
 THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. **353** Session of
2017

INTRODUCED BY RAFFERTY, FEBRUARY 15, 2017

AS REPORTED FROM COMMITTEE ON STATE GOVERNMENT, HOUSE OF
REPRESENTATIVES, AS AMENDED, OCTOBER 9, 2018

AN ACT

1 Authorizing ~~and directing~~ the Department of General Services, <--
 2 with the approval of the Governor and the Department of
 3 Military and Veterans Affairs, to grant and convey to the
 4 Pennhurst Memorial Preservation Alliance, or its assigns, a
 5 certain tract of land with certain improvements on it situate
 6 in East Vincent Township, Chester County-; AUTHORIZING AND <--
 7 DIRECTING THE DEPARTMENT OF GENERAL SERVICES, WITH THE
 8 APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO 812 MARKET,
 9 INC., OR ITS ASSIGNS, CERTAIN LANDS AND IMPROVEMENTS SITUATE
 10 IN THE CITY OF HARRISBURG, DAUPHIN COUNTY; AUTHORIZING THE
 11 DEPARTMENT OF TRANSPORTATION, WITH THE APPROVAL OF THE
 12 GOVERNOR, TO GRANT AND CONVEY TO TWO FARMS INC., CERTAIN
 13 LANDS SITUATE IN THE COLLEGEVILLE BOROUGH, MONTGOMERY COUNTY;
 14 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE
 15 APPROVAL OF 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 BOROUGH OF
 18 CHAMBERSBURG, FRANKLIN COUNTY; AUTHORIZING THE DEPARTMENT OF
 19 GENERAL SERVICES, WITH THE APPROVAL OF THE DEPARTMENT OF
 20 TRANSPORTATION AND THE GOVERNOR, TO GRANT AND CONVEY, AT A
 21 PRICE TO BE DETERMINED THROUGH A COMPETITIVE BID PROCESS,
 22 CERTAIN LANDS, BUILDINGS AND IMPROVEMENTS SITUATE PARTIALLY
 23 IN THE 6TH WARD CITY OF WASHINGTON AND SITUATE PARTIALLY IN
 24 SOUTH STRABANE TOWNSHIP, WASHINGTON COUNTY; AND AUTHORIZING
 25 THE DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
 26 PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION AND THE
 27 GOVERNOR, TO GRANT AND CONVEY TO JOSE L. RAMOS AND LISA
 28 RAMOS, HUSBAND AND WIFE, CERTAIN LANDS SITUATE IN THE
 29 TOWNSHIP OF WHITEMARSH, MONTGOMERY COUNTY.

30 The General Assembly of the Commonwealth of Pennsylvania
 31 hereby enacts as follows:

1 Section 1. Conveyance in East Vincent Township, Chester County.

2 (a) Authorization.--The Department of General Services, with
3 the approval of the Governor and the Department of Military and
4 Veterans Affairs, is authorized on behalf of the Commonwealth of
5 Pennsylvania to grant and convey to the Pennhurst Memorial
6 Preservation Alliance, or its assigns, a certain tract of land
7 with certain improvements on it situate in East Vincent
8 Township, Chester County, for ~~\$1.~~ FAIR MARKET VALUE AS <--
9 ESTABLISHED BY AN INDEPENDENT APPRAISAL.

10 (b) Description.--The property to be conveyed under this
11 section is more particularly described as follows:

12 ALL THAT CERTAIN tract of land situated on the northeast
13 corner of the intersection of Veterans Drive and Pennhurst
14 Road (extended), in the Township of East Vincent, County of
15 Chester and Commonwealth of Pennsylvania, being approximately
16 3.83 acres bounded and more particularly described as
17 follows:

18 BEGINNING at a point in Pennhurst Road (extended), a corner
19 of lands of now or formerly Pennhurst Acquisition LP and the
20 Commonwealth of Pennsylvania;

21 THENCE leaving said road in a southeasterly direction and
22 along lands of now or formerly Pennhurst Acquisition LP,
23 South 74 degrees 38 minutes 01 seconds East, 294.73 feet, to
24 a point along lands of now or formerly Pennhurst Acquisition
25 LP;

