the line of its
9 Western boundary line; thence crossing a part of Murtland Avenue
10 and by the property of the Commonwealth, North 0°19'44" West,
11 for a distance of 509.64 feet, to a concrete monument; thence by
12 property of the parties of the first part, the following courses
13 and distances, South 84°16'30" West for a distance of 100.00
14 feet to a point; thence North 87°14' West for a distance of
15 120.56 feet to a point; thence North 84°38' West for a distance
16 of 36.56 feet to a point; thence South 0°19'44" East for a
17 distance of 509.64 feet to the center line of Murtland Avenue;
18 thence by the same, using chords instead of arcs of a circle,
19 South 84°36' East for a distance of 56.68 feet; thence South
20 67°14' East for a distance of 120.56 feet; thence North
21 84°16'30" East for a distance of 100.00 feet, to the place of
22 BEGINNING.

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

25 ~~Section 3. Easements.~~

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26 (C) EASEMENTS.--The conveyance shall be made under and
27 subject to all lawful and enforceable easements, servitudes and
28 rights of others, including, but not confined to, streets,
29 roadways and rights of any telephone, telegraph, water,
30 electric, gas or pipeline companies, as well as under and

<--

1 subject to any lawful and enforceable estates or tenancies
2 vested in third persons appearing of record, for any portion of
3 the land or improvements erected thereon.

4 ~~Section 4. Execution of deed.~~ <--

5 (D) EXECUTION OF DEED.--The deed of conveyance shall be <--
6 executed by the Secretary of General Services in the name of the
7 Commonwealth of Pennsylvania.

8 ~~Section 5. Deposit of proceeds.~~ <--

9 (E) DEPOSIT OF PROCEEDS.--The proceeds from the sale shall <--
10 be deposited in the General Fund.

11 SECTION 2. CONVEYANCE IN CITY OF WASHINGTON, WASHINGTON COUNTY. <--

12 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
13 THE APPROVAL OF THE PENNSYLVANIA HISTORICAL AND MUSEUM
14 COMMISSION AND THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
15 THE COMMONWEALTH TO GRANT AND CONVEY TO THE BRADFORD HOUSE
16 HISTORICAL ASSOCIATION CERTAIN LANDS AND ANY IMPROVEMENTS
17 THEREON DESCRIBED UNDER SUBSECTION (B), THE PROPERTY BEING KNOWN
18 LOCALLY AS THE HISTORIC DAVID BRADFORD HOUSE, SITUATE IN THE
19 CITY OF WASHINGTON, WASHINGTON COUNTY, FOR \$1.

20 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER
21 THIS SECTION CONSISTS OF TWO PARCELS OF LAND CONTAINING 0.29
22 ACRES, INCLUDING ANY IMPROVEMENTS LOCATED THEREON, SITUATE IN
23 THE FIRST WARD OF THE CITY OF WASHINGTON, WASHINGTON COUNTY,
24 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

25 PARCEL NO. 710-002-00-02-0013-00

26 ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE FIRST
27 WARD OF THE CITY OF WASHINGTON, WASHINGTON COUNTY, PENNSYLVANIA,
28 AND SHOWN UPON A PLAN ENTITLED SURVEY OF BRADFORD HOUSE
29 PROPERTY, PREPARED BY ENGELHARDT-POWER & ASSOCIATES, INC.,
30 WASHINGTON, PENNSYLVANIA, DRAWING NO. C-2711, DATED AUGUST 1999;

