

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1214 Session of 2020

INTRODUCED BY ARGALL, JUNE 18, 2020

AS AMENDED ON SECOND CONSIDERATION, HOUSE OF REPRESENTATIVES, NOVEMBER 18, 2020

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Department of Corrections and the Governor,
3 to grant and convey to the Schuylkill County Municipal
4 Authority an easement from lands of the Commonwealth of
5 Pennsylvania at the State Correctional Institution Mahanoy
6 situate in Mahanoy Township, County of Schuylkill, for the
7 purpose of establishing, utilizing and maintaining water
8 wells and appurtenances thereto related to potable water
9 production and distribution for the benefit of customers
10 within the authority's service territory-; AUTHORIZING THE <--
11 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
12 GOVERNOR AND THE DEPARTMENT OF MILITARY AND VETERANS AFFAIRS,
13 TO GRANT AND CONVEY, AT A PRICE TO BE DETERMINED THROUGH A
14 COMPETITIVE BID PROCESS, CERTAIN LANDS, BUILDINGS AND
15 IMPROVEMENTS SITUATE IN ALLEGHENY TOWNSHIP, BLAIR COUNTY;
16 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE
17 APPROVAL OF THE GOVERNOR AND THE DEPARTMENT OF MILITARY AND
18 VETERANS AFFAIRS, TO GRANT AND CONVEY, AT A PRICE TO BE
19 DETERMINED THROUGH A COMPETITIVE BID PROCESS, CERTAIN LANDS,
20 BUILDINGS AND IMPROVEMENTS SITUATE IN ALLEGHENY TOWNSHIP,
21 BLAIR COUNTY; AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES,
22 WITH THE APPROVAL OF THE GOVERNOR AND THE DEPARTMENT OF
23 ENVIRONMENTAL PROTECTION, TO TAKE SUCH ACTION WITH RESPECT TO
24 THE COMMONWEALTH'S REAL PROPERTY INTERESTS IN THE SITE
25 COMMONLY KNOWN AS PENN'S LANDING TO FACILITATE THE FURTHER
26 DEVELOPMENT PLANS FOR THE REAL PROPERTY; AUTHORIZING THE
27 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
28 GOVERNOR AND THE PENNSYLVANIA HISTORICAL AND MUSEUM
29 COMMISSION, TO GRANT AND CONVEY TO THE HIGHLANDS HISTORICAL
30 SOCIETY, CERTAIN LANDS SITUATE IN WHITEMARSH TOWNSHIP,
31 MONTGOMERY COUNTY; AUTHORIZING THE DEPARTMENT OF GENERAL
32 SERVICES, WITH THE APPROVAL OF THE DEPARTMENT OF HUMAN
33 SERVICES AND THE GOVERNOR, TO GRANT AND CONVEY TO BOLLINGER
34 ENTERPRISES, INC., CERTAIN LANDS SITUATE IN CONEWANGO

1 TOWNSHIP, WARREN COUNTY; AUTHORIZING THE DEPARTMENT OF
2 GENERAL SERVICES, WITH THE CONCURRENCE OF THE DEPARTMENT OF
3 ENVIRONMENTAL PROTECTION, TO LEASE TO L-A BATTERY, QOZ, LLC
4 LAND WITHIN THE BED OF THE DELAWARE RIVER WITHIN THE CITY OF
5 PHILADELPHIA; AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES,
6 WITH THE APPROVAL OF THE DEPARTMENT OF TRANSPORTATION AND THE
7 GOVERNOR, TO GRANT AND CONVEY TO THE WASHINGTON HEALTH
8 SYSTEM, OR ITS ASSIGNEE, CERTAIN LANDS AND IMPROVEMENTS
9 SITUATE PARTIALLY IN THE 6TH WARD OF THE CITY OF WASHINGTON
10 AND PARTIALLY IN SOUTH STRABANE TOWNSHIP, WASHINGTON COUNTY;
11 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE
12 APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO HARRY E.
13 FREY, JR., AND JEFFREY L. FREY, A PERMANENT EASEMENT OVER
14 CERTAIN LANDS OF THE COMMONWEALTH OF PENNSYLVANIA AT MUNCY
15 STATE CORRECTIONAL INSTITUTION SITUATE IN CLINTON TOWNSHIP,
16 LYCOMING COUNTY, FOR THE PURPOSE OF INGRESS AND EGRESS TO
17 LANDS WHICH HARRY E. FREY, JR., AND JEFFREY L. FREY PROPOSE
18 TO ACQUIRE FROM HAROLD JAMES CARPENTER AND CARLENE M.
19 CARPENTER; AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES,
20 WITH THE APPROVAL OF THE DEPARTMENT OF MILITARY AND VETERANS
21 AFFAIRS AND THE GOVERNOR, TO GRANT AND CONVEY, AT A PRICE TO
22 BE DETERMINED THROUGH A COMPETITIVE BID PROCESS, CERTAIN
23 LANDS, BUILDINGS AND IMPROVEMENTS SITUATE IN THE BOROUGH OF
24 WEST PITTSTON, LUZERNE COUNTY; AUTHORIZING THE RELEASE OF
25 PROJECT 70 RESTRICTIONS ON CERTAIN LANDS OWNED BY GLEN ROCK
26 BOROUGH, YORK COUNTY, IN RETURN FOR THE DEVELOPMENT OF PARK
27 AND OPEN SPACE LANDS OWNED BY GLEN ROCK BOROUGH, YORK COUNTY;
28 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE
29 APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO HUMAN
30 SERVICES, INC., CERTAIN LANDS AND IMPROVEMENTS SITUATE IN THE
31 BOROUGH OF WEST CHESTER, CHESTER COUNTY; AND MAKING A REPEAL.

32 The General Assembly of the Commonwealth of Pennsylvania
33 hereby enacts as follows:

34 Section 1. Conveyance in Mahanoy Township, Schuylkill County.

35 (a) Authorization.--The Department of General Services, with
36 the approval of the Department of Corrections and the Governor,
37 is hereby authorized on behalf of the Commonwealth of
38 Pennsylvania to grant and convey to the Schuylkill County
39 Municipal Authority a permanent easement from lands of the
40 Commonwealth of Pennsylvania at the State Correctional
41 Institution Mahanoy, situate in Mahanoy Township, County of
42 Schuylkill, for the purpose of establishing, utilizing and
43 maintaining water wells and appurtenances thereto related to
44 potable water production and distribution for the benefit of
45 customers within the authority's service territory for \$1.00 and

1 under terms and conditions to be established in an easement
2 agreement.

3 (b) Property description.--The permanent utility easement to
4 be conveyed pursuant to subsection (a) shall initially consist
5 of an easement area totaling approximately 23.74 acres of land,
6 bounded and more particularly described as follows:

7 BEGINNING at a concrete monument, located on the North Right-
8 of-Way line of Morea Road (S.R. 1008) and on the line between
9 West Mahanoy and Mahanoy Townships, said point being a common
10 corner with the John Riele tract of property of GCC Realty, Inc.
11 and Township line N 01° 14' 46" W a distance of 849.26' to a
12 point on the South Right-of-Way of Pennsylvania Power and Light
13 Company, being 100' wide; thence along said South Right-of-Way
14 lien of Pennsylvania Power and Light Company S 80° 35' 34" E a
15 distance of 1,300.00' to a point; thence leaving said Right-of-
16 Way S 20° 20' 11" E a distance of 577.51' feet to a point on the
17 North Right-of-Way lien of Morea Road (S.R. 1008); thence along
18 said Right-of-Way of Morea Road the following three (3) courses
19 and distances:

- 20 1. S 68° 57' 07" W a distance of 25.00' to a point.
- 21 2. Along a curve to the right having a radius of 1,940.30',
22 an arc length of 835.86', and a long chord bearing and distance
23 of S 81° 17' 35" W, 829.41' to a point.
- 24 3. N 86° 21' 57" W a distance of 622.82' to a concrete
25 monument, the point of BEGINNING.

26 CONTAINING 23.74-acres (1,034,151.43 square feet) of land.

27 (c) Easement agreement.--The easement agreement shall
28 provide for the easement area to be reduced after initial
29 installation of the Schuylkill County Municipal Authority's
30 potable water production and distribution facilities to include

1 only such area as is reasonably required for the operation,
2 maintenance, repair and replacement of the facilities. The
3 easement agreement and any other documents necessary to
4 effectuate the conveyance in this section shall be executed by
5 the Secretary of General Services in the name of the
6 Commonwealth of Pennsylvania.

7 (d) Restrictive covenants.--The easement agreement shall
8 contain a provision that the easement shall be utilized by the
9 grantee, its successors or assigns, only for establishing,
10 utilizing and maintaining water wells and appurtenances thereto
11 for potable water production and distribution for the benefit of
12 customers within the grantee's service territory and for no
13 other purpose. Should the easement not be utilized for the
14 purposes specified in this subsection, the easement shall
15 automatically extinguish.

16 (e) Costs and fees.--Costs and fees incidental to the
17 conveyance described in this section shall be borne by the
18 grantee.

19 (f) Expiration.--In the event that the parties have not
20 entered into an easement agreement within two years of the
21 effective date of this section, the authorization contained in
22 this section shall expire.