26 THENCE moving southerly, away from lands now or formerly
27 Pennhurst Acquisition LP and along lands of the Commonwealth
28 of Pennsylvania, South 4 degrees 37 minutes 35 seconds East,
29 145.59 feet to a point along the western side of an existing
30 stone driveway;

1 THENCE following the western side of the stone driveway and
2 along lands now or formerly of The Commonwealth of
3 Pennsylvania, South 6 degrees 19 minutes 22 seconds East,
4 88.62 feet to a point along the northern edge of Veterans
5 Drive;

6 THENCE along Veterans drive moving westerly, South 79 degrees
7 56 minutes 54 seconds West, 435.16 feet to a point; thence
8 continuing along Veterans Drive, South 80 degrees 39 minutes
9 01 second West, 109.60 feet to a point; thence continuing
10 along Veterans Drive, South 78 degrees 18 minutes 00 seconds
11 West, 86.45 feet to a point along the southern side of a
12 stone wall and near the intersection Veterans Drive and
13 Pennhurst Road;

14 THENCE continuing along the aforementioned stone wall, South
15 85 degrees 16 minutes 41 seconds West, 7.75 feet to a point;
16 thence continuing northwesterly, along the aforementioned
17 stone wall, by a line curving to the right having a radius of
18 26.59 feet, an arc length of 42.46 feet and a chord bearing
19 of North 43 degrees 41 minutes 04 seconds West, a chord
20 distance of 38.09 feet to a point;

21 THENCE continuing along the west side of the aforementioned
22 stone wall and also along the eastern edge of Pennhurst Road
23 (extended) the following ten (10) courses and distances: (1)
24 North 06 degrees 58 minutes 31 seconds East, 10.42 feet to a
25 point; (2) North 16 degrees 14 minutes 58 seconds East, 13.71
26 feet to a point; (3) North 23 degrees 39 minutes 08 seconds
27 East, 27.00 feet to a point; (4) North 34 degrees 40 minutes
28 40 seconds East, 83.50 feet to a point; (5) North 36 degrees
29 20 minutes 06 seconds East, 26.32 feet to a point; (6) North
30 43 degrees 10 minutes 50 seconds East, 44.60 feet to a point;

1 (7) in northeasterly direction by a line curving to the right
2 having a radius of 1,212.11 feet, an arc length of 72.01
3 feet, a chord bearing of North 46 degrees 47 minutes 01
4 seconds East, a chord distance of 71.99 feet to a point; (8)
5 North 47 degrees 48 minutes 03 seconds East, 57.96 feet to a
6 point; (9) North 43 degrees 08 minutes 03 seconds East, 29.88
7 feet to a point; (9) North 47 degrees 07 minutes 44 seconds
8 East, 18.89 feet to a point; (10) North 50 degrees 31 minutes
9 12 seconds East, 47.92 feet to a point;
10 THENCE gradually moving northeasterly into aforementioned
11 Pennhurst Road (extended) North 45 degrees 40 minutes 09
12 seconds East, 102.60 feet to the POINT and PLACE of
13 BEGINNING, CONTAINING 3.83 acres more or less.

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

22 (D) RESTRICTIVE COVENANT.--THE DEED OF CONVEYANCE SHALL <--
23 CONTAIN RESTRICTIVE COVENANTS AS THE SECRETARY OF GENERAL
24 SERVICES MAY DEEM NECESSARY TO ENSURE THE HISTORICAL
25 PRESERVATION AND INTERPRETATION OF THE PROPERTY.

26 (E) EASEMENTS.--THE SECRETARY OF GENERAL SERVICES IS
27 AUTHORIZED TO RESERVE OR GRANT ANY EASEMENTS ON EITHER THE LANDS
28 TO BE CONVEYED HEREIN OR THE RESIDUAL LANDS OF THE COMMONWEALTH
29 SURROUNDING THE PROPERTY TO BE CONVEYED, KNOWN AS THE
30 SOUTHEASTERN PENNSYLVANIA VETERANS CENTER, THAT MAY BE USEFUL OR

1 NECESSARY TO EFFECTUATE THIS CONVEYANCE.

2 (F) LOCAL LAND USE CONTROLS.--THE CONVEYANCE AUTHORIZED BY
3 THIS ACT SHALL BE EXEMPT FROM THE PROVISIONS OF THE ACT OF JULY
4 31, 1968 (P.L.805, NO.247), KNOWN AS THE PENNSYLVANIA
5 MUNICIPALITIES PLANNING CODE, AND ALL LOCAL LAND USE CONTROLS,
6 INCLUDING, BUT NOT LIMITED TO, EAST VINCENT TOWNSHIP'S
7 SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND ZONING ORDINANCE.