1 BOUNDED AND DESCRIBED AS FOLLOWS:

2 BEGINNING AT A POINT ON SOUTH MAIN STREET ON THE LINE
3 DIVIDING THE PROPERTY HEREIN CONVEYED AND PROPERTY N/F KENNETH
4 R. AND SANDRA K. DYSON; THENCE ALONG THE WESTERN LINE OF SOUTH
5 MAIN STREET, SOUTH 11° 38' EAST A DISTANCE OF 18.36 FEET TO A
6 POINT ON THE LINE DIVIDING THE LOT HEREBY CONVEYED AND PROPERTY
7 OF THE COMMONWEALTH OF PENNSYLVANIA; THENCE ALONG THE LINE OF
8 SAID LAND SOUTH 78° 22' WEST A DISTANCE OF 100 FEET TO A POINT
9 MARKED BY A RAILROAD SPIKE; THENCE CONTINUING ALONG SAID LAND
10 NORTH 11° 38' WEST A DISTANCE OF 5 FEET TO AN IRON PIPE; THENCE
11 CONTINUING ALONG SAID LAND, SOUTH 78° 22' WEST A DISTANCE OF 142
12 FEET TO A POINT ON LINE DIVIDING THE PROPERTY HEREBY CONVEYED
13 AND LOT N/F OF JOHN T. AND ROSE LUONGO; THENCE ALONG THE LINE OF
14 THE LOT OF THE SAID JOHN T. AND ROSE LUONGO NORTH 11° 38' WEST A
15 DISTANCE OF 13.36 FEET TO A POINT ON LINE DIVIDING THE LOT
16 HEREBY CONVEYED AND PROPERTY N/F KENNETH R. AND SANDRA K. DYSON;
17 THENCE BY THE LINE OF SAID PROPERTY NORTH 78° 22' EAST A
18 DISTANCE OF 242 FEET TO A POINT ON SOUTH MAIN STREET, THE PLACE
19 OF BEGINNING.

20 CONTAINING 0.08 ACRES.

21 BEING THE SAME PIECE OR PARCEL OF LAND CONVEYED TO THE
22 GENERAL STATE AUTHORITY FROM COEN OIL COMPANY BY DEED DATED
23 APRIL 3, 1963 AND RECORDED APRIL 5, 1963 IN THE OFFICE OF THE
24 RECORDER OF DEEDS OF WASHINGTON COUNTY, PENNSYLVANIA, IN DEED
25 BOOK 1149, PAGE 289. THE DEPARTMENT OF GENERAL SERVICES IS THE
26 SUCCESSOR TO THE GENERAL STATE AUTHORITY PURSUANT TO ACT 45 OF
27 1975.

28 TOGETHER WITH EASEMENTS AND RIGHTS OF WAY FULLY SET FORTH IN
29 THE DEED TO THE COMMONWEALTH OF PENNSYLVANIA, OF RECORD, RECITED
30 IN DEED BOOK 1149, PAGE 289, AND WHICH ARE AS FOLLOWS:

1 THE FREE AND UNINTERRUPTED USE, LIBERTY AND PRIVILEGE OF, AND
2 PASSAGE IN, ALONG, OVER AND UPON A CERTAIN ALLEY OR PASSAGEWAY
3 OF THE WIDTH OF TEN FEET, EXTENDING FROM STRAWBERRY ALLEY TO THE
4 LINE OF LOT FORMERLY OWNED BY CHARLES W. MCWREATH, AND BEING THE
5 SAME EASEMENT OR RIGHT OF WAY GRANTED AND CONVEYED TO GENNIE E.
6 WILSON (PREDECESSOR IN TITLE OF THE SAID CHARLOTTA W. WILSON),
7 BY RACHEL M. HENDERSON, BY DEED DATED APRIL 11, 1895 AND
8 RECORDED IN SAID RECORDER'S OFFICE IN DEED BOOK 200, AT PAGE 68.

9 THE FREE AND UNINTERRUPTED USE, LIBERTY AND PRIVILEGE OF, AND
10 PASSAGE IN, ALONG AND OVER, A STRIP OF GROUND FIFTEEN FEET IN
11 WIDTH AT THE WESTERN END OF THE LOT OF GROUND LYING TO THE NORTH
12 OF THE PREMISES HEREIN CONVEYED, N/F OWNED BY FIRST FEDERAL
13 SAVINGS AND LOAN ASSOCIATION OF WASHINGTON, WHICH SAID FIFTEEN
14 FOOT STRIP OF GROUND EXTENDS FROM THE NORTHERN LINE OF THE
15 WESTERN END OF THE LOT HEREIN CONVEYED, TO THE NORTHERN LINE OF
16 SAID LOT N/F OWNED BY FIRST FEDERAL SAVINGS & LOAN ASSOCIATION,
17 WHERE THE NORTHERN LINE OF THE N/F FIRST FEDERAL SAVINGS & LOAN
18 ASSOCIATION'S LOT ADJOINS A PRIVATE ALLEY LEADING FROM
19 STRAWBERRY ALLEY TO THE LOT OF SAID FIRST FEDERAL SAVINGS & LOAN
20 ASSOCIATION; TOGETHER WITH FREE INGRESS, EGRESS AND REGRESS TO
21 AND FOR GEORGE F. BRINK AND JAY R. BRINK, HIS WIFE, THEIR HEIRS
22 AND ASSIGNS, THEIR TENANTS AND UNDER-TENANTS, LESSEES, OCCUPIERS
23 OR POSSESSORS OF THE LOT HEREINABOVE CONVEYED, AT ALL TIMES AND
24 SEASONS FOREVER HEREAFTER, INTO, ALONG, OVER AND OUT OF THE SAID
25 FIFTEEN FOOT STRIP OF GROUND, IN COMMON WITH THE SAID FIRST
26 FEDERAL SAVINGS & LOAN ASSOCIATION OF WASHINGTON, ITS SUCCESSORS
27 AND ASSIGNS, ITS TENANTS OR OCCUPIERS. THE RIGHT OF WAY OR
28 PASSAGE IN AND OVER THE PREMISES LAST ABOVE DESCRIBED IS THE
29 SAME GRANTED AND CONVEYED TO THE SAID CHARLOTTA W. WILSON BY
30 GENNIE E. WILSON, WIDOW, BY DEED DATED APRIL 24, 1936 AND