23 SECTION 2. CONVEYANCE IN ALLEGHENY TOWNSHIP, BLAIR COUNTY. <--

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

1 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER
2 SUBSECTION (A) CONSISTS OF A TRACT OF APPROXIMATELY 13.63-ACRES
3 OF LAND AND IMPROVEMENTS LOCATED THEREON, BOUNDED AND MORE
4 PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

5 LOT D

6 ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, LOCATED
7 APPROXIMATELY 0.25 MILES WEST OF THE INTERSECTION OF S.R. 1001
8 (PLANK ROAD) AND S.R. 1002 (MUNICIPAL DRIVE). ALSO LOCATED 0.54
9 MILES EAST OF THE INTERSECTION OF INTERSTATE 99 (I-99) AND S.R.
10 1002 (MUNICIPAL DRIVE), AND BEING ON THE SOUTH SIDE OF S.R. 1002
11 (MUNICIPAL DRIVE), SITUATE IN THE ALLEGHENY TOWNSHIP, BLAIR
12 COUNTY, IN THE COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY
13 BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

14 BEGINNING AT A POINT ALONG THE NORTHERN LEGAL RIGHT-OF-WAY LINE
15 OF S.R. 1002 (MUNICIPAL DRIVE), THE NORTHWEST CORNER OF LOT D,
16 THE PROPERTY HEREIN DESCRIBED, ALSO BEING THE NORTHEAST CORNER
17 OF LANDS NOW OR FORMERLY OF JOSEPH L. BECK; THENCE ALONG THE
18 SOUTHERN LEGAL RIGHT-OF-WAY LINE OF S.R. 1002 (MUNICIPAL DRIVE),

19 1) SOUTH 69 DEGREES 23 MINUTES 11 SECONDS EAST, A DISTANCE OF
20 171.34 FEET TO AN IRON PIN ALONG THE SOUTHERN LEGAL RIGHT-OF-WAY
21 LINE OF S.R. 1002 (MUNICIPAL DRIVE); THENCE ALONG THE SOUTHERN
22 LEGAL RIGHT-OF-WAY LINE OF S.R. 1002 (MUNICIPAL DRIVE),

23 2) BY A CURVE TO THE LEFT HAVING A RADIUS OF 10016.50 FEET, AN
24 ARC LENGTH OF 282.09 FEET, A CHORD BEARING OF SOUTH 70 DEGREES
25 11 MINUTES 35 SECONDS EAST, AND A CHORD DISTANCE OF 282.08 FEET
26 TO AN IRON PIN; THENCE ALONG THE SAME,

27 3) SOUTH 71 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF
28 52.33 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LANDS NOW
29 OR FORMERLY OF RKD PARTNERS; THENCE ALONG THE LANDS NOW OR
30 FORMERLY OF RKD PARTNERS,

1 4) SOUTH 19 DEGREES 54 MINUTES 08 SECONDS WEST, A DISTANCE OF
2 300.00 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
3 5) SOUTH 72 DEGREES 10 MINUTES 15 SECONDS EAST, A DISTANCE OF
4 197.70 FEET TO A POINT AN IRON PIN; THENCE ALONG THE SAME,
5 6) NORTH 19 DEGREES 54 MINUTES 56 SECONDS EAST, A DISTANCE OF
6 300.00 FEET TO AN IRON PIN AT THE SOUTHERN LEGAL RIGHT-OF-WAY
7 LINE OF S.R. 1002 (MUNICIPAL DRIVE); THENCE ALONG THE SOUTHERN
8 LEGAL RIGHT-OF-WAY LINE OF S.R. 1002 (MUNICIPAL DRIVE),
9 7) BY A CURVE TO THE LEFT HAVING A RADIUS OF 3516.50 FEET, AN
10 ARC LENGTH OF 30.00 FEET, A CHORD BEARING OF SOUTH 73 DEGREES 59
11 MINUTES 32 SECONDS EAST, AND A CHORD DISTANCE OF 30.00 FEET TO
12 AN IRON PIN AT THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF
13 RKD PARTNERS; THENCE ALONG LANDS NOW OR FORMERLY OF RKD PARTNERS
14 AND ALONG LANDS OF VICKI SOMMER KIVITZ,
15 8) SOUTH 19 DEGREES 54 MINUTES 08 SECONDS WEST, PASSING THROUGH
16 AN IRON PIN AT 677.19 FEET AND AN IRON PIN AT 1065.16 FEET, A
17 DISTANCE OF 1125.16 FEET TO POINT IN BEAVERDAM BRANCH; THENCE
18 ALONG BEAVERDAM BRANCH AND LANDS NOW OR FORMERLY OF ST PRODUCTS
19 LLC,
20 9) NORTH 44 DEGREES 18 MINUTES 44 SECONDS WEST, A DISTANCE OF
21 254.10 FEET TO POINT, THENCE ALONG THE SAME,
22 10) NORTH 34 DEGREES 49 MINUTES 41 SECONDS WEST, A DISTANCE OF
23 590.41 FEET TO A POINT IN THE BEAVERDAM BRANCH AND AT THE
24 SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OF JOSEPH L. BECK;
25 THENCE LEAVING BEAVERDAM BRANCH, AND ALONG THE LANDS NOW OR
26 FORMERLY OF JOSEPH L. BECK,
27 11) NORTH 17 DEGREES 58 MINUTES 07 SECONDS EAST, PASSING
28 THROUGH AN IRON PIN AT 60.00 FEET, A DISTANCE OF 665.73 FEET TO
29 THE POINT OF BEGINNING.
30 CONTAINING 13.63 ACRES, MORE OR LESS.

1 BEING PART OF THE LANDS CONVEYED BY THE GENERAL STATE AUTHORITY
2 TO THE COMMONWEALTH OF PENNSYLVANIA, BY DEED DATED JUNE 16TH,
3 1989 AND RECORDED IN THE RECORDER OF DEEDS OFFICE FOR BLAIR
4 COUNTY, PENNSYLVANIA IN DEED BOOK 1178, PAGE 451 ON JANUARY
5 12TH, 1990.

6 SAID PARCEL BEING SHOWN ON A PLAT PREPARED BY NAVARRO & WRIGHT
7 ENGINEERS, INC. FOR THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT
8 OF GENERAL SERVICES, DATED JULY 31ST, 2018, AND LAST REVISED ON
9 SEPTEMBER 24TH, 2018, TITLED HOLLIDAYSBURG VETERANS HOME
10 SUBDIVISION FINAL PLAN, PROJECT NO. DGS 2008-SWSS-37,
11 SUBDIVISION OF TAX PARCEL 02.00-12..-056.00-000, RECORDED ON
12 OCTOBER 24, 2018 IN THE BLAIR COUNTY RECORDER OF DEEDS OFFICE IN
13 PLAN BOOK 100, PAGE 27.

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

26 (E) RESTRICTIVE COVENANTS.--THE SECRETARY OF GENERAL
27 SERVICES MAY IMPOSE ANY COVENANTS, CONDITIONS OR RESTRICTIONS ON
28 THE PROPERTY DESCRIBED UNDER SUBSECTION (B) AT SETTLEMENT AS
29 DETERMINED TO BE IN THE BEST INTERESTS OF THE COMMONWEALTH.

30 (F) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED

1 IN THE GENERAL FUND.

2 SECTION 3. CONVEYANCE IN ALLEGHENY TOWNSHIP, BLAIR COUNTY.

3 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
4 THE APPROVAL OF THE GOVERNOR AND THE DEPARTMENT OF MILITARY AND
5 VETERANS AFFAIRS, IS HEREBY AUTHORIZED ON BEHALF OF THE
6 COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY, AT A PRICE TO
7 BE DETERMINED THROUGH COMPETITIVE BIDDING, THE FOLLOWING TRACT
8 OF LAND TOGETHER WITH ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS
9 THEREON, SITUATE IN ALLEGHENY TOWNSHIP, BLAIR COUNTY.

10 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED
11 UNDER SUBSECTION (A) CONSISTS OF A TRACT OF APPROXIMATELY
12 111.36-ACRES OF LAND AND IMPROVEMENTS LOCATED THEREON, BOUNDED
13 AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

14 LOT C

15 ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, LOCATED AT THE
16 NORTHEAST INTERSECTION OF S.R. 1002 (MUNICIPAL DRIVE) AND
17 INTERSTATE 99 (I-99) , SITUATE IN THE ALLEGHENY TOWNSHIP, BLAIR
18 COUNTY, IN THE COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY
19 BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

20 BEGINNING AT A POINT ALONG THE NORTHERN LEGAL RIGHT-OF-WAY OF
21 S.R. 1002 (MUNICIPAL DRIVE), THE SOUTHEAST CORNER OF LOT C, THE
22 PROPERTY HEREIN DESCRIBED, ALSO THE SOUTHWEST CORNER OF LOT A OF
23 THE PLAN HEREIN REFERRED TO; THENCE ALONG THE NORTHERN LEGAL
24 RIGHT-OF-WAY OF S.R. 1002 (MUNICIPAL DRIVE),

25 1) BY A CURVE TO THE RIGHT HAVING A RADIUS OF 9983.50 FEET, AN
26 ARC LENGTH OF 218.58 FEET, A CHORD BEARING OF NORTH 70 DEGREES
27 00 MINUTES 49 SECONDS WEST, AND A CHORD DISTANCE OF 218.57 FEET
28 TO AN IRON PIN; THENCE ALONG THE SAME,

29 2) NORTH 69 DEGREES 23 MINUTES 11 SECONDS WEST, A DISTANCE OF
30 220.23 FEET TO AN IRON PIN; THENCE ALONG THE SAME,

1 3) BY A CURVE TO THE RIGHT HAVING A RADIUS OF 1483.50 FEET, AN
2 ARC LENGTH OF 127.90 FEET, A CHORD BEARING OF NORTH 66 DEGREES
3 54 MINUTES 59 SECONDS WEST, AND A CHORD DISTANCE OF 127.86 FEET
4 TO AN IRON PIN; THENCE ALONG THE SAME,
5 4) NORTH 64 DEGREES 26 MINUTES 48 SECONDS WEST, A DISTANCE OF
6 3.12 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
7 5) NORTH 25 DEGREES 33 MINUTES 12 SECONDS EAST, A DISTANCE OF
8 33.50 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
9 6) NORTH 59 DEGREES 38 MINUTES 22 SECONDS WEST, A DISTANCE OF
10 583.84 FEET TO A POINT AN IRON PIN; THENCE ALONG THE SAME,
11 7) NORTH 45 DEGREES 42 MINUTES 23 SECONDS WEST, A DISTANCE OF
12 327.36 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
13 8) NORTH 01 DEGREES 07 MINUTES 37 SECONDS WEST, A DISTANCE OF
14 9.43 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
15 9) NORTH 44 DEGREES 28 MINUTES 47 SECONDS WEST, A DISTANCE OF
16 114.73 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
17 10) BY A CURVE TO THE LEFT HAVING A RADIUS OF 726.82 FEET, AN
18 ARC LENGTH OF 282.02 FEET, A CHORD BEARING OF NORTH 56 DEGREES
19 40 MINUTES 03 SECONDS WEST, AND A CHORD DISTANCE OF 280.26 FEET
20 TO AN IRON PIN; THENCE ALONG THE SAME,
21 11) NORTH 19 DEGREES 34 MINUTES 07 SECONDS EAST, A DISTANCE OF
22 5.10 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
23 12) BY A CURVE TO THE LEFT HAVING A RADIUS OF 600.07 FEET, AN
24 ARC LENGTH OF 80.44 FEET, A CHORD BEARING OF NORTH 68 DEGREES 51
25 MINUTES 16 SECONDS WEST, AND A CHORD DISTANCE OF 80.38 FEET TO
26 AN IRON PIN ALONG THE EAST OF LANDS NOW OR FORMERLY PENNSYLVANIA
27 LINES LLC; THENCE ALONG LANDS NOW OR FORMERLY OF PENNSYLVANIA
28 LINES LLC,
29 13) NORTH 11 DEGREES 20 MINUTES 08 SECONDS EAST, A DISTANCE OF
30 510.93 FEET TO AN IRON PIN ALONG THE EASTERN LEGAL RIGHT-OF-WAY

1 OF I-99,
2 14) NORTH 27 DEGREES 50 MINUTES 01 SECONDS EAST, A DISTANCE OF
3 147.86 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF LANDS NOW
4 OR FORMERLY OF RICHARD ANDREW CHAMBERLAIN; THENCE ALONG THE
5 LANDS NOW OR FORMERLY OF RICHARD ANDREW CHAMBERLAIN,
6 15) NORTH 71 DEGREES 03 MINUTES 13 SECONDS EAST, A DISTANCE OF
7 148.95 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LANDS NOW
8 OR FORMERLY OF PAULA M. CHAMBERLAIN; THENCE ALONG LANDS NOW OR
9 FORMERLY OF PAULA M. CHAMBERLAIN, AND ALSO ALONG LANDS NOW OR
10 FORMERLY OF RICHARD ANDREW CHAMBERLAIN & APRIL B. DIEHL,
11 16) SOUTH 20 DEGREES 02 MINUTES 55 SECONDS EAST, PASSING OVER
12 AN IRON PIN AT 116.34 FEET, A DISTANCE OF 238.44 FEET TO AN IRON
13 PIN AT THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF RICHARD
14 D. CHAMBERLAIN & DEBRA L. BRENNEMAN, THENCE ALONG LANDS NOW OR
15 FORMERLY OF RICHARD D. CHAMBERLAIN & DEBRA L. BRENNEMAN,
16 17) SOUTH 20 DEGREES 05 MINUTES 05 SECONDS EAST, A DISTANCE OF
17 599.97 FEET TO AN IRON PIN; THENCE ALONG THE SAME, ALSO ALONG
18 LANDS NOW OR FORMERLY OF RICHARD ANDREW CHAMBERLAIN & APRIL B.
19 DIEHL, ALSO ALONG LANDS NOW OR FORMERLY OF PAULA M. CHAMBERLAIN,
20 AND ALSO ALONG LANDS NOW OR FORMERLY OF HARRY A. WAGNER & ROBERT
21 A. WAGNER,
22 18) NORTH 01 DEGREE 45 MINUTES 36 SECONDS WEST, PASSING OVER AN
23 IRON PIPE AT 713.68 FEET, A DISTANCE OF 1437.68 FEET TO AN IRON
24 PIN ALONG THE EASTERLY LEGAL RIGHT-OF-WAY OF I-99; THENCE ALONG
25 THE LEGAL RIGHT-OF-WAY OF I-99,
26 19) NORTH 39 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF
27 60.68 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
28 20) NORTH 49 DEGREES 56 MINUTES 37 SECONDS EAST, A DISTANCE OF
29 204.40 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
30 21) NORTH 31 DEGREES 13 MINUTES 01 SECONDS EAST, A DISTANCE OF

1 270.39 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
2 22) NORTH 36 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF
3 282.26 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
4 23) NORTH 15 DEGREES 06 MINUTES 40 SECONDS WEST, A DISTANCE OF
5 315.01 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
6 24) NORTH 05 DEGREES 47 MINUTES 59 SECONDS EAST, A DISTANCE OF
7 61.81 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF LANDS NOW
8 OR FORMERLY OF ALTO-RESTE PARK CEMETERY ASSOCIATION; THENCE
9 ALONG LANDS NOW OR FORMERLY OF ALTO-RESTE PARK CEMETERY
10 ASSOCIATION,
11 25) SOUTH 80 DEGREES 13 MINUTES 38 SECONDS EAST, A DISTANCE OF
12 2123.11 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT A OF
13 THE PLAN HEREIN DESCRIBED; THENCE ALONG LOT A OF THE PLAN HEREIN
14 DESCRIBED,
15 26) SOUTH 19 DEGREES 13 MINUTES 02 SECONDS WEST, A DISTANCE OF
16 75.05 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
17 27) SOUTH 71 DEGREES 51 MINUTES 15 SECONDS WEST, A DISTANCE OF
18 512.14 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
19 28) SOUTH 52 DEGREES 02 MINUTES 13 SECONDS WEST, A DISTANCE OF
20 591.25 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
21 29) SOUTH 19 DEGREES 48 MINUTES 18 SECONDS WEST, A DISTANCE OF
22 311.65 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
23 30) SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF
24 391.76 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
25 31) SOUTH 13 DEGREES 19 MINUTES 08 SECONDS WEST, A DISTANCE OF
26 437.16 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
27 32) SOUTH 13 DEGREES 54 MINUTES 34 SECONDS EAST, A DISTANCE OF
28 502.49 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
29 33) SOUTH 70 DEGREES 40 MINUTES 04 SECONDS EAST, A DISTANCE OF
30 238.56 FEET TO AN IRON PIN; THENCE ALONG THE SAME,

1 34) SOUTH 16 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF
2 557.69 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
3 35) NORTH 73 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF
4 275.42 FEET TO AN IRON PIN; THENCE ALONG THE SAME,
5 36) SOUTH 16 DEGREES 25 MINUTES 00 SECONDS WEST, PASSING OVER A
6 CONCRETE MONUMENT AT 300 FEET, A DISTANCE OF 310.21 FEET TO THE
7 POINT OF BEGINNING.
8 CONTAINING 111.36 ACRES, MORE OR LESS.
9 BEING PART OF THE LANDS CONVEYED BY THE GENERAL STATE AUTHORITY
10 TO THE COMMONWEALTH OF PENNSYLVANIA, BY DEED DATED JUNE 16TH,
11 1989 AND RECORDED IN THE RECORDER OF DEEDS OFFICE FOR BLAIR
12 COUNTY, PENNSYLVANIA IN DEED BOOK 1178, PAGE 451 ON JANUARY
13 12TH, 1990.
14 SAID PARCEL BEING SHOWN ON A PLAT PREPARED BY NAVARRO & WRIGHT
15 ENGINEERS, INC. FOR THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT
16 OF GENERAL SERVICES, DATED JULY 31ST, 2018, AND LAST REVISED ON
17 SEPTEMBER 24TH, 2018, TITLED HOLLIDAYSBURG VETERANS HOME
18 SUBDIVISION FINAL PLAN, PROJECT NO. DGS 2008-SWSS-37,
19 SUBDIVISION OF TAX PARCEL 02.00-12...-056.00-000, RECORDED ON
20 OCTOBER 24, 2018 IN THE BLAIR COUNTY RECORDER OF DEEDS OFFICE IN
21 PLAN BOOK 100, PAGE 27.

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

30 (D) EXECUTION OF DEED.--THE DEED OF CONVEYANCE SHALL BE BY

1 SPECIAL WARRANTY DEED AND SHALL BE EXECUTED BY THE SECRETARY OF
2 GENERAL SERVICES IN THE NAME OF THE COMMONWEALTH OF
3 PENNSYLVANIA.

4 (E) RESTRICTIVE COVENANT.--THE SECRETARY OF GENERAL SERVICES
5 MAY IMPOSE ANY COVENANTS, CONDITIONS OR RESTRICTIONS ON THE
6 PROPERTY DESCRIBED UNDER SUBSECTION (B) AT SETTLEMENT AS
7 DETERMINED TO BE IN THE BEST INTERESTS OF THE COMMONWEALTH.

8 (F) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED
9 IN THE GENERAL FUND.

10 SECTION 4. PENN'S LANDING DEVELOPMENT.

11 THE DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
12 GOVERNOR AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, IS
13 AUTHORIZED TO TAKE SUCH ACTION WITH RESPECT TO THE
14 COMMONWEALTH'S REAL PROPERTY INTERESTS IN THE SITE COMMONLY
15 KNOWN AS PENN'S LANDING, ON PORTIONS OF THE DELAWARE RIVER
16 BETWEEN A POINT NORTH OF MARKET STREET AND SOUTH STREET AS
17 APPROPRIATE TO FACILITATE THE FURTHER DEVELOPMENT PLANS FOR THE
18 REAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, CONVEYING ANY LAND
19 TO THE WEST OF THE BULKHEAD LINE TO THE CITY OF PHILADELPHIA AND
20 ENTERING INTO A SUBMERGED LANDS LEASE WITH THE CITY OF
21 PHILADELPHIA FOR AN INITIAL TERM OF 99 YEARS AND A RENEWAL TERM,
22 TO BE EXERCISED IN THE DISCRETION OF THE DEPARTMENT OF GENERAL
23 SERVICES, OF AN ADDITIONAL 99 YEARS, ON SUCH TERMS AND
24 CONDITIONS AS ARE ACCEPTABLE TO THE DEPARTMENT OF GENERAL
25 SERVICES.

26 SECTION 5. CONVEYANCE IN WHITEMARSH TOWNSHIP, MONTGOMERY
27 COUNTY.

28 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
29 THE APPROVAL OF THE GOVERNOR AND THE PENNSYLVANIA HISTORICAL AND
30 MUSEUM COMMISSION, IS HEREBY AUTHORIZED ON BEHALF OF THE

1 COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY THE FOLLOWING
2 TRACT OF LAND TOGETHER WITH ANY IMPROVEMENTS THEREON, KNOWN AS
3 THE HISTORIC HIGHLANDS MANSION AND GROUNDS, SITUATE IN
4 WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY TO THE HIGHLANDS
5 HISTORICAL SOCIETY FOR \$1, UNDER TERMS AND CONDITIONS TO BE
6 ESTABLISHED IN AN AGREEMENT OF SALE.

7 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER
8 SUBSECTION (A) CONSISTS OF APPROXIMATELY 40.69 ACRES AND
9 IMPROVEMENTS LOCATED THEREON, MORE PARTICULARLY BOUNDED AND
10 DESCRIBED AS FOLLOWS:

11 ALL THAT CERTAIN TRACT OR PIECE OF LAND, SITUATE IN THE
12 TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, COMMONWEALTH OF
13 PENNSYLVANIA, AS SHOWN ON AN MINOR SUBDIVISION/LOT LINE
14 ADJUSTMENT PLAN, PREPARED FOR JOSE AND LISA RAMOS PREPARED BY
15 NAVE, NEWELL, INC., DATED OCTOBER 10, 2017, AND LAST REVISED
16 OCTOBER 24, 2018, RECORDED AT THE OFFICE OF THE RECORDER OF
17 DEEDS OF MONTGOMERY COUNTY AT PLAN BOOK 0049 PAGE 00332, BEING
18 LOT 1 ON ABOVE STATED PLAN, BOUNDED AND DESCRIBED AS FOLLOWS:

19 BEGINNING AT A POINT WITHIN THE INTERSECTING LEGAL RIGHT-OF-
20 WAY LINES OF SKIPPACK PIKE (S.R. 0073) (50 FEET WIDE LEGAL
21 RIGHT-OF-WAY AND 100 FEET WIDE ULTIMATE RIGHT-OF-WAY) AND SHEAFF
22 LANE (33 FEET WIDE LEGAL RIGHT-OF-WAY AND 60 FEET WIDE ULTIMATE
23 RIGHT-OF-WAY) SAID POINT BEING THE SOUTH- EASTERLY CORNER OF
24 THIS PARCEL AND FROM SAID BEGINNING POINT RUNS;

25 (1) THENCE THROUGH AND NEAR THE CENTERLINE OF THE LEGAL
26 RIGHT-OF-WAY OF SKIPPACK PIKE (S.R. 0073) (50 FEET WIDE LEGAL
27 RIGHT-OF-WAY AND 100 FEET WIDE ULTIMATE RIGHT-OF-WAY), NORTH
28 48°25'30" WEST A DISTANCE OF 1,456.62 FEET TO A POINT;

29 (2) THENCE LEAVING SAID RIGHT-OF-WAY THROUGH A FOUND
30 MONUMENT ON THE ULTIMATE RIGHT-OF-WAY AND ALONG LANDS NOW OR

1 FORMERLY OF DENNIS ALTER, NORTH 52°48'48" EAST A DISTANCE OF
2 1,001.46 FEET TO A FOUND MONUMENT;

3 (3) THENCE ALONG LANDS NOW OR FORMERLY OF DENNIS ALTER,
4 NORTH 59°16'39" EAST A DISTANCE OF 538.59 FEET TO A SET
5 MONUMENT;

6 (4) THENCE ALONG LOT 2, SOUTH 30°00'52" EAST A DISTANCE
7 OF 205.17 FEET TO A SET MONUMENT;

8 (5) THENCE ALONG THE SAME, SOUTH 52°40'37" WEST A
9 DISTANCE OF 10.40 FEET TO A SET MONUMENT;

10 (6) THENCE ALONG THE SAME, SOUTH 29°56'26" EAST A
11 DISTANCE OF 229.31 FEET TO A SET MONUMENT;

12 (7) THENCE ALONG THE SAME, NORTH 56°58'27" EAST A
13 DISTANCE OF 87.78 FEET TO A SET MONUMENT;

14 (8) THENCE ALONG THE SAME AND LANDS NOW OR FORMERLY OF
15 ANDREW K. AND MARGARITA ROOKE CROSSING OVER A FOUND MONUMENT
16 168.94 FEET FROM THE START OF THIS COURSE, SOUTH 25°54'00"
17 EAST A DISTANCE OF 455.92 FEET TO A FOUND MONUMENT;

18 (9) THENCE ALONG LANDS NOW OR FORMERLY OF MORTON H.
19 FETTEROLF III AND MELISSA D. FETTEROLF, SOUTH 44°02'30" WEST
20 A DISTANCE OF 15.30 FEET TO A FOUND MONUMENT;

21 (10) THENCE ALONG THE SAME, SOUTH 29°50'30" EAST A
22 DISTANCE OF 257.21 FEET CROSSING OVER A FOUND MONUMENT ON THE
23 LEGAL RIGHT-OF-WAY OF SHEAFF LANE (33 FEET WIDE LEGAL RIGHT-
24 OF-WAY AND 60 FEET WIDE ULTIMATE RIGHT-OF-WAY) TO A POINT;

25 (11) THENCE THROUGH AND NEAR THE CENTERLINE OF LEGAL
26 RIGHT-OF-WAY OF SHEAFF LANE (33 FEET WIDE LEGAL RIGHT-OF-WAY
27 AND 60 FEET WIDE ULTIMATE RIGHT-OF-WAY), SOUTH 41°34'40" WEST
28 A DISTANCE OF 1,160.36 FEET TO A POINT; SAID POINT BEING SAID
29 PLACE OF BEGINNING.

30 CONTAINING IN AREA 1,772,496 SQUARE FEET (40.6909 ACRES) MORE

1 OR LESS.

2 BEING PART OF THE SAME PREMISES EMILY W. ROOSEVELT, WIDOW,
3 CONVEYED TO THE COMMONWEALTH OF PENNSYLVANIA BY DEED DATED
4 DECEMBER 6, 1965, AND RECORDED DECEMBER 17, 1965, IN MONTGOMERY
5 COUNTY DEED BOOK 3354, PAGE 45.

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

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

26 (E) CONDITION TO CONVEYANCE.--THE CONVEYANCE SHALL BE
27 SUBJECT TO THE CONDITION THAT A PORTION OF THE PROPERTY TO BE
28 CONVEYED, CONTAINING APPROXIMATELY 29 ACRES, SUBSTANTIALLY AS
29 SHOWN AND DESCRIBED BY A PLAN AND LEGAL DESCRIPTION PREPARED BY
30 JAMES ROBERT AIKEN, II, PLS, NAVE NEWELL, THE DESCRIPTION BEING

1 DATED MARCH 25, 2019, SHALL BE ENCUMBERED BY A CONSERVATION
2 EASEMENT TO BE GRANTED BY THE HIGHLANDS HISTORICAL SOCIETY TO
3 THE TOWNSHIP OF WHITEMARSH, AND THAT ANY FUNDS RECEIVED BY THE
4 HIGHLANDS HISTORICAL SOCIETY AS CONSIDERATION FOR THE GRANT OF
5 SUCH EASEMENT SHALL BE DEDICATED BY THE HIGHLANDS HISTORICAL
6 SOCIETY TO THE PRESERVATION OF THE APPROXIMATELY 12-ACRE PORTION
7 OF THE PROPERTY AS DESCRIBED IN SUBSECTION (F).

8 (F) HISTORIC PRESERVATION COVENANTS.--A PORTION OF THE
9 PROPERTY TO BE CONVEYED, CONTAINING APPROXIMATELY 12 ACRES,
10 WHICH INCLUDES THE HIGHLANDS MANSION, SUBSTANTIALLY AS SHOWN AND
11 DESCRIBED BY A PLAN AND LEGAL DESCRIPTION PREPARED BY JAMES
12 ROBERT AIKEN, II, PLS, NAVE NEWELL, THE DESCRIPTION BEING DATED
13 MARCH 25, 2019, SHALL BE CONVEYED SUBJECT TO HISTORIC
14 PRESERVATION COVENANTS, WHICH COVENANTS SHALL BE DETERMINED BY
15 THE PENNSYLVANIA HISTORIC AND MUSEUM COMMISSION AND MAY INCLUDE
16 A REVERSIONARY INTEREST. THE HISTORIC PRESERVATION COVENANTS AND
17 REVERSIONARY INTEREST SHALL NOT APPLY TO THE PORTION OF THE
18 PROPERTY DESCRIBED IN SUBSECTION (E).

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

22 (H) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THIS
23 CONVEYANCE SHALL BE BORNE BY THE GRANTEE. THE CONVEYANCE UNDER
24 THIS ACT SHALL BE EXEMPT FROM STATE AND LOCAL REALTY TRANSFER
25 TAXES.

26 (I) ALTERNATIVE DISPOSITION.--IF THE CONVEYANCE IS NOT
27 EFFECTUATED WITHIN TWO YEARS AFTER THE EFFECTIVE DATE OF THIS
28 ACT, THE AUTHORITY UNDER THIS ACT SHALL EXPIRE.

29 SECTION 6. CONVEYANCE IN CONEWANGO TOWNSHIP, WARREN COUNTY.

30 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH

1 THE APPROVAL OF THE DEPARTMENT OF HUMAN SERVICES AND THE
2 GOVERNOR, IS AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF
3 PENNSYLVANIA TO GRANT AND CONVEY, UNDER TERMS, CONDITIONS AND
4 FOR CONSIDERATION SPECIFIED IN THE AGREEMENT OF SALE, DATED
5 AUGUST 7, 2020, THE FOLLOWING TRACT OF LAND TOGETHER WITH ANY
6 BUILDINGS, STRUCTURES OR IMPROVEMENTS THEREON, SITUATE IN
7 CONEWANGO TOWNSHIP, WARREN COUNTY.

8 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED
9 PURSUANT TO THIS SECTION CONSISTS OF ONE TRACT KNOWN AS "LOT 2"
10 OF APPROXIMATELY 3.16 ACRES OF LAND AND IMPROVEMENTS LOCATED
11 THEREON, TO BE SUBDIVIDED FROM THE RESIDUAL LANDS OF WARREN
12 STATE HOSPITAL KNOWN AS PARCEL I.D. WN-5-461, LOCATED IN THE
13 TOWNSHIP OF CONEWANGO, WARREN COUNTY, BEING PRELIMINARILY
14 BOUNDED AND DESCRIBED AS FOLLOWS:

15 ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE
16 TOWNSHIP OF CONEWANGO, COUNTY OF WARREN AND COMMONWEALTH OF
17 PENNSYLVANIA, DESCRIBED AS FOLLOWS:

18 BEGINNING AT A PIPE, SAID PIPE BEING SITUATE AT THE
19 INTERSECTION OF THE NORTHERLY RIGHT OF WAY FOR NORTH STATE
20 STREET, AND THE NORTHERLY RIGHT OF WAY FOR MAPLE LEAF PLACE;

21 THENCE N 37°33'49" W ALONG THE NORTHERLY RIGHT OF WAY FOR
22 NORTH STATE STREET, THE LANDS OF MICHAEL AND MEGHANN CHAPMAN,
23 GARY AND DIXIE BURMAGIN AND WILLIAM HASKINS AND NICOLE GENIS A
24 DISTANCE OF 252.12' TO A POINT, SAID POINT BEING THE SOUTHERLY
25 MOST CORNER OF LOT 2 AND THE EASTERLY MOST CORNER OF WILLIAM
26 HASKINS AND NICOLE GENIS, BEING THE POINT OF BEGINNING;

27 THENCE N 53°00'00" W ALONG THE WESTERLY LINE OF LOT 2 AND THE
28 EASTERLY LINE OF WILLIAM AND NICOLE GENIS, A DISTANCE OF 172.49'
29 TO A POINT;

30 THENCE CONTINUING N 53°00'00" W ALONG THE WESTERLY LINE OF

1 LOT 2 AND THE EASTERLY LINE OF DARREN LAIH, A DISTANCE OF 90.79'
2 TO A REBAR, SAID REBAR BEING THE WESTERLY MOST CORNER OF LOT 2;
3 THENCE N 37°00'00" E SEVERING THE LANDS OF THE GRANTORS, A
4 DISTANCE OF 510.00' TO A REBAR, SAID REBAR BEING THE NORTHERLY
5 MOST CORNER OF LOT 2;

6 THENCE S 53°00'00" E CONTINUING TO SEVER THE LANDS OF THE
7 GRANTOR, PASSING A REBAR AT 275.22' A TOTAL DISTANCE OF 275.72'
8 TO A POINT, SAID POINT BEING SITUATE ON THE NORTHERLY RIGHT OF
9 WAY OF NORTH STATE STREET, BEING THE EASTERLY MOST CORNER OF LOT
10 2;

11 THENCE S 38°23'50" W ALONG THE NORTHERLY RIGHT OF WAY OF
12 NORTH STATE STREET, A DISTANCE OF 510.15' TO A POINT, SAID POINT
13 BEING THE SOUTHERLY MOST CORNER OF LOT 2, A COMMON CORNER WITH
14 WILLIAM HASKINS AND NICOLE GENIS WHICH IS THE POINT OF
15 BEGINNING, HAVING AN AREA OF 137445.40 SQUARE FEET, OR 3.16
16 ACRES.

17 BEING LOT 2 ON A PRELIMINARY VERSION OF A PLAN ENTITLED
18 "MINOR SUBDIVISION OF LAND FOR THE WARREN STATE HOSPITAL,"
19 PREPARED BY HAMPSON SURVEYING, DATED NOVEMBER 18, 2019.

20 THE ACTUAL DESCRIPTION FOR THE PROPERTY TO BE CONVEYED SHALL
21 BE DETERMINED BASED UPON A FINAL NONAPPEALABLE SUBDIVISION PLAN
22 THAT HAS BEEN APPROVED IN ACCORDANCE WITH APPLICABLE LAW.

23 (C) SUBDIVISION PLAN.--NO CONVEYANCE SHALL BE MADE UNDER
24 THIS SECTION UNTIL BOLLINGER ENTERPRISES, INC., HAS PROVIDED THE
25 DEPARTMENT OF GENERAL SERVICES WITH A FINAL, NONAPPEALABLE
26 SUBDIVISION PLAN APPROVED IN ACCORDANCE WITH APPLICABLE LAW.

27 (D) CONDITION.--ANY CONVEYANCE AUTHORIZED UNDER THIS SECTION
28 SHALL BE MADE UNDER AND SUBJECT TO THE CONDITION, WHICH SHALL BE
29 CONTAINED IN THE DEED OF CONVEYANCE, THAT NO PORTION OF THE
30 PROPERTY CONVEYED SHALL BE USED AS A LICENSED FACILITY, AS

1 DEFINED IN 4 PA.C.S. § 1103 (RELATING TO DEFINITIONS), OR ANY
2 OTHER SIMILAR TYPE OF FACILITY AUTHORIZED UNDER STATE LAW. THE
3 CONDITION SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE
4 BINDING UPON THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. SHOULD THE
5 GRANTEE, ITS SUCCESSORS OR ASSIGNS, PERMIT ANY PORTION OF THE
6 PROPERTY AUTHORIZED TO BE CONVEYED IN THIS SECTION TO BE USED IN
7 VIOLATION OF THIS SUBSECTION, THE TITLE SHALL IMMEDIATELY REVERT
8 TO AND REVEST IN THE GRANTOR.

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

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

23 (H) ALTERNATE DISPOSITION.--IN THE EVENT THAT THIS
24 CONVEYANCE IS NOT EXECUTED IN ACCORDANCE WITH THE AGREEMENT OF
25 SALE IN SECTION 1, THE PROPERTY MAY BE DISPOSED OF IN ACCORDANCE
26 WITH SECTION 2405-A OF THE ACT OF APRIL 9, 1929 (P.L.177,
27 NO.175), KNOWN AS THE ADMINISTRATIVE CODE OF 1929.
28 SECTION 7. LANDS WITHIN THE DELAWARE RIVERBED.

29 (A) AUTHORIZATION.--THE COMMONWEALTH OWNS LANDS WITHIN THE
30 BED OF THE DELAWARE RIVER, A PORTION OF WHICH LANDS ARE LOCATED

1 IN THE 18TH WARD OF THE CITY OF PHILADELPHIA AND ARE COMMONLY
2 KNOWN AS PART OF THE FORMER PHILADELPHIA ELECTRIC COMPANY (PECO)
3 POWER STATION PROPERTY, 1325 BEACH STREET, ALSO KNOWN AS NORTH
4 BEACH STREET. THE DEPARTMENT OF GENERAL SERVICES, WITH THE
5 CONCURRENCE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION,
6 ACTING ON BEHALF OF THE COMMONWEALTH, IS HEREBY AUTHORIZED TO
7 LEASE TO L-A BATTERY QOZ, LLC, OR ITS NOMINEE FOR AN INITIAL
8 TERM OF 99 YEARS, SUCH LANDS WITHIN THE BED OF THE DELAWARE
9 RIVER IN THE CITY OF PHILADELPHIA AND TO EXTEND THE LEASE TERM
10 FOR ALL OR ANY PORTION OF THE LEASED PREMISES FOR AN ADDITIONAL
11 TERM OF UP TO 99 YEARS.

12 (B) DESCRIPTION.--THE PROPERTY TO BE LEASED IS APPROXIMATELY
13 10.80126 ACRES OF PARTIALLY FILLED LANDS MORE PARTICULARLY
14 DESCRIBED AS FOLLOWS:

15 ALL THAT CERTAIN LOT OR PIECE OF GROUND TOGETHER WITH THE
16 IMPROVEMENTS THEREON ERECTED, SITUATE IN THE 18TH WARD OF THE
17 CITY OF PHILADELPHIA, PENNSYLVANIA MORE PARTICULARLY DESCRIBED
18 AS FOLLOWS TO WIT:

19 BEGINNING AT A POINT ON THE DIVIDING LINE BETWEEN OPA #88-
20 435-7171, LANDS NOW OR FORMERLY OF DELAWARE STATION LLC AND OPA
21 #88-5670040, LANDS NOW OR FORMERLY OF THE CITY OF PHILADELPHIA,
22 PENN TREATY PARK, SAID POINT BEING DISTANT THE FOLLOWING TWO (2)
23 COURSES AND DISTANCES FROM THE INTERSECTION OF THE NORTHEASTERLY
24 RIGHT-OF-WAY LINE OF COLUMBIA STREET EXTENDED (50 FOOT WIDE
25 RIGHT-OF-WAY, ON CITY PLAN) AND THE SOUTHEASTERLY RIGHT-OF-WAY
26 LINE OF BEACH STREET (50 FOOT WIDE RIGHT-OF-WAY, ON CITY PLAN,
27 LEGALLY OPEN);

28 A. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACH
29 STREET, NORTH 59 DEGREES 19 MINUTES 33 SECONDS EAST, A DISTANCE
30 OF 143.948 FEET, THENCE;

1 B. ALONG THE DIVIDING LINE BETWEEN OPA #88-4351717 AND
2 OPA #88-5670040, SOUTH 28 DEGREES 11 MINUTES 54 SECONDS EAST, A
3 DISTANCE OF 233.380 FEET TO A POINT ON THE BULKHEAD LINE
4 (APPROVED BY THE SECRETARY OF WAR JANUARY 5, 1894 AND SEPTEMBER
5 10, 1940) BEING THE TRUE POINT AND PLACE OF BEGINNING AND FROM
6 SAID POINT OF BEGINNING RUNNING, THENCE;

7 THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE
8 BULKHEAD LINE:

9 1. NORTH 58 DEGREES 21 MINUTES 15 SECONDS EAST, A
10 DISTANCE OF 404.079 FEET TO A POINT, THENCE;

11 2. NORTH 64 DEGREES 18 MINUTES 09 SECONDS EAST, A
12 DISTANCE OF 534.095 FEET TO A POINT, THENCE;

13 3. ALONG THE DIVIDING LINE BETWEEN OPA #88-4351717 AND
14 OPA #88-4076002, LANDS NOW OR FORMERLY BERKS STREET CORP., SOUTH
15 28 DEGREES 28 MINUTES 57 SECONDS EAST, A DISTANCE OF 494.364
16 FEET TO A POINT ON THE PIERHEAD LINE (APPROVED BY THE SECRETARY
17 OF WAR JANUARY 5, 1894 AND SEPTEMBER 10, 1940), THENCE;

18 THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE
19 PIERHEAD LINE:

20 4. SOUTH 64 DEGREES 16 MINUTES 52 SECONDS WEST, A
21 DISTANCE OF 528.614 FEET TO A POINT, THENCE;

22 5. SOUTH 54 DEGREES 04 MINUTES 10 SECONDS WEST, A
23 DISTANCE OF 415.040 FEET TO A POINT; THENCE;

24 6. ALONG THE DIVIDING LINE BETWEEN OPA #88-4351717 AND
25 OPA #88-5670040, NORTH 28 DEGREES 11 MINUTES 54 SECONDS WEST, A
26 DISTANCE OF 526.300 FEET TO THE POINT AND PLACE OF BEGINNING.

27 CONTAINING 470,503 SQUARE FEET OR 10.80126-ACRES.

28 BEING THE SAME PROPERTY AS SHOWN ON A PLAN ENTITLED
29 "ALTA/NSPS LAND TITLE SURVEY, DELAWARE STATION LLC, 1325 N.
30 BEACH STREET, MAP 16 N 21, OPA #88-4351717 & 88-4351719, CITY &

1 COUNTY OF PHILADELPHIA, 18TH WARD, COMMONWEALTH OF
2 PENNSYLVANIA", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED
3 05/28/2019, FILE NO. 02-150120-01, SHEET 1 OF 1.

4 (C) LEASE AGREEMENT.--THE LEASE AND ANY OTHER DOCUMENTS
5 HEREBY CONTEMPLATED SHALL BE SUBJECT TO APPROVAL AS TO FORM AND
6 LEGALITY AS PRESCRIBED BY THE ACT OF OCTOBER 15, 1980 (P.L.950,
7 NO.164), KNOWN AS THE COMMONWEALTH ATTORNEYS ACT, AND SHALL BE
8 EXECUTED BY THE DEPARTMENT OF GENERAL SERVICES, WITH THE
9 CONCURRENCE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, WHICH
10 CONCURRENCE SHALL NOT BE UNREASONABLY WITHHELD, IN THE NAME OF
11 THE COMMONWEALTH. THE LEASE SHALL GRANT THE LESSEE, ITS
12 SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE LEASED PREMISES OR
13 TO ASSIGN THE LEASE OR SUBLEASE OR PERMIT THE SUBLEASE OF THE
14 ABOVE DESCRIBED PREMISES FOR THE PURPOSES OF DEVELOPMENT FOR
15 RESIDENTIAL, OFFICE, COMMERCIAL, CONDOMINIUM, HOTEL, MARINA OR
16 OTHER USES ALL CONSISTENT WITH PUBLIC AND MARITIME USES AND
17 AMENITIES.

18 (D) NONDISTURBANCE.--THE DEPARTMENT OF GENERAL SERVICES,
19 WITH THE CONCURRENCE OF THE DEPARTMENT OF ENVIRONMENTAL
20 PROTECTION, ACTING ON BEHALF OF THE COMMONWEALTH, IS ALSO
21 SPECIFICALLY AUTHORIZED TO ENTER INTO ONE OR MORE NONDISTURBANCE
22 AGREEMENTS WITH ANY SUBLESSEE OF THE LEASED PREMISES DESCRIBED
23 IN THIS SECTION PURSUANT TO WHICH THE COMMONWEALTH SHALL AGREE
24 THAT, IF THE COMMONWEALTH SUCCEEDS TO THE INTEREST OF THE
25 SUBLESSOR UNDER A SUBLEASE, THE COMMONWEALTH WILL NOT TERMINATE
26 THE SUBLEASE UNLESS THE SUBLESSEE IS IN DEFAULT.

27 (E) LAND USE RESTRICTION.--ALL LEASES AUTHORIZED OR REFERRED
28 TO UNDER THIS SECTION SHALL BE MADE UNDER AND SUBJECT TO THE
29 CONDITION, WHICH SHALL BE CONTAINED IN THE LEASE DOCUMENTS, THAT
30 NO PORTION OF THE LEASED PREMISES SHALL BE USED AS A LICENSED

1 FACILITY AS DEFINED IN 4 PA.C.S. § 1103 (RELATING TO
2 DEFINITIONS) OR ANY OTHER SIMILAR TYPE OF FACILITY AUTHORIZED
3 UNDER THE LAWS OF THIS COMMONWEALTH. THIS CONDITION SHALL BE A
4 COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE
5 LESSEE AND SUBLESSEES AND THEIR RESPECTIVE SUCCESSORS AND
6 ASSIGNS. SHOULD ANY PORTION OF ANY PARCEL AUTHORIZED TO BE
7 LEASED UNDER THIS ACT BE USED IN VIOLATION OF THIS SUBSECTION,
8 THE LEASE SHALL TERMINATE IMMEDIATELY.

9 (F) IMPROVEMENTS.--

10 (1) THE DEPARTMENT OF GENERAL SERVICES IS HEREBY
11 AUTHORIZED TO EXECUTE, ON BEHALF OF THE COMMONWEALTH OF
12 PENNSYLVANIA, ANY DECLARATION OR OTHER DOCUMENT NECESSARY TO
13 SUBMIT THE LEASED PREMISES OR ANY PORTION THEREOF AND ANY
14 IMPROVEMENTS THEREON TO THE PROVISIONS OF 68 PA.C.S. PT. II
15 SUBPT. B (RELATING TO CONDOMINIUMS) AS A LEASEHOLD
16 CONDOMINIUM.

17 (2) THE LEASE AGREEMENT SHALL CONTAIN THE FOLLOWING
18 TERMS AND CONDITIONS:

19 (I) THE LESSEE, ALL SUBLESSEES AND THEIR RESPECTIVE
20 SUCCESSORS AND ASSIGNS, SHALL PROVIDE AND MAINTAIN AT
21 LEAST THE FOLLOWING FREE PUBLIC ACCESS TO THE RIVERFRONT,
22 FOR FISHING AND OTHER RECREATION ACTIVITIES, AND PUBLIC
23 PARKING IN CONNECTION WITH SUCH ACCESS:

24 (A) A MINIMUM OF 10 PUBLIC PARKING SPACES
25 AVAILABLE AT ALL TIMES LOCATED PROXIMATE TO THE
26 PUBLIC WALKWAY NEAR THE WATER EDGE AND SIGNAGE
27 INDICATING THE PUBLIC PARKING.

28 (B) PUBLIC WALKWAYS ON THE RIVERFRONT, INCLUDING
29 PROMENADES OR TRAILS ALONG THE ENTIRE WATER EDGE OF
30 THE LEASEHOLD AND ADJACENT TO THE WATER EDGE OF THE

1 LEASEHOLD PROVIDING FREE PUBLIC ACCESS TO THE WATER
2 AND ALLOWING FOR PASSIVE AND ACTIVE RECREATIONAL
3 ACTIVITIES YEAR-ROUND AND SIGNAGE INDICATING THE
4 WALKWAYS ARE OPEN TO THE GENERAL PUBLIC.

5 (C) A FREE PUBLIC PARK AREA ALONG THE PUBLIC
6 WALKWAY NEAR THE WATER.

7 (D) PUBLIC ACCESS TO THE DELAWARE RIVER WHICH IS
8 CONSISTENT WITH THE WATERFRONT SETBACK REQUIREMENTS
9 SET FORTH IN SECTION 14-216(6)(G) OF THE PHILADELPHIA
10 CODE (ENACTED INTO LAW BY AN ORDINANCE ENACTING BILL
11 NO. 050465, PASSED BY THE CITY COUNCIL ON JUNE 16,
12 2005, AND SIGNED BY THE MAYOR ON JULY 8, 2005, AS
13 AMENDED AND UPDATED) OR IN ACCORDANCE WITH SUCH OTHER
14 PLAN AND SUCH OTHER MUNICIPAL ORDINANCE AS MAY GOVERN
15 SUCH PUBLIC ACCESS IN THE FUTURE.

16 (II) THESE CONDITIONS SHALL BE COVENANTS THAT RUN
17 WITH THE LAND AND SHALL BE BINDING UPON THE LESSEE, ANY
18 SUBLESSEE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.
19 SHOULD THE LESSEE, ANY SUBLESSEE OR ANY OF THEIR
20 RESPECTIVE SUCCESSORS OR ASSIGNS PERMIT THE PARCELS
21 AUTHORIZED TO BE LEASED UNDER THIS SECTION, OR ANY
22 PORTION THEREOF, TO BE USED IN A MANNER INCONSISTENT WITH
23 THE CONDITIONS CONTAINED IN THIS SUBSECTION, ALL RIGHTS
24 AND INTERESTS IN THE LEASE AUTHORIZED BY THIS ACT SHALL
25 TERMINATE IMMEDIATELY.

26 (III) SHOULD THE LESSEE OR ITS SUCCESSOR OR ASSIGNS
27 WISH TO MODIFY THE PUBLIC ACCESS OR PARKING REQUIRED BY
28 THIS SECTION, IT MUST OBTAIN THE PRIOR WRITTEN APPROVAL
29 OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE
30 DEPARTMENT OF GENERAL SERVICES, WHICH APPROVAL SHALL NOT

1 BE UNREASONABLY WITHHELD. THE PUBLIC ACCESS AND PARKING
2 SHALL BE COMPLETED AND OPEN TO THE PUBLIC NO LATER THAN
3 THE DATE THE FIRST TENANT OR RESIDENT OCCUPIES THE LEASED
4 PREMISES OR THE LAND ADJACENT TO THE LEASED PREMISES.

5 (IV) NOTHING HEREIN SHALL AFFECT OR OTHERWISE LIMIT
6 THE REQUIREMENTS OF THE PROVISIONS OF THE ACT OF NOVEMBER
7 26, 1978 (P.L.1375, NO.325), KNOWN AS THE DAM SAFETY AND
8 ENCROACHMENTS ACT, WHICH MAY REQUIRE FURTHER MEASURES TO
9 PROVIDE FOR PUBLIC ACCESS AND USE OF THE LAND AND
10 ADJACENT WATER.

11 (G) CONSIDERATION.--THE DEPARTMENT OF GENERAL SERVICES SHALL
12 LEASE THE LAND WITHIN THE BED OF THE DELAWARE RIVER AS DESCRIBED
13 IN SUBSECTION (B) UPON SUCH TERMS AND CONDITIONS AND FOR SUCH
14 CONSIDERATION AS IT SHALL, WITH THE CONCURRENCE OF THE
15 DEPARTMENT OF ENVIRONMENTAL PROTECTION, ESTABLISH THROUGH THE
16 LEASE AGREEMENT. THESE TERMS MAY INCLUDE A REQUIREMENT TO
17 COMMENCE AND CONSTRUCT IMPROVEMENTS AUTHORIZED OR REQUIRED BY
18 THIS SECTION WITH CERTAIN TIME PERIODS.

19 (H) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THE LEASE
20 AUTHORIZED BY THIS SECTION SHALL BE BORNE BY THE LESSEE.

21 (I) SUNSET PROVISION.--IN THE EVENT THAT THE LEASE
22 AUTHORIZED BY THIS SECTION IS NOT FULLY EXECUTED WITHIN 36
23 MONTHS FOLLOWING THE EFFECTIVE DATE OF THIS SECTION, THE
24 AUTHORITY CONTAINED IN THIS SECTION SHALL BE VOID.

25 SECTION 8. AUTHORIZATION FOR CONVEYANCE.

26 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
27 THE APPROVAL OF THE DEPARTMENT OF TRANSPORTATION AND THE
28 GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF
29 PENNSYLVANIA TO GRANT AND CONVEY TO THE WASHINGTON HEALTH
30 SYSTEM, OR ITS ASSIGNEE, THE FOLLOWING TRACT OF LAND TOGETHER

1 WITH ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS THEREON, SITUATE
2 PARTIALLY IN THE 6TH WARD OF THE CITY OF WASHINGTON, AND
3 PARTIALLY IN SOUTH STRABANE TOWNSHIP, WASHINGTON COUNTY, FOR
4 \$1,150,000.00, SUBJECT TO SUCH OTHER TERMS AND CONDITIONS AS ARE
5 TO BE SET FORTH IN AN AGREEMENT OF SALE.

6 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED
7 PURSUANT TO SUBSECTION (A) CONSISTS OF APPROXIMATELY 5.186 ACRES
8 OF LAND AND IMPROVEMENTS THEREON, BOUNDED AND DESCRIBED MORE
9 PARTICULARLY AS FOLLOWS:

10 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE
11 PARTIALLY IN THE CITY OF WASHINGTON AND SITUATE PARTIALLY IN
12 SOUTH STRABANE TOWNSHIP, COUNTY OF WASHINGTON, AND COMMONWEALTH
13 OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

14 BEGINNING AT A POINT ON THE CENTER LINE OF STATE HIGHWAY
15 ROUTE NO. 108 (MURTLAND AVENUE) AT STATION 59 PLUS 46.75 OF THE
16 STATE HIGHWAY ENUMERATION; THENCE ALONG THE CENTER OF MURTLAND
17 AVENUE, SOUTH 76° 37' 00" WEST, FOR A DISTANCE OF TWO HUNDRED
18 THIRTY-EIGHT AND NINETY-SEVEN ONE HUNDREDTHS (238.97) FEET TO A
19 POINT; THENCE SOUTH 78° 54' 30" WEST FOR A DISTANCE OF TWO
20 HUNDRED AND ELEVEN AND FIVE ONE-HUNDREDTHS (211.05) FEET TO A
21 POINT IN MURTLAND AVENUE; THEN BY LAND OF WILLIAM MCKENNAN
22 SMITH AND ULYSSES S. GRANT-SMITH, THE FOLLOWING COURSES AND
23 DISTANCE NORTH 00° 18' 30" WEST, FOR A DISTANCE OF FIVE HUNDRED
24 AND THIRTEEN AND TWENTY-THREE ONE HUNDREDTHS (513.23) FEET TO A
25 POINT; THENCE NORTH 78° 54' 30" EAST FOR A DISTANCE OF TWO
26 HUNDRED AND EIGHT AND THIRTY TWO ONE HUNDREDTHS (208.32) FEET;
27 THENCE NORTH 76° 37' 00" EAST FOR A DISTANCE OF TWO HUNDRED AND
28 FORTY-ONE AND SIX-TENTHS (841.60) FEET TO A POINT; THENCE SOUTH
29 00° 18' 30" EAST FOR A DISTANCE OF FIVE HUNDRED AND THIRTEEN AND
30 THIRTY-ONE ONE HUNDREDTHS (513.31) FEET TO THE PLACE OF

1 BEGINNING.

2 CONTAINING 5.1860-ACRES.

3 BEING TAX PARCEL NOS. 760-005-00-01-0002-00 AND 600-005-00-
4 00-0002-00

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

13 (D) RESTRICTION.--COSTS AND FEES INCIDENTAL TO THIS
14 CONVEYANCE SHALL BE BORNE BY THE GRANTEE.

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

18 (F) ALTERNATE DISPOSITION.--IN THE EVENT THAT THE CONVEYANCE
19 AUTHORIZED HEREIN IS NOT COMPLETED WITHIN ONE YEAR AFTER THE
20 EFFECTIVE DATE OF THIS ACT, THE AUTHORITY TO CONVEY THE PROPERTY
21 TO THE WASHINGTON HEALTH SYSTEM AS SET FORTH IN SUBSECTION (A)
22 SHALL EXPIRE, AND THE PROPERTY MAY BE DISPOSED OF IN ACCORDANCE
23 WITH ARTICLE 2405-A OF THE ACT OF APRIL 9, 1929 (P.L.177,
24 NO.175), KNOWN AS THE ADMINISTRATIVE CODE OF 1929.

25 (G) DEPOSIT OF PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL
26 BE DEPOSITED IN THE GENERAL FUND.

27 SECTION 9. CONVEYANCE IN CLINTON TOWNSHIP, LYCOMING COUNTY.

28 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
29 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
30 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO HARRY E.

1 FREY, JR. AND JEFFREY L. FREY A PERMANENT EASEMENT ACROSS LANDS
2 OF THE COMMONWEALTH OF PENNSYLVANIA SITUATE IN CLINTON TOWNSHIP,
3 LYCOMING COUNTY, FOR \$2,670.00, FOR THE PURPOSE OF INGRESS AND
4 EGRESS TO LANDS WHICH HARRY E. FREY, JR. AND JEFFREY L. FREY
5 PROPOSE TO ACQUIRE FROM HAROLD JAMES CARPENTER AND CARLENE M.
6 CARPENTER, SUCH EASEMENT TO BE GRANTED UNDER TERMS AND
7 CONDITIONS TO BE ESTABLISHED IN AN EASEMENT AGREEMENT WITH THE
8 DEPARTMENT OF GENERAL SERVICES.

9 (B) PROPERTY DESCRIPTION.--THE EASEMENT TO BE CONVEYED,
10 PURSUANT TO SECTION 1, CONSISTS OF 1.78 ACRES MORE OR LESS OF
11 LAND LOCATED UPON THE GROUNDS OF THE DEPARTMENT OF CORRECTIONS'
12 MUNCY STATE CORRECTIONAL INSTITUTION SITUATE IN CLINTON
13 TOWNSHIP, LYCOMING COUNTY, SUCH EASEMENT AREA BEING MORE
14 PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

15 ALL THAT CERTAIN RIGHT OF WAY LOCATED IN CLINTON TOWNSHIP,
16 LYCOMING COUNTY, PENNSYLVANIA, DEPICTED ON A PLAN TITLED
17 "EXHIBIT FOR PROPOSED 24' WIDE PRIVATE ACCESS R/W AND LAND
18 EXCHANGE," PREPARED BY SWEETLAND ENGINEERING AND ASSOCIATES,
19 INC., DRAWING NUMBER D-10172, DATED SEPTEMBER 28, 2016, MORE
20 FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

21 BEGINNING AT A POINT BEING A COMMON CORNER ALONG A CURVE IN THE
22 CENTERLINE OF STATE HOME ROAD, T-425 A 33 FOOT WIDE RIGHT-OF-
23 WAY, AT THE NORTHEASTERN CORNER OF LAND N/F OF ROBERT L.
24 KEEBLER, AND A SOUTHWESTERN CORNER OF LANDS OF THE COMMONWEALTH
25 OF PENNSYLVANIA, SAID POINT BEING REFERENCED TO THE PENNSYLVANIA
26 STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM
27 OF 1983 (PAN-NAD83) AND HAVING COORDINATES EXPRESSED IN UNITS OF
28 THE UNITED STATES SURVEY FOOT (US-FT), NORTHING 377,917.4557 AND
29 EASTING 2,219,238.6057;
30 THENCE ALONG SAID LAND N/F OF ROBERT L. KEEBLER, N25° 42' 48"W,

1 302.17 FEET TO A POINT;
2 THENCE ALONG SAME, S61° 58' 28"W, 137.11 FEET TO A POINT;
3 THENCE THROUGH LANDS OF THE COMMONWEALTH OF PENNSYLVANIA,
4 PARALLEL TO AND WESTERLY FROM THE CENTERLINE OF THE EXISTING
5 OVERHEAD ELECTRIC LINE AND BEING IN AND ALONG AN EXISTING DIRT
6 LANE, N45° 24' 20"W, 938.36 FEET TO A POINT;
7 THENCE CONTINUING THROUGH LANDS OF THE COMMONWEALTH OF
8 PENNSYLVANIA, N12° 33' 02"W, 1849.17 FEET TO A POINT ALONG LINE
9 OF LANDS N/F OF HAROLD JAMES CARPENTER AND CARLENE M. CARPENTER,
10 PARCEL NO. 3, WHICH HARRY E. FREY JR. AND JEFFREY L. FREY
11 PROPOSE TO ACQUIRE;
12 THENCE ALONG SAID LAND OF HAROLD JAMES CARPENTER AND CARLENE M.
13 CARPENTER, PARCEL NO. 3, WHICH HARRY E. FREY JR. AND JEFFREY L.
14 FREY PROPOSE TO ACQUIRE, N88° 51' 53"E, 24.48 FEET TO A $\frac{3}{4}$ "
15 DIAMETER REBAR BEING A COMMON CORNER OF LANDS OF THE
16 COMMONWEALTH OF PENNSYLVANIA;
17 THENCE THROUGH LANDS OF THE COMMONWEALTH OF PENNSYLVANIA, S12°
18 33' 02"E, 1837.25 FEET TO A POINT IN THE CENTERLINE OF THE
19 EXISTING OVERHEAD ELECTRIC LINE AND BEING IN AND ALONG AN
20 EXISTING DIRT LANE;
21 THENCE THROUGH LANDS OF THE COMMONWEALTH OF PENNSYLVANIA, 45°
22 24' 20"E, 913.65 FEET TO A POINT THE CENTERLINE OF THE EXISTING
23 OVERHEAD ELECTRIC LINE AND BEING ALONG AN EXISTING DIRT LANE;
24 THENCE THROUGH LANDS OF THE COMMONWEALTH OF PENNSYLVANIA, N61°
25 58' 28"E, 144.46 FEET TO A POINT;
26 THENCE THROUGH LANDS OF THE COMMONWEALTH OF PENNSYLVANIA, BEING
27 PARALLEL TO THE FIRST COURSE, S25° 42' 48"E, 330.93 FEET TO A
28 POINT IN CENTERLINE OF STATE HOME ROAD, T-425, A 33-FOOT-WIDE
29 RIGHT-OF-WAY;
30 THENCE IN AND ALONG THE CENTERLINE OF STATE HOME ROAD, T-425,

1 S73° 12' 45"W, 24.29 FEET TO THE POINT OF BEGINNING.
2 CONTAINING 77,437.3 SQUARE FEET OR 1.78 ACRES OF LAND, MORE OR
3 LESS.

4 (C) CONDITIONS.--THE EASEMENT AGREEMENT SHALL CONTAIN SUCH
5 TERMS AND CONDITIONS AS SHALL BE ACCEPTABLE TO THE DEPARTMENT OF
6 GENERAL SERVICES AND SAID EASEMENT AGREEMENT SHALL BE EXECUTED
7 BY THE SECRETARY OF GENERAL SERVICES IN THE NAME OF THE
8 COMMONWEALTH OF PENNSYLVANIA.

9 (D) RESTRICTION.--THE EASEMENT AGREEMENT SHALL CONTAIN A
10 PROVISION THAT THE EASEMENT SHALL BE UTILIZED BY THE GRANTEES,
11 THEIR HEIRS AND ASSIGNS, SOLELY FOR THE PURPOSE OF INGRESS AND
12 EGRESS TO PROPERTY OF THE GRANTEES AND FOR NO OTHER PURPOSE.
13 SHOULD THE EASEMENT BE UTILIZED FOR A PURPOSE OTHER THAN INGRESS
14 AND EGRESS, THE EASEMENT SHALL AUTOMATICALLY EXTINGUISH.

15 (E) COSTS AND FEES.--ALL COSTS AND FEES INCIDENTAL TO THE
16 CONVEYANCE AUTHORIZED UNDER THIS SECTION SHALL BE BORNE BY THE
17 GRANTEES. THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED INTO THE
18 GENERAL FUND.

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

23 SECTION 10. CONVEYANCE IN BOROUGH OF WEST PITTSTON, LUZERNE
24 COUNTY.

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

1 OR IMPROVEMENTS THEREON, SITUATE IN THE BOROUGH OF WEST
2 PITTSTON, LUZERNE COUNTY.

3 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED
4 PURSUANT TO SUBSECTION (A) CONSISTS OF A TRACT OF LAND TOTALING
5 APPROXIMATELY 3.33-ACRES, INCLUDING ALL IMPROVEMENTS LOCATED
6 THEREON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

7 ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE
8 BOROUGH OF WEST PITTSTON, COUNTