

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 921 Session of 2017

INTRODUCED BY BROWNE, OCTOBER 11, 2017

AS AMENDED ON SECOND CONSIDERATION, HOUSE OF REPRESENTATIVES, DECEMBER 12, 2017

AN ACT

1 Authorizing and directing the Department of General Services,
2 with the approval of the Governor, to grant and convey to TCA
3 Properties, L.P., certain lands and improvements situate in
4 the City of Allentown and the City of Bethlehem, Lehigh
5 County-; AND AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, <--
6 WITH THE APPROVAL OF THE DEPARTMENT OF MILITARY AND VETERANS
7 AFFAIRS AND THE GOVERNOR, TO GRANT AND CONVEY, AT A PRICE TO
8 BE DETERMINED THROUGH A COMPETITIVE BID PROCESS, CERTAIN
9 LANDS, BUILDINGS AND IMPROVEMENTS SITUATE IN THE BOROUGH OF
10 KANE, MCKEAN COUNTY.

11 The General Assembly of the Commonwealth of Pennsylvania
12 hereby enacts as follows:

13 Section 1. Conveyance in the City of Allentown and the City of
14 Bethlehem, Lehigh County.

15 (a) Authorization.--The Department of General Services, with
16 the approval of the Governor, is hereby authorized and directed
17 on behalf of the Commonwealth of Pennsylvania to grant and
18 convey, for fair market value, as established through an
19 independent appraisal, the following tracts of land together
20 with any buildings, structures or improvements thereon, situate
21 in the City of Allentown and the City of Bethlehem, Lehigh

1 County, to TCA Properties, L.P.

2 (b) Property description.--The property to be conveyed
3 pursuant to subsection (a) consists of approximately 195.167
4 acres of land and improvements located thereon, bounded and more
5 particularly described as follows:

6 LOT #1

7 ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the City
8 of Allentown and City of Bethlehem, Lehigh County, bounded and
9 described as follows, to wit:

10 BEGINNING at a concrete monument found on the South side of
11 Hanover Avenue said point being at the Northeast Corner of the
12 lands of N/F 1514 Inc., thence FROM THE PLACE OF BEGINNING along
13 the South line of Hanover Avenue the following courses and
14 distances:

15 (1) S 55°31'17" E for a distance of 511.16' to a point,
16 thence

17 (2) Along a curve to the Right having a Delta Angle of
18 5°45'00", a radius of 957.11' for an arc length of 96.05' to a
19 point, thence

20 (3) N 61°16'18" E for a distance of 5.96' to a point, thence

21 (4) Along a curve to the Left having a Delta Angle of
22 5°47'00", a radius of 1034.11' for an arc length of 104.38' to a
23 point, thence

24 (5) N 55°29'17" E for a distance of 45.13' to the Northwest
25 corner of Hanover Avenue and North Quebec Street; thence along
26 the West line North Quebec Street S 7°57'43" E for a distance of
27 553.45' to a point at the Southwest corner of North Quebec
28 Street and East Allen Street; thence along the South line of
29 East Allen Street N 81°23'17" E for a distance of 678.83' to an
30 iron pin set at the Northwest corner of Lot #2;

1 Thence along Lot #2 the following course and distances:

2 (1) S 27°11'30" E for a distance of 1032.47' to an iron pin
3 set; thence

4 (2) S 55°10'20" W for a distance of 243.03' to an iron pin
5 set; thence

6 (3) S 34°49'40" E for a distance of 160.00' to an iron pin
7 set; thence

8 (4) N 54°56'04" E for a distance of 603.06' to an iron pin
9 set; thence

10 (5) N 43°48'06" E for a distance of 727.05' to an iron pin
11 set; thence

12 (6) N 72°56'55" E for a distance of 285.07' to an iron pin
13 set; thence

14 (7) N 76°19'04" E for a distance of 378.08' to an iron pin
15 set on the City of Allentown and the City of Bethlehem line;
16 thence