8 ~~(d)~~ (G) Execution.--The conveyance shall be executed by the <--
9 Secretary of General Services in the name of the Commonwealth of
10 Pennsylvania.

11 ~~(e)~~ (H) Costs and fees.--Costs and fees incidental to this <--
12 conveyance shall be borne by the grantee.

13 ~~(f)~~ (I) Expiration.--If this conveyance is not fully <--
14 executed within two years of the effective date of this section,
15 the authority contained in this section shall expire.

16 SECTION 2. CONVEYANCE IN THE CITY OF HARRISBURG, DAUPHIN <--
17 COUNTY.

18 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
19 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
20 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO 812
21 MARKET, INC., OR ITS ASSIGNS, CERTAIN LAND TOGETHER WITH ANY
22 IMPROVEMENTS THEREON, SITUATE IN THE CITY OF HARRISBURG, DAUPHIN
23 COUNTY, FOR \$1.00.

24 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED
25 PURSUANT TO SUBSECTION (A) CONSISTS OF APPROXIMATELY 0.49 ACRES
26 OF LAND AND IMPROVEMENTS THEREON, BOUNDED AND MORE PARTICULARLY
27 DESCRIBED AS FOLLOWS:

28 ALL THAT CERTAIN LOT, PARCEL, TRACT OR PIECE OF LAND SITUATE
29 IN THE CITY OF HARRISBURG, COUNTY OF DAUPHIN, AS SHOWN ON A
30 CORRECTED PLAN OF THE GENERAL STATE AUTHORITY, DATED FEBRUARY

1 17, 1965, BOUNDED AND DESCRIBED AS FOLLOWS:

2 BEGINNING AT THE NORTHWEST CORNER OF 10TH AND MARKET STREETS;
3 THENCE ALONG THE NORTH SIDE OF MARKET STREET IN A SOUTHWESTERLY
4 DIRECTION FOR A DISTANCE OF 65.05 FEET, MORE OR LESS, THENCE IN
5 A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 102.75 FEET, MORE OR
6 LESS, THENCE IN A WESTERLY DIRECTION FOR A DISTANCE OF 57.41
7 FEET, MORE OR LESS TO THE EAST SIDE OF NINTH STREET, THENCE
8 NORTHWARDLY ALONG THE EAST SIDE OF NINTH STREET FOR A DISTANCE
9 OF 113.20 FEET MORE OR LESS, THENCE IN AN EASTERLY DIRECTION FOR
10 A DISTANCE OF 141.70 FEET MORE OR LESS, THENCE IN A SOUTHWARDLY
11 DIRECTION FOR A DISTANCE OF 196.67 FEET MORE OR LESS TO THE
12 PLACE OF BEGINNING.

13 CONTAINING 0.49-ACRES, MORE OR LESS.

14 BEING A PORTION THE SAME PROPERTY THAT WAS CONVEYED BY THE
15 GENERAL STATE AUTHORITY IN ITS DEED TO THE COMMONWEALTH OF
16 PENNSYLVANIA, ACTING BY AND THROUGH THE DEPARTMENT OF GENERAL
17 SERVICES, DATED JUNE 16, 1989 AND RECORDED IN THE DAUPHIN COUNTY
18 RECORDER OF DEEDS OFFICE IN DEED BOOK 1520 AT PAGE 556 (PARCEL
19 #26).

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

28 (D) DEED.--THE DEED OF CONVEYANCE SHALL BE BY SPECIAL
29 WARRANTY DEED AND SHALL BE EXECUTED BY THE SECRETARY OF GENERAL
30 SERVICES IN THE NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

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

3 (F) ALTERNATIVE DISPOSITION.--IN THE EVENT THAT THE
4 CONVEYANCE AUTHORIZED HEREIN IS NOT EFFECTUATED WITHIN TWO YEARS
5 OF THE EFFECTIVE DATE OF THIS ACT, THE PROPERTY MAY BE DISPOSED
6 OF IN ACCORDANCE WITH SECTION 2405-A OF THE ACT OF APRIL 9, 1929
7 (P.L.177, NO.175), KNOWN AS THE ADMINISTRATIVE CODE OF 1929.
8 SECTION 3. CONVEYANCE IN COLLEGEVILLE BOROUGH, MONTGOMERY
9 COUNTY.