1 RECORDED IN SAID RECORDER'S OFFICE IN DEED BOOK 603, AT PAGE
2 610.

3 THE PREMISES ABOVE DESCRIBED ARE SUBJECT TO ALL THE
4 EXCEPTIONS, RESERVATIONS, RESTRICTIONS, COVENANTS, CONDITIONS
5 AND LIMITATIONS SET FORTH AND CONTAINED IN AN ARTICLE OF
6 AGREEMENT ENTERED INTO BETWEEN FIRST FEDERAL SAVINGS & LOAN
7 ASSOCIATION OF WASHINGTON AND CHARLOTTA W. WILSON, DATED APRIL
8 1, 1946, IN DEED BOOK 711, PAGE 595.

9 THE PROPERTY MENTIONED IN ABOVE EASEMENTS AND RIGHTS OF WAY
10 AS BEING THE PROPERTY OF FIRST FEDERAL SAVINGS AND LOAN
11 ASSOCIATION IS N/F OWNED BY CHARLES W. MCWREATH BY DEED FROM
12 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION DATED AUGUST 10,
13 1946, AND RECORDED IN DEED BOOK 706, PAGE 348.

14 PARCEL NO. 710-002-00-02-0014-00

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 DRAWING NO. C-2711, DATED AUGUST 1999; BOUNDED AND DESCRIBED AS
20 FOLLOWS:

21 BEGINNING AT A POINT ON SOUTH MAIN STREET, ON THE LINE
22 DIVIDING THE PROPERTY HEREBY CONVEYED AND PROPERTY OF THE
23 COMMONWEALTH OF PENNSYLVANIA; THENCE ALONG SAID SOUTH MAIN
24 STREET SOUTH $11^{\circ} 38'$ EAST, 35.0 FEET TO A POINT; THENCE SOUTH
25 $78^{\circ} 22'$ WEST, 242 FEET TO AN EXISTING RAILROAD SPIKE SET; THENCE
26 NORTH $11^{\circ} 38'$ WEST 40 FEET TO A POINT ON THE LINE DIVIDING THE
27 LOT HEREBY CONVEYED AND PROPERTY OF THE COMMONWEALTH OF
28 PENNSYLVANIA; THENCE ALONG THE SAME NORTH $78^{\circ} 22'$ EAST 142.0
29 FEET TO A POINT; THENCE BY THE SAME SOUTH $11^{\circ} 38'$ EAST 5.0 FEET
30 TO A POINT; THENCE BY SAME NORTH $78^{\circ} 22'$ EAST 100 FEET TO A

1 POINT ON SOUTH MAIN STREET THE PLACE OF BEGINNING.
2 CONTAINING 0.21 ACRES.
3 BEING THE SAME PIECE OR PARCEL OF LAND CONVEYED BY CHARLES W.
4 MCWREATH AND LAURABELLE MCWREATH, HUSBAND AND WIFE, TO THE
5 COMMONWEALTH OF PENNSYLVANIA BY DEED DATED AUGUST 17, 1959 AND
6 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WASHINGTON
7 COUNTY, PENNSYLVANIA, IN DEED BOOK 1055, PAGE 252.
8 TOGETHER WITH THE FREE AND UNINTERRUPTED RIGHT OF WAY INTO,
9 UPON, OVER, ALONG AND THROUGH AN ALLEY OR PASSAGEWAY ON THE
10 SOUTH SIDE OF THE PREMISES ABOVE DESCRIBED, WHICH SAID RIGHT OF
11 WAY WAS ORIGINALLY CREATED UNDER AN AGREEMENT OF SALE FOR A LOT
12 ADJOINING THE PREMISES ABOVE DESCRIBED, ENTERED INTO BETWEEN
13 HUGH WILSON, (PREDECESSOR IN TITLE OF THE SAID ANNE FINN
14 SUTTER), AND ALEXANDER SWEENEY, DATED JUNE 30, 1826, AND OF
15 RECORD IN SAID RECORDER'S OFFICE IN DEED BOOK P, VOLUME 2, PAGE
16 373. THE SAID AGREEMENT PROVIDED THAT THE ALLEY ON THE NORTH
17 SIDE OF THE LOT THEREIN REFERRED TO "AND BETWEEN IT AND BLAINE'S
18 LOT", (THE LATTER BEING THE LOT ABOVE DESCRIBED), WAS "TO REMAIN
19 AS IT IS FOR THE USE AND BENEFIT OF THE ADJOINING LOTS
20 FOREVER". THE SAID HUGH WILSON HAVING DIED WITHOUT CARRYING OUT
21 THE TERMS OF SAID WRITTEN AGREEMENT, THE EXECUTORS OF THE SAID
22 HUGH WILSON PRESENTED A PETITION TO THE COURT OF COMMON PLEAS OF
23 WASHINGTON COUNTY, ASKING FOR LEAVE TO PROVE SAID CONTRACT AND
24 FOR LEAVE TO EXECUTE A DEED TO THE SAID ALEXANDER SWEENEY,
25 CONVEYING THE PROPERTY MENTIONED IN SAID CONTRACT. ON DECEMBER
26 26, 1832, THE COURT, AFTER CONSIDERING SAID PETITION, ORDERED
27 AND DECREED THAT ISAAC LEET, JOHN K. WILSON AND JOHN MARSHEL,
28 EXECUTORS OF SAID HUGH WILSON, SHOULD MAKE AND EXECUTE A DEED TO
29 THE SAID ALEXANDER SWEENEY FOR THE PREMISES DESCRIBED IN SAID
30 CONTRACT. THE SAID EXECUTORS, PURSUANT TO SAID ORDER AND

1 DECREE, ON THE 31ST DAY OF DECEMBER, 1832, EXECUTED AND
2 DELIVERED A DEED CONVEYING SAID PREMISES TO SAID ALEXANDER
3 SWEENEY, WHICH DEED IS RECORDED IN DEED BOOK Q, VOLUME 2, PAGE
4 85, AND IN SAID DEED IT WAS PROVIDED THAT THE "ALLEY" ON THE
5 NORTH SIDE OF THE LOT THEREBY CONVEYED "AND BETWEEN IT AND
6 BLAINE'S LOT", (THE PREMISES ABOVE DESCRIBED AND CONVEYED),
7 SHOULD REMAIN AS IT THEN WAS FOR THE USE AND BENEFIT OF THE
8 ADJOINING LOTS FOREVER.

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

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

30 (E) RESTRICTIVE COVENANTS.--THE FOLLOWING RESTRICTIVE

1 COVENANTS SHALL BE INCLUDED IN THE DEED OF CONVEYANCE:

2 DECLARATION OF RESTRICTIVE COVENANTS FOR HISTORIC PRESERVATION

3 DAVID BRADFORD HOUSE

4 CITY OF WASHINGTON, WASHINGTON COUNTY, PENNSYLVANIA

5 (1) COVENANTS. IN CONSIDERATION OF THE CONVEYANCE OF THE
6 AFOREMENTIONED REAL PROPERTY, GRANTEE COVENANTS AND AGREES
7 FOR ITSELF, ITS HEIRS, ADMINISTRATORS, SUCCESSORS, AND
8 ASSIGNS THAT THE SAID HEREIN CONVEYED PROPERTY SHALL BE
9 SUBJECT TO THE FOLLOWING HISTORIC PRESERVATION RESTRICTIONS,
10 AND SHALL DO OR REFRAIN FROM DOING WITH RESPECT TO THE
11 SUBJECT PROPERTY ALL ACTS REQUIRED OR PROHIBITED BY THE
12 FOLLOWING PRESERVATION RESTRICTIONS:

13 (A) MAINTENANCE AND PRESERVATION. THE DAVID
14 BRADFORD HOUSE SHALL BE MAINTAINED AND PRESERVED AS A
15 HISTORIC SITE ACCESSIBLE BY THE PUBLIC AND FOR A
16 DEMONSTRABLE PUBLIC BENEFIT WITH MAINTENANCE AND
17 PRESERVATION STANDARDS ACCEPTABLE TO THE PENNSYLVANIA
18 HISTORICAL AND MUSEUM COMMISSION.

19 (B) HISTORIC STRUCTURES. THE DAVID BRADFORD
20 HOUSE, HISTORIC STRUCTURES AND BUILDINGS THAT
21 COMPRISE THE PROPERTY SHALL BE MAINTAINED AND
22 PRESERVED IN ACCORDANCE WITH THE SECRETARY OF THE
23 INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC
24 PROPERTIES.

25 (C) LANDSCAPE. THE LANDSCAPE OF THE DAVID
26 BRADFORD HOUSE SHALL BE PRESERVED IN A MANNER
27 CONSISTENT WITH THE HISTORIC CHARACTERISTICS OF THE
28 SUBJECT PROPERTY AND SHALL NOT BE USED IN ANY MANNER
29 THAT WOULD IMPAIR OR INTERFERE WITH THE HISTORIC
30 INTERPRETATION OF THE SUBJECT PROPERTY.

1 (D) PROHIBITED USES. NO CONSTRUCTION,
2 ALTERATION, REHABILITATION, REMODELING, DEMOLITION,
3 SITE DEVELOPMENT, GROUND DISTURBANCE, REMOVAL OF
4 BUILDINGS, ADDITION OF BUILDINGS, OR USE INCONSISTENT
5 WITH THIS COVENANT, OR ANY OTHER ACTION, SHALL BE
6 UNDERTAKEN OR PERMITTED TO THE SUBJECT PROPERTY
7 WITHOUT THE PRIOR WRITTEN APPROVAL OF THE
8 PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION.

9 (E) ALTERATIONS/MODIFICATIONS/REPAIRS. WITH THE
10 PRIOR WRITTEN APPROVAL OF THE PENNSYLVANIA HISTORICAL
11 AND MUSEUM COMMISSION, ALTERATIONS, MODIFICATIONS,
12 REPAIRS OR OTHER WORK MAY BE PERMITTED TO THE SUBJECT
13 PROPERTY, PROVIDED:

14 (I) NOTICE. TIMELY NOTICE SHALL BE AFFORDED
15 TO THE COMMISSION IN ADVANCE OF ANY SUCH
16 REQUESTED WORK ON THE SUBJECT PROPERTY.

17 (II) TIME. THE COMMISSION SHALL HAVE 45 DAYS
18 FROM THE DATE OF RECEIPT OF SUCH NOTICE TO REVIEW
19 AND APPROVE THE REQUESTED WORK IN WRITING.
20 CONSENT SHALL BE IMPLIED IF THE COMMISSION DOES
21 NOT ISSUE A WRITTEN RESPONSE APPROVING THE
22 REQUEST.

23 (F) ARCHEOLOGY AND OTHER GROUND DISTURBING
24 ACTIVITIES. MINING, EXCAVATING, DREDGING OR REMOVING
25 FROM THE SUBJECT PROPERTY ANY NATURAL RESOURCE WHICH
26 REMOVAL WOULD ALTER THE HISTORIC VALUE OF THE
27 PROPERTY IS PROHIBITED WITHOUT THE PRIOR WRITTEN
28 APPROVAL OF THE COMMISSION. ARCHEOLOGICAL
29 INVESTIGATION MAY BE REQUIRED BY THE COMMISSION FOR
30 ANY GROUND DISTURBING WORK AND GRANTEE SHALL BEAR

1 FULL FINANCIAL RESPONSIBILITY FOR ANY SUCH WORK. THE
2 FOLLOWING SHALL APPLY:

3 (I) ARCHEOLOGICAL DISCOVERIES. IN THE EVENT
4 ARCHEOLOGICAL MATERIALS ARE DISCOVERED DURING ANY
5 GROUND DISTURBING ACTIVITIES, WORK SHALL
6 TEMPORARILY CEASE AND THE COMMISSION SHALL BE
7 CONSULTED FOR GUIDANCE AND DIRECTION BEFORE
8 GROUND DISTURBING WORK MAY CONTINUE.

9 (II) STANDARDS FOR ARCHEOLOGY. ANY
10 ARCHEOLOGICAL WORK CONDUCTED ON THE SUBJECT
11 PROPERTY SHALL BE PERFORMED IN ACCORDANCE WITH
12 THE SECRETARY OF THE INTERIOR'S STANDARDS AND
13 GUIDELINES FOR ARCHEOLOGICAL DOCUMENTATION AND
14 ANY FURTHER STANDARDS AND GUIDELINES THE
15 COMMISSION MAY REQUIRE.

16 (2) INSPECTION AND COMPLIANCE. THE COMMONWEALTH OF
17 PENNSYLVANIA, BY AND THROUGH THE PENNSYLVANIA HISTORICAL AND
18 MUSEUM COMMISSION, RESERVES THE RIGHT TO ENFORCE THESE
19 PRESERVATION RESTRICTIONS AND SHALL, AT ALL REASONABLE TIMES
20 AND UPON REASONABLE NOTICE, HAVE ACCESS TO THE SUBJECT
21 PROPERTY FOR PURPOSES OF INSPECTION AND COMPLIANCE WITH THESE
22 HISTORIC PRESERVATION RESTRICTIONS.

23 (3) RIGHT OF REVERTER. THE COMMONWEALTH OF PENNSYLVANIA,
24 BY AND THROUGH THE PENNSYLVANIA HISTORICAL AND MUSEUM
25 COMMISSION, HEREBY RESERVES FOR ITSELF, HEIRS, SUCCESSORS AND
26 ASSIGNS, A RIGHT OF REVERTER ON THE DAVID BRADFORD HOUSE,
27 WHICH SHALL REVERT TO AND REINVEST IN THE COMMONWEALTH BY
28 OPERATION OF LAW SHOULD ANY SALE, TRANSFER, OR USE OF THE
29 DAVID BRADFORD HOUSE BE INCONSISTENT WITH OR IN VIOLATION OF
30 THE RESTRICTIONS CONTAINED HEREIN. THE COMMISSION MAY WAIVE

1 THIS PROVISION PROVIDED GRANTEE PETITIONS THE COMMISSION, IN
2 WRITING, FOR SUCH WAIVER.

3 (4) EXCLUSION. THE GRANTEE AGREES THAT THE COMMONWEALTH
4 OF PENNSYLVANIA, BY AND THROUGH ANY OF ITS AGENCIES, IN NO
5 WAY ASSUMES ANY OBLIGATION WHATSOEVER FOR MAINTAINING,
6 REPAIRING, OR ADMINISTERING THE SUBJECT PROPERTY COVERED BY
7 THESE RESTRICTIVE COVENANTS FOR HISTORIC PRESERVATION.

8 (5) DURATION. THESE RESTRICTIVE COVENANTS FOR HISTORIC
9 PRESERVATION SHALL BE BINDING IN PERPETUITY ON GRANTEE, ITS
10 HEIRS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS AND SHALL BE
11 APPLICABLE TO BOTH THE LAND AND BUILDINGS AND SHALL BE DEEMED
12 TO RUN WITH THE LAND.

13 (F) EXECUTION.--THE DEED OF CONVEYANCE SHALL BE EXECUTED BY
14 THE SECRETARY OF GENERAL SERVICES IN THE NAME OF THE
15 COMMONWEALTH OF PENNSYLVANIA.

16 (G) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THE
17 CONVEYANCE AUTHORIZED UNDER THIS SECTION SHALL BE BORNE BY THE
18 GRANTEE.

19 (H) EXPIRATION.--IF THE CONVEYANCE AUTHORIZED UNDER THIS
20 SECTION IS NOT EFFECTUATED WITHIN ONE YEAR OF THE EFFECTIVE DATE
21 OF THIS SECTION, THE AUTHORITY PROVIDED UNDER THIS SECTION SHALL
22 EXPIRE.

23 Section 6 3. Effective date.

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24 This act shall take effect immediately.