17 (8) Along the City of Allentown and the City of Bethlehem
18 line N 6°55'39" W for a distance of 413.29' to an iron pin set;
19 thence along the lands of N/F Bruce Loch and James Burkos, N/F
20 A-town Development Company, and N/F Raymond Perez, N 82°59'59" E
21 for a distance of 396.87' to a point; thence along the lands of
22 N/F Raymond Perez, the South line of Grandview Boulevard, and
23 N/F Geraldine P. Holzinger N 81°45'17" E for a distance of
24 396.71' to a concrete monument found; thence along the lands of
25 PA Lines LCC S 8°31'43" E for a distance of 469.16' to a point
26 on the North line of Central Boulevard;

27 Thence along the North line of Central Boulevard the
28 following courses and distances:

29 (1) Along a curve to the Right having a Delta Angle of
30 30°53'14", a radius of 798.97' for an arc length of 430.71' to a

1 point, thence

2 (2) S 75°44'07" W for a distance of 205.24' to a point,
3 thence

4 (3) S 66°28'27" W for a distance of 232.14' to a point,

5 Thence along the North line of River Drive the following
6 courses and distances:

7 (1) S 69°08'28" W for a distance of 282.83' to a point;
8 thence

9 (2) S 54°30'17" W for a distance of 507.39' to a point;
10 thence

11 (3) S 50°28'17" W for a distance of 411.58' to a point;
12 thence

13 (4) S 56°43'17" W for a distance of 384.03' to a point;
14 thence

15 (5) Along a curve to the Left having a Delta Angle of
16 39°02'00", a radius of 256.69' for an arc length of 174.87' to a
17 point, thence

18 (6) S 17°41'17" W for a distance of 83.85' to a point;
19 thence

20 (7) Along a curve to the Right having a Delta Angle of
21 8°00'03", a radius of 346.78' for an arc length of 48.47' to a
22 point,

23 Thence along the lands of N/F Norfolk Southern the following
24 courses and distances:

25 (1) S 39°24'36" W for a distance of 139.28' to a concrete
26 monument found; thence

27 (2) S 49°14'43" E for a distance of 6.14' to a point on the
28 North line of River Drive;

29 Thence along the North line of River Drive the following
30 courses and distances:

1 (1) S 44°33'17" W for a distance of 159.40' to a point;
2 thence
3 (2) Along a curve to the Left having a Delta Angle of
4 14°07'00", a radius of 541.84' for an arc length of 133.50' to a
5 point, thence
6 (3) S 30°26'17" W for a distance of 799.21' to a point;
7 thence
8 (4) Along a curve to the Right having a Delta Angle of
9 18°38'50", a radius of 891.50' for an arc length of 290.14' to a
10 point, thence
11 (5) S 49°05'07" W for a distance of 392.66' to a point;
12 thence
13 (6) Along a curve to the Right having a Delta Angle of
14 8°09'10", a radius of 536.50' for an arc length of 76.34' to a
15 point, thence
16 (7) S 57°14'17" W for a distance of 332.83' to a point;
17 thence
18 (8) Along a curve to the Right having a Delta Angle of
19 10°36'40", a radius of 663.50' for an arc length of 122.88' to a
20 point, thence
21 (9) S 46°37'37" W for a distance of 729.66' to a point;
22 thence
23 (10) Along a curve to the Right having a Delta Angle of
24 8°41'30", a radius of 536.50' for an arc length of 81.39' to a
25 point, thence
26 (11) S 55°19'07" W for a distance of 126.31' to a point at
27 the Southeast limit of unopened South Maxwell Street; thence
28 along East line of unopened South Maxwell Street N 7°40'54" W
29 for a distance of 1981.82' to a concrete monument found;
30 Thence along the lands of N/F the Community Services for

1 Children the following courses and distances:

2 (1) N 77°27'55" E for a distance of 343.59' to a point;

3 thence

4 (2) N 82°36'13" E for a distance of 264.92' to a point;

5 thence

6 (3) N 7°34'12" W for a distance of 48.78' to a point; thence

7 (4) N 10°07'23" E for a distance of 18.41' to a point;

8 thence

9 (5) N 33°51'14" E for a distance of 77.17' to a point;

10 thence

11 (6) N 6°18'35" W for a distance of 41.34' to a point; thence

12 (7) S 83°24'45" W for a distance of 56.39' to a point;