10 (A) AUTHORIZATION.--THE DEPARTMENT OF TRANSPORTATION, WITH
11 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
12 THE COMMONWEALTH OF PENNSYLVANIA TO ENTER INTO A LAND TRANSFER
13 WITH TWO FARMS, INC., ON CERTAIN LAND SITUATE IN THE
14 COLLEGEVILLE BOROUGH, MONTGOMERY COUNTY, AS DESCRIBED IN
15 SUBSECTION (B) FOR FAIR MARKET VALUE BASED ON AN APPRAISAL OR
16 BASED ON OTHER AGENCY POLICIES PERTAINING TO DISPOSITIONS AND
17 UNDER TERMS AND CONDITIONS TO BE ESTABLISHED IN AN AGREEMENT OF
18 SALE.

19 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED TO
20 TWO FARMS, INC., INCLUDES THE FOLLOWING TWO PARCELS:

21 (1) A PARCEL CONTAINING A CALCULATED AREA OF 11,252
22 SQUARE FEET OR 0.2583 ACRES OF LAND, MORE OR LESS THAT IS
23 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND
24 BEGINS AT A POINT ALONG THE SOUTHWESTERLY RIGHT OF WAY OF
25 MAIN STREET (WIDTH VARIES) (SR 4031), SAID POINT BEING
26 LOCATED 52.85 FEET FROM THE PENNDOT RIGHT OF WAY BASELINE,
27 SAID POINT BEING ALONG THE COMMON DIVIDING LINE BETWEEN LANDS
28 NOW OR FORMERLY OF PENNDOT (BLOCK 6 UNIT 27) AND LANDS NOW OR
29 FORMERLY OF PENNDOT (BLOCK 6 UNIT 28);
30 THENCE, FROM SAID POINT OF BEGINNING, ALONG THE SOUTHWESTERLY

1 RIGHT OF WAY OF SAID MAIN STREET, NORTH 61 DEGREES 00 MINUTES 43
2 SECONDS WEST, A DISTANCE OF 99.31 FEET TO A POINT;

3 THENCE ALONG THE LANDS NOW OR FORMERLY OF KEYBANK NA (BLOCK 6
4 UNIT 26), NORTH 28 DEGREES 12 MINUTES 38 SECONDS EAST, A
5 DISTANCE OF 110.60 FEET TO A POINT;

6 THENCE ALONG THE LANDS NOW OR FORMERLY OF HARLEYSVILLE
7 NATIONAL BANK (BLOCK 6 UNIT 22), THE FOLLOWING TWO (2) COURSES
8 AND DISTANCES:

9 1. SOUTH 66 DEGREES 44 MINUTES 53 SECONDS EAST, A DISTANCE
10 OF 31.91 FEET TO A POINT;

11 2. SOUTH 61 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE
12 OF 67.51 FEET TO A POINT;

13 THENCE ALONG THE LANDS NOW OR FORMERLY OF PENNDOT (BLOCK 6
14 UNIT 28), SOUTH 28 DEGREES 12 MINUTES 38 SECONDS WEST, A
15 DISTANCE OF 113.88 FEET TO A POINT, SAID POINT BEING THE FIRST
16 MENTIONED POINT AND PLACE OF BEGINNING.