13 thence

14 (8) N 6°18'23" W for a distance of 35.42' to a point; thence

15 (9) N 83°44'46" E for a distance of 56.41' to an iron pipe

16 found; thence

17 (10) N 6°16'03" W for a distance of 223.32' to a point;

18 thence

19 (11) S 83°06'05" W for a distance of 6.70' to a point;

20 thence

21 (12) N 7°22'55" W for a distance of 78.48' to an iron pipe

22 found; thence

23 (13) S 76°24'27" W for a distance of 46.07' to a point;

24 thence

25 (14) N 13°36'19" W for a distance of 35.10' to an iron pipe

26 found; thence

27 (15) N 76°12'08" E for a distance of 49.86' to an iron pipe

28 found; thence

29 (16) N 7°25'05" W for a distance of 258.86' to an iron pipe

30 found; thence

1 (17) S 83°23'26" W for a distance of 257.59' to a point;
2 Thence along the lands of N/F Baldeu Raj SharmaTrust, the
3 East limit of East Pine Street and N/F Richard C. Birch Sr. N
4 1°54'54" W for a distance of 250.32' to a concrete monument
5 found on the South line of East Gordon Street; thence along the
6 South line of East Gordon street N 82°02'47" E for a distance of
7 319.05' to an iron pipe found at the Southeast corner of East
8 Gordon North Oswego Streets; thence along the East line of North
9 Oswego Street N 6°39'00" W for a distance of 8.01' to a point;
10 thence along the lands of Kelly Brookhart and Mark MacNemara N
11 81°51'17" E for a distance of 229.30' to a concrete monument
12 found; thence along the lands of N/F Tina Rivera, N/F Karl &
13 Ruth Schuster, N/F Dee Ann Diaz, N/F Timothy Koppenhaver, N/F
14 David & Ruth Koppenhaver, N/F Eugene & Constance Fritz, N/F
15 Miriam Estrella, N/F David & Helen Galbraith, N/F Gary & Kay
16 Matsco, N/F Charles & Jacqueline Scherer, N/F Sharon Peters, N/F
17 Jeremy Ingle, and the East Limit of East Clair Street N 8°17'43"
18 W for a distance of 733.25' to a point, thence along the East
19 line of 1514 Inc. N 34°22'50" W for a distance of 152.66' to the
20 place of BEGINNING.

21 CONTAINING 165.846-Acres.

22 BEING shown as Lot #1 on the Final Minor Subdivision Plan of
23 the Allentown State Hospital prepared by the City of Allentown
24 Department of Public Works, Drawing #06-005, dated July 20,
25 2007, last revised March 25, 2009.

26 LOT #2

27 ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the City
28 of Allentown, Lehigh County, bounded and described as follows,
29 to wit:

30 BEGINNING at an iron pin set on the south line of East Allen

1 Street, said point being located North 81° 23' 17" East for a
2 distance of 678.83 feet from the Southwest corner of North
3 Quebec Street and the said point of BEGINNING being the
4 Northwest corner of this described parcel; thence from the place
5 of BEGINNING along the South line of East Allen Street and the
6 South Line of Oil Process Systems North 81° 23' 17" East for a
7 distance of 531.03 feet to a concrete monument found; thence
8 along the lands of Bruce Loch and James Burkos the following
9 nine (9) courses and distances;

10 (1) South 43° 13' 28" East - 11.42 feet to a concrete
11 monument found; thence

12 (2) South 80° 16' 15" West - 54.97 feet to an iron pin
13 found; thence

14 (3) South 7° 57' 07" West - 61.34 feet to a concrete
15 monument found; thence

16 (4) South 61° 19' 56" East - 163.09 feet to a concrete
17 monument found; thence

18 (5) North 68° 57' 39" East - 177.92 feet to a concrete
19 monument found; thence

20 (6) North 58° 25' 17" East - 238.88 feet to a concrete
21 monument found; thence

22 (7) North 23° 18' 43" West - 36.00 feet to a concrete
23 monument found; thence

24 (8) North 82° 58' 20" East - 987.96 feet to a concrete
25 monument found; thence

26 (9) North 82° 59' 59" East - 1.43 feet to a point; thence
27 along Lot #1, the residue lands of the Commonwealth of
28 Pennsylvania the following eight (8) courses and distances;

29 (1) South 6° 55' 39" East - 413.29 feet to a iron pin set;
30 thence

1 (2) South 76° 19' 04" West - 378.08 feet to a iron pin set;
2 thence
3 (3) South 72° 56' 55" West - 285.07 feet to a iron pin set;
4 thence
5 (4) South 43° 48' 06" West - 727.05 feet to a iron pin;
6 thence
7 (5) South 54° 56' 04" West - 603.06 feet to a iron pin;
8 thence
9 (6) North 34° 49' 40" West - 160.00 feet to a iron pin set;
10 thence
11 (7) North 55° 10' 20" East - 243.03 feet to a iron pin set;
12 thence
13 (8) North 27° 11' 30" West - 1032.47 feet to the place of
14 BEGINNING.

15 CONTAINING 29.321-Acres.

16 BEING shown as Lot #2 on the Final Minor Subdivision Plan of
17 the Allentown State Hospital prepared by the City of Allentown
18 Department of Public Works, Drawing #06-005, dated July 20,
19 2007, last revised March 25, 2009.

20 (c) Requirement for conveyance.--The conveyance shall be
21 made 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) Gaming restriction.--Any conveyance authorized under
29 this section shall be made under and subject to the condition,
30 which shall be contained in the deed of conveyance, that no

1 portion of the property conveyed shall be used as a licensed
2 facility, as defined in 4 Pa.C.S. § 1103 (relating to
3 definitions), or any other similar type of facility authorized
4 under State law. The condition shall be a covenant running with
5 the land and shall be binding upon the grantee, its successors
6 and assigns. Should the grantee, its successors or assigns
7 permit any portion of the property authorized to be conveyed in
8 this section to be used in violation of this subsection, the
9 title shall immediately revert to and revest in the grantor.

10 (e) Covenants, conditions and restrictions.--The Secretary
11 of General Services may impose any covenants, conditions,
12 restrictions and reservations on the sale of the property as is
13 deemed in the best interests of the Commonwealth of
14 Pennsylvania.

15 (f) Easements.--The Secretary of General Services may grant
16 or retain any easements necessary to effectuate this section.

17 (g) Deed of conveyance.--The deed of conveyance shall be by
18 special warranty deed and shall be executed by the Secretary of
19 General Services in the name of the Commonwealth of
20 Pennsylvania.

21 (h) Costs and fees.--All costs and fees incurred by the
22 Department of General Services shall be borne by the grantee.

23 ~~Section 2. Expiration.~~ <--

24 (I) EXPIRATION.--If the Department of General Services and <--
25 the grantee under ~~section 1(a)~~ SUBSECTION (A) have not executed <--
26 an agreement of sale within three years of the effective date of
27 this section, the authority provided under this act TO DO SO <--
28 shall expire.

29 SECTION 2. CONVEYANCE OF TWO TRACTS IN THE BOROUGH OF KANE, <--
30 MCKEAN 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 TO GRANT AND CONVEY, AT A PRICE TO BE DETERMINED
5 THROUGH COMPETITIVE BIDDING, THE PROPERTY DESCRIBED UNDER
6 SUBSECTION (B) TOGETHER WITH ANY BUILDINGS, STRUCTURES OR
7 IMPROVEMENTS THEREON, SITUATE IN THE BOROUGH OF KANE, MCKEAN
8 COUNTY.

9 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED
10 PURSUANT TO SUBSECTION (A) CONSISTS OF TWO TRACTS OF
11 APPROXIMATELY 0.34 ACRES OF LAND AND IMPROVEMENTS LOCATED
12 THEREON, BOUNDED AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS
13 FOLLOWS:

14 TRACT ONE

15 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND IN THE BOROUGH
16 OF KANE, COUNTY OF MCKEAN, AND COMMONWEALTH OF PENNSYLVANIA,
17 BOUNDED AND DESCRIBED AS FOLLOWS:

18 BEGINNING AT A POINT IN THE SOUTH LINE OF CHESTNUT STREET,
19 TWO HUNDRED AND THIRTY AND NINE-TENTHS FEET WESTWARD (230.9 FT.
20 W) OF AN IRON MONUMENT MARKING THE SOUTH-WEST CORNER OF CHESTNUT
21 AND FRALEY STREETS, SAID PLACE OF BEGINNING BEING LIKEWISE THE
22 NORTH-EAST CORNER OF LAND AGREED TO BE CONVEYED TO KANE LODGE
23 #329 BENEVOLENT PROTECTIVE ORDER OF ELKS, AND ADJOINING THE
24 PROPERTY IN LOT B. FORMERLY CONVEYED TO THEM BY DEED DATED
25 FEBRUARY 17, 1913. THENCE BY SAID LOT SOUTH 5° 58' EAST, ONE
26 HUNDRED AND SEVENTY FEET (S. 5° 58' E. 170 FT.): THENCE BY THE
27 NORTH LINE OF AN ALLEY PARALLEL TO CHESTNUT STREET, NORTH 84°
28 02' EAST SIXTY-ONE AND NINETY-EIGHT ONE-HUNDREDTHS FEET (NO. 84°
29 02' E. 61.98 FT.) TO THE WEST LINE OF ANOTHER ALLEY: THENCE BY
30 THE WEST LINE OF SAID ALLEY, PARALLEL TO FRALEY STREET, NORTH 0°

1 5' E. (170.95 FT.) ONE HUNDRED SEVENTY AND NINETY-FIVE ONE-
2 HUNDREDTHS FEET, TO THE SOUTH LINE OF CHESTNUT STREET: THENCE
3 BY THE SOUTH LINE OF CHESTNUT STREET, SOUTH EIGHTY-FOUR DEGREES
4 TWO MINUTES WEST (S. 84° 02' W.) EIGHTY FEET (80 FT.) TO THE
5 PLACE OF BEGINNING.

6 CONTAINING TWELVE THOUSAND SIXTY-EIGHT (12,068) FEET MORE OR
7 LESS, AS SURVEYED BY ALSON ROGERS, FEBRUARY 15TH, 1913.

8 BEING TAX PARCEL NO. 8-003-512.

9 BEING THE SAME PREMISES CONVEYED TO THE COMMONWEALTH OF
10 PENNSYLVANIA, BY DEED, DATED APRIL 15, 1920 AND RECORDED
11 DECEMBER 8, 1920, IN MCKEAN COUNTY IN DEED BOOK 183, PAGE 331.

12 TRACT TWO

13 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE
14 BOROUGH OF KANE, COUNTY OF MCKEAN AND COMMONWEALTH OF
15 PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

16 BEGINNING AT A POINT ONE HUNDRED SIXTY FEET (160 FT.) NORTH
17 OF THE NORTH LINE OF PINE AVENUE AND ONE HUNDRED EIGHTY FEET
18 (180 FT.) WEST OF THE WEST LINE OF SOUTH FRALEY STREET; THENCE
19 BY THE NORTH LINE OF AN ALLEY PARALLEL TO PINE AVENUE, WEST
20 FORTY FEET (W. 40 FT.) TO THE SOUTH LINE OF GARAGE LOT SOLD TO
21 A. DOLAN; THENCE BY THE SAME, NORTH ABOUT FIFTY-THREE FEET (53
22 FT.) TO THE SOUTH LINE OF ANOTHER ALLEY ONE HUNDRED EIGHTY FEET
23 (180 FT.) SOUTHWARD OF THE SOUTH LINE OF CHESTNUT STREET; THENCE
24 BY THE SAME, PARALLEL TO CHESTNUT STREET, NORTH EIGHTY-FOUR
25 DEGREES EAST (N. 84° E.) ABOUT FORTY FEET (40 FT.); THENCE BY AN
26 OPEN ALLEYWAY OR COURT, SOUTH ABOUT FIFTY-SEVEN FEET (57 FT.) TO
27 THE PLACE OF BEGINNING.

28 TOGETHER WITH A GARAGE BUILDING THEREON.

29 BEING TAX PARCEL NO. 8-003-512.

30 BEING THE SAME PREMISES CONVEYED TO THE COMMONWEALTH OF

1 PENNSYLVANIA, BY DEED, DATED SEPTEMBER 9, 1960 AND RECORDED
2 SEPTEMBER 12, 1960, IN MCKEAN COUNTY IN DEED BOOK 394, PAGE 384.