17 (2) A PARCEL CONTAINING A CALCULATED AREA OF 4,067
18 SQUARE FEET OR 0.0934 ACRES OF LAND, MORE OR LESS THAT IS
19 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND
20 BEGINS AT A POINT ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE
21 OF MAIN STREET (WIDTH VARIES) ULTIMATE) (SR 0029), SAID POINT
22 BEING LOCATED 52.85 FEET FROM THE PENNDOT RIGHT OF WAY
23 BASELINE, SAID POINT BEING ALONG THE COMMON DIVIDING LINE
24 BETWEEN LANDS NOW OR FORMERLY OF PENNDOT (BLOCK 6 UNIT 27)
25 AND LANDS NOW OR FORMERLY OF PENNDOT (BLOCK 6 UNIT 28);

26 THENCE, FROM SAID POINT OF BEGINNING, ALONG THE LANDS OF SAID
27 PENNDOT (BLOCK 6 UNIT 27), NORTH 28 DEGREES 12 MINUTES 38
28 SECONDS EAST, A DISTANCE OF 113.88 FEET TO A POINT;

29 THENCE ALONG THE LANDS NOW OR FORMERLY OF KEYBANK NA (BLOCK 6
30 UNIT 22), SOUTH 61 DEGREES 05 MINUTES 00 SECONDS EAST, A

1 DISTANCE OF 42.25 FEET TO A POINT;
2 THENCE THROUGH THE LANDS OF SAID PENNDOT (BLOCK 6 UNIT 28),
3 THE FOLLOWING THREE (3) COURSES AND DISTANCES:
4 1. SOUTH 28 DEGREES 53 MINUTES 46 SECONDS WEST, A
5 DISTANCE OF 70.41 FEET TO A POINT;
6 2. SOUTH 64 DEGREES 06 MINUTES 37 SECONDS WEST, A
7 DISTANCE OF 53.19 FEET TO A POINT;
8 3. NORTH 61 DEGREES 00 MINUTES 43 SECONDS WEST, A
9 DISTANCE OF 10.22 FEET TO A POINT, SAID POINT BEING THE FIRST
10 MENTIONED POINT AND PLACE OF BEGINNING.

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

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

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

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

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

8 SECTION 4. CONVEYANCE IN THE BOROUGH OF CHAMBERSBURG, FRANKLIN
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, AT A PRICE
13 TO BE DETERMINED THROUGH A COMPETITIVE BIDDING PROCESS, THE
14 FOLLOWING TRACT OF LAND TOGETHER WITH ANY BUILDINGS, STRUCTURES
15 OR IMPROVEMENTS THEREON, SITUATE IN THE BOROUGH OF CHAMBERSBURG,
16 FRANKLIN COUNTY.

17 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER
18 SUBSECTION (A) CONSISTS OF A TRACT OF LAND TOTALING
19 APPROXIMATELY 6.045-ACRES, INCLUDING ALL IMPROVEMENTS LOCATED
20 THEREON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

21 ALL THAT CERTAIN PIECE OR PARCEL OF LAND LOCATED IN THE
22 BOROUGH OF CHAMBERSBURG, FRANKLIN COUNTY, PENNSYLVANIA, ALONG
23 FORMER TOWNSHIP ROUTE 485, KNOWN N/F AS JACOB'S ROAD, BOUNDED
24 AND DESCRIBED AS FOLLOWS:

25 BEGINNING AT AN IRON PIN, WHICH IRON PIN IS 25 FEET FROM
26 THE CENTER LINE OF SAID ROAD AND 220 FEET WEST OF THE PROPERTY
27 LINE OF THE LOT OF N/F DANIEL MILLER; THENCE FROM THE SAID POINT
28 OF BEGINNING AND ALONG SAID TR-485 AND 25 FEET DISTANT FROM THE
29 CENTER THEREOF, NORTH 67 DEGREES 15 MINUTES WEST, 440 FEET TO AN
30 IRON PIN; THENCE BY OTHER LAND OF N/F SUNNY HILL DEVELOPMENT

1 CORP., NORTH 22 DEGREES 45 MINUTES EAST, 598.5 FEET TO AN IRON
2 PIN; THENCE SOUTH 67 DEGREES 15 MINUTES EAST, 440 FEET TO AN
3 IRON PIN; THENCE BY THE SAME, SOUTH 22 DEGREES 45 MINUTES WEST,
4 598.5 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. CONTAINING
5 6.045 ACRES, AS SHOWN BY SURVEY OF ARROWOOD, INC., DATED APRIL
6 1, 1968, DRAWING NO. 68 - 36, APPROVED BY THE PLANNING AND
7 ZONING COMMISSION OF THE BOROUGH OF CHAMBERSBURG, ON THE 30TH
8 DAY OF APRIL, 1968.

9 BEING UPI NO. 04-1G02.-052A-000000

10 BEING THE SAME PREMISES THE SUNNY HILL DEVELOPMENT CORP.
11 CONVEYED TO THE GENERAL STATE AUTHORITY, BY DEED DATED APRIL 26,
12 1968 AND RECORDED APRIL 30, 1968, IN DEED BOOK 625, PAGE 578, AT
13 THE FRANKLIN COUNTY COURTHOUSE, IN THE BOROUGH OF CHAMBERSBURG,
14 FRANKLIN COUNTY.

15 ALSO BEING THE SAME PREMISES THE GENERAL STATE AUTHORITY
16 CONVEYED TO THE COMMONWEALTH OF PENNSYLVANIA, BY DEED DATED JUNE
17 16, 1989 (TRACT 5. ONLY) AND RECORDED APRIL 11, 1990, IN DEED
18 BOOK 1079, PAGE 284, AT THE FRANKLIN COUNTY COURTHOUSE, IN THE
19 BOROUGH OF CHAMBERSBURG, FRANKLIN COUNTY.

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

28 (D) DEED.--THE DEED OF CONVEYANCE SHALL BE EXECUTED BY THE
29 SECRETARY OF GENERAL SERVICES IN THE NAME OF THE COMMONWEALTH OF
30 PENNSYLVANIA.

1 (E) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED
2 IN THE GENERAL FUND.

3 SECTION 5. CONVEYANCE IN 6TH WARD CITY OF WASHINGTON AND SOUTH
4 STRABANE TOWNSHIP, WASHINGTON COUNTY.

5 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
6 THE APPROVAL OF THE DEPARTMENT OF TRANSPORTATION AND THE
7 GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF
8 PENNSYLVANIA TO GRANT AND CONVEY, AT A PRICE TO BE DETERMINED
9 THROUGH COMPETITIVE BIDDING, THE FOLLOWING TRACTS OF LAND
10 TOGETHER WITH ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS THEREON,
11 SITUATE PARTIALLY IN THE 6TH WARD CITY OF WASHINGTON, AND
12 SITUATE PARTIALLY IN SOUTH STRABANE TOWNSHIP, WASHINGTON COUNTY.

13 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER
14 SUBSECTION (A) CONSISTS OF ONE TRACT OF APPROXIMATELY 5.186-
15 ACRES OF LAND AND IMPROVEMENTS LOCATED THEREON, BOUNDED AND MORE
16 PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

17 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE
18 PARTIALLY IN THE CITY OF WASHINGTON, AND SITUATE PARTIALLY IN
19 SOUTH STRABANE TOWNSHIP, COUNTY OF WASHINGTON, AND COMMONWEALTH
20 OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

21 BEGINNING AT A POINT ON THE CENTER LINE OF STATE HIGHWAY
22 ROUTE NO. 108 (MURTLAND AVENUE) AT STATION 59 PLUS 46.75 OF THE
23 STATE HIGHWAY ENUMERATION; THENCE ALONG THE CENTER OF MURTLAND
24 AVENUE, SOUTH 76° 37' 00" WEST, FOR A DISTANCE OF TWO HUNDRED
25 THIRTY-EIGHT AND NINETY-SEVEN ONE HUNDREDTHS (238.97) FEET TO A
26 POINT; THENCE SOUTH 78° 54' 30" WEST FOR A DISTANCE OF TWO
27 HUNDRED AND ELEVEN AND FIVE ONE-HUNDREDTHS (211.05) FEET TO A
28 POINT IN MURTLAND AVENUE; THEN BY LAND OF WILLIAM MCKENNAN
29 SMITH AND ULYSSES S. GRANT-SMITH, THE FOLLOWING COURSES AND
30 DISTANCE NORTH 00° 18' 30" WEST, FOR A DISTANCE OF FIVE HUNDRED

1 AND THIRTEEN AND TWENTY-THREE ONE HUNDREDTHS (513.23) FEET TO A
2 POINT; THENCE NORTH 78° 54' 30" EAST FOR A DISTANCE OF TWO
3 HUNDRED AND EIGHT AND THIRTY TWO ONE HUNDREDTHS (208.32) FEET;
4 THENCE NORTH 76° 37' 00" EAST FOR A DISTANCE OF TWO HUNDRED AND
5 FORTY-ONE AND SIX-TENTHS (841.60) FEET TO A POINT; THENCE SOUTH
6 00° 18' 30" EAST FOR A DISTANCE OF FIVE HUNDRED AND THIRTEEN AND
7 THIRTY-ONE ONE HUNDREDTHS (513.31) FEET TO THE PLACE OF
8 BEGINNING.

9 CONTAINING 5.1860 ACRES.

10 BEING TAX PARCEL NOS. 760-005-00-01-0002-00 AND 600-005-00-
11 00-0002-00

12 BEING PART OF THE SAME TRACT WHICH A. M. TODD, ASSIGNEE IN
13 BANKRUPTCY OF JAMES KING, SR., BY DEED DATED MARCH 17, 1876,
14 MADE AND EXECUTED IN PURSUANCE OF A DECREE OF THE UNITED STATES
15 COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA, AND RECORDED IN
16 THE OFFICE OF THE RECORDER OF DEEDS FOR THE COUNTY OF WASHINGTON
17 IN DEED BOOK E, VOLUME 5, PAGE 176, GRANTED AND CONVEYED UNTO
18 WILLIAM R. SMITH, HIS HEIRS AND ASSIGNS IN FEE AND BEING ALSO
19 PART OF THE SAME TRACT WHICH JAMES FARLEY AND JANE FARLEY, HIS
20 WIFE, AND WILLIAM FARLEY, SINGLE, BY DEED DATED MAY 1, 1889, AND
21 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR THE COUNTY
22 OF WASHINGTON IN DEED BOOK 150, PAGE 286, GRANTED AND CONVEYED
23 TO W. W. SMITH, ALSO KNOWN AS WILLIAM W. SMITH, HIS HEIRS AND
24 ASSIGNS.

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) DEED.--THE DEED OF CONVEYANCE SHALL BE BY SPECIAL
4 WARRANTY DEED AND SHALL BE EXECUTED BY THE SECRETARY OF GENERAL
5 SERVICES IN THE NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

6 (E) SETTLEMENT.--THE SECRETARY OF GENERAL SERVICES MAY
7 IMPOSE ANY COVENANTS, CONDITIONS OR RESTRICTIONS ON THE PROPERTY
8 AT SETTLEMENT AS DETERMINED TO BE IN THE BEST INTERESTS OF THE
9 COMMONWEALTH.

10 (F) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED
11 IN THE GENERAL FUND.

12 SECTION 6. CONVEYANCE IN TOWNSHIP OF WHITEMARSH, MONTGOMERY
13 COUNTY.

14 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
15 THE APPROVAL OF THE PENNSYLVANIA HISTORICAL AND MUSEUM
16 COMMISSION AND THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
17 THE COMMONWEALTH TO GRANT AND CONVEY TO JOSE L. RAMOS AND LISA
18 RAMOS, HUSBAND AND WIFE, CERTAIN LANDS AND ANY IMPROVEMENTS
19 THEREON, FOR \$230,000.00, THE PROPERTY BEING KNOWN LOCALLY AS A
20 PORTION OF THE HIGHLANDS, SITUATE IN THE TOWNSHIP OF WHITEMARSH,
21 MONTGOMERY COUNTY.

22 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER
23 SUBSECTION (A) CONSISTS OF APPROXIMATELY 3.4202 ACRES, AND ANY
24 IMPROVEMENTS LOCATED THEREON, SITUATE IN THE TOWNSHIP OF
25 WHITEMARSH, COUNTY OF MONTGOMERY, MORE PARTICULARLY DESCRIBED AS
26 FOLLOWS:

27 ALL THAT CERTAIN TRACT OR PIECE OF LAND, SITUATE IN THE
28 TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, COMMONWEALTH OF
29 PENNSYLVANIA, AS SHOWN ON A MINOR SUBDIVISION/LOT LINE
30 ADJUSTMENT PLAN, PREPARED BY NAVE, NEWELL, INC., DATED OCTOBER

1 10, 2017, BEING THE PROPOSED AREA TO BE CONVEYED FROM LOT 1 TO
2 LOT 2, BOUNDED AND DESCRIBED AS FOLLOWS:

3 BEGINNING AT A POINT AT THE NORTH WESTERN CORNER OF LANDS NOW
4 OR FORMERLY OF ANDREW K. & MARGARITA ROOKE, SAID POINT BEING A
5 FOUND MONUMENT, FROM SAID BEGINNING POINT RUNS; THENCE THROUGH
6 EXISTING LOT 1 BEING LANDS NOW OR FORMERLY OF THE COMMONWEALTH
7 OF PENNSYLVANIA,

8 (1) NORTH 25° 54'00" WEST A DISTANCE OF 168.94 FEET TO A
9 MONUMENT TO BE SET; THENCE, THROUGH THE SAME,

10 (2) SOUTH 56° 58'27" WEST A DISTANCE OF 87.78 FEET TO A
11 MONUMENT TO BE SET: THENCE, THROUGH THE SAME,

12 (3) NORTH 29° 56'26" WEST A DISTANCE OF 229.31 FEET TO A
13 MONUMENT TO BE SET: THENCE, THROUGH THE SAME,

14 (4) NORTH 52° 40'37" EAST A DISTANCE OF 10.40 FEET TO A
15 MONUMENT TO BE SET: THENCE, THROUGH THE SAME,

16 (5) NORTH 30° 00'52" WEST A DISTANCE OF 205.17 FEET TO A
17 MONUMENT TO BE SET; THENCE, ALONG THE LANDS NOW OR FORMERLY OF
18 DENNIS ALTER,

19 (6) NORTH 59° 16'39" EAST A DISTANCE OF 5.03 FEET TO A SET
20 REBAR: THENCE, ALONG THE SAME,

21 (7) NORTH 60° 14'45" EAST A DISTANCE OF 198.53 TO A FOUND
22 PIPE: THENCE, ALONG THE EXISTING LOT 2 BEING LANDS NOW OR
23 FORMERLY OF JOSE L. AND LISA RAMOS,

24 (8) SOUTH 42° 52'30" EAST A DISTANCE OF 580.36 FEET TO A
25 MONUMENT: THENCE, ALONG THE SAME LANDS NOW OR FORMERLY OF ANDREW
26 K. AND MARGARITA ROOKE,

27 (9) SOUTH 52° 57'00" WEST A DISTANCE OF 269.84 FEET TO A
28 POINT: SAID POINT BEING SAID PLACE OF BEGINNING.

29 CONTAINING IN AREA 148,982 SQUARE FEET (3.4202 ACRES) MORE OR
30 LESS.

1 BEING A PORTION OF EXISTING LOT 1, UPI #65-00-10609-00-9.

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 THE LAWS OF THIS COMMONWEALTH. THE CONDITION SHALL BE A
17 COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE
18 GRANTEE AND ITS SUCCESSORS. IF THE GRANTEE OR ITS SUCCESSORS
19 PERMIT ANY PORTION OF THE PROPERTY AUTHORIZED TO BE CONVEYED IN
20 THIS SECTION TO BE USED IN VIOLATION OF THIS SUBSECTION, THE
21 TITLE SHALL IMMEDIATELY REVERT TO AND REVEST IN THE GRANTOR.

22 (E) DEED.--THE DEED OF CONVEYANCE SHALL BE EXECUTED BY THE
23 SECRETARY OF GENERAL SERVICES IN THE NAME OF THE COMMONWEALTH OF
24 PENNSYLVANIA.

25 (F) COSTS AND FEES.--ALL COSTS AND FEES INCIDENTAL TO THE
26 CONVEYANCE AUTHORIZED UNDER THIS ACT SHALL BE BORNE BY THE
27 GRANTEE.

28 (G) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED
29 IN THE HISTORICAL PRESERVATION FUND, UNDER 37 PA.C.S. § 104(H)
30 (RELATING TO PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION).

1 (H) EXPIRATION.--IF THE CONVEYANCE AUTHORIZED UNDER THIS
2 SECTION IS NOT EFFECTUATED WITHIN ONE YEAR OF THE EFFECTIVE DATE
3 OF THIS SUBSECTION, THE AUTHORITY PROVIDED UNDER THIS SECTION
4 SHALL EXPIRE.

5 Section 2 7. Effective date.

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6 This act shall take effect immediately.