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

11 (D) EXECUTION.--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 (E) RESTRICTIONS.--THE SECRETARY OF GENERAL SERVICES MAY
15 IMPOSE ANY COVENANTS, CONDITIONS OR RESTRICTIONS ON THE PROPERTY
16 DESCRIBED UNDER SUBSECTION (B) AT SETTLEMENT AS DETERMINED TO BE
17 IN THE BEST INTERESTS OF THE COMMONWEALTH.

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

20 SECTION 3. CONVEYANCE OF FIVE TRACTS IN THE BOROUGH OF KANE,
21 MCKEAN COUNTY.

22 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
23 THE APPROVAL OF THE DEPARTMENT OF MILITARY AND VETERANS AFFAIRS
24 AND THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF THE
25 COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY, AT A PRICE TO
26 BE DETERMINED THROUGH COMPETITIVE BIDDING, THE PROPERTY
27 DESCRIBED UNDER SUBSECTION (B) TOGETHER WITH ANY BUILDINGS,
28 STRUCTURES OR IMPROVEMENTS THEREON, SITUATE IN THE BOROUGH OF
29 KANE, MCKEAN COUNTY.

30 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED

1 PURSUANT TO SUBSECTION (A) CONSISTS OF FIVE TRACTS OF
2 APPROXIMATELY 1.46 ACRES OF LAND AND IMPROVEMENTS LOCATED
3 THEREON, BOUNDED AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS
4 FOLLOWS:

5 ALL THOSE CERTAIN PIECES, PARCELS OR LOTS OF LAND SITUATE,
6 LYING AND BEING IN THE BOROUGH OF KANE, MCKEAN COUNTY,
7 PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

8 TRACT ONE

9 BEGINNING AT A POINT IN THE SOUTHEAST CORNER OF ASH STREET
10 AND SMITHFIELD AVENUE; THENCE ALONG THE EASTERLY LINE OF
11 SMITHFIELD AVENUE SOUTH 210.5 FEET TO A POINT; THENCE EASTERLY
12 AND PARALLEL WITH ASH STREET 150 FEET TO A POINT; THENCE
13 NORTHERLY AND PARALLEL WITH SMITHFIELD AVENUE 65 FEET TO A POINT
14 MARKING THE SOUTHEASTERLY CORNER OF LOT NO. 11 FORMERLY OF
15 ISABEL CLINGENSMITH; THENCE ALONG THE SOUTHERLY LINE OF LOT NO.
16 11 WESTERLY 50 FEET; THENCE NORTHERLY ALONG THE WESTERLY LINE
17 OF LOT NO. 11, 145.5 FEET TO A POINT IN THE SOUTH LINE OF ASH
18 STREET; THENCE ALONG THE SAME WESTERLY 100 FEET TO THE PLACE OF
19 BEGINNING.

20 BEING LOTS 13 AND 15 AND CERTAIN LANDS ABUTTING ON THE SOUTH
21 LINE OF LOTS NOS. 11, 13 AND 15.

22 TRACT TWO

23 BEGINNING AT A POINT IN THE SOUTHERLY LINE OF ASH STREET 100
24 FEET WESTERLY FROM THE SOUTHWEST CORNER OF ASH STREET AND
25 SMITHFIELD AVENUE, SAID POINT MARKING THE NORTH-WESTERLY CORNER
26 OF LOT NO. 21 NOW OR FORMERLY OF MCKEAN COUNTY; THENCE ALONG
27 THE SOUTH LINE OF ASH STREET WESTERLY 50 FEET TO A POINT MARKING
28 THE NORTHEASTERLY CORNER OF LOT NO. 25; THENCE SOUTHERLY
29 PARALLEL TO SMITHFIELD AVENUE 210.5 FEET TO A POINT IN THE
30 WESTERLY LINE OF SMITHFIELD AVENUE; THENCE ALONG THE WEST LINE

1 OF SMITHFIELD AVENUE NORTHERLY 65 FEET TO A POINT MARKING THE
2 SOUTHEASTERLY CORNER OF LOT NO. 19 NOW OR FORMERLY OF MCKEAN
3 COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS NOS. 19
4 AND 21 WESTERLY 100 FEET; THENCE ALONG THE WESTERLY LINE OF LOT
5 NO. 21 NORTHERLY 145.5 FEET TO A POINT IN THE SOUTH LINE OF ASH
6 STREET, THE PLACE OF BEGINNING.

7 BEING LOT NO. 23 AND CERTAIN LANDS ABUTTING ON THE SOUTH LINE
8 OF LOTS NOS. 19, 21 AND 23.

9 TRACT THREE

10 BEGINNING AT A POST SITUATE ON THE SOUTH LINE OF ASH STREET
11 260 FEET WEST OF THE SOUTHWEST CORNER OF ELK AVENUE AND ASH
12 STREET, THENCE

13 (1) WEST 50 FEET BY SOUTH LINE OF ASH STREET, THENCE

14 (2) SOUTH AT RIGHT ANGLES TO ASH STREET 145-1/2 FEET, THENCE

15 (3) EAST AT RIGHT ANGLES 50 FEET, THENCE

16 (4) NORTH AT RIGHT ANGLES 145-1/2 FEET TO A PLACE OF

17 BEGINNING

18 EXCEPTING ALL OIL OR PETROLEUM AND ALL NATURAL GAS.

19 BEING PART OF SUB LOT 383, WT2389, LOT 11 ON PLOT OF A. E.
20 LYTE AND M.J. SWEENEY.

21 CONTAINING 7,275 SQ. FEET.

22 TRACT FOUR

23 BEGINNING AT A POINT ALONG THE SOUTH LINE OF ASH STREET 510
24 FEET WEST OF THE SOUTHWEST CORNER OF ASH STREET AND ELK AVENUE;
25 THENCE AT RIGHT ANGLES SOUTH 145-1/2 FEET; THENCE AT RIGHT
26 ANGLES WEST 50 FEET; THENCE AT RIGHT ANGLES NORTH ALONG THE
27 EAST LINE OF LOT 23, 145-1/2 FEET TO THE SOUTH LINE OF ASH
28 STREET; THENCE BY SAID SOUTH LINE EAST 50 FEET TO THE PLACE OF
29 BEGINNING.

30 CONTAINING 7,275 SQUARE FEET OF LAND, MORE OR LESS.

1 EXCEPTING AND RESERVING ALL PETROLEUM, CARBURETED HYDROGEN
2 AND OTHER VOLATILE AND INFLAMMABLE MINERALS AND GASES, BUT
3 RENOUNCING, WAIVING AND RELEASING ANY AND ALL RIGHTS TO ENTER TO
4 EXPLORE, BORE, MINE, DIG FOR, TANK, STORE OR PIPE THE SAME BY
5 WORKS OR APPLIANCES UPON THE SAID PREMISES.

6 TRACT FIVE

7 BEGINNING AT A POST AT THE SOUTHWEST CORNER OF SMITHFIELD
8 STREET AND ASH STREET; THENCE SOUTH ALONG THE WEST BORDER OF
9 SMITHFIELD AVENUE 145-1/2 FEET; THENCE WEST AT RIGHT ANGLES TO
10 SMITHFIELD AVENUE 50 FEET; THENCE NORTH AT RIGHT ANGLES 145-1/2
11 FEET TO THE SOUTH LINE OF ASH STREET; THENCE EAST ALONG THE
12 SOUTH LINE OF ASH STREET 50 FEET TO THE PLACE OF BEGINNING.

13 CONTAINING 7,275 SQUARE FEET, MORE OR LESS.

14 BEING THE SAME PREMISES CONVEYED TO THE COMMONWEALTH OF
15 PENNSYLVANIA, BY DEED, DATED JANUARY 20, 1966 AND RECORDED
16 JANUARY 27, 1966 IN MCKEAN COUNTY IN DEED BOOK 428, PAGE 523.

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

28 (E) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED
29 IN THE STATE TREASURY ARMORY FUND.

30 Section 3 4. Effective date.

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1 This act shall take effect in 60 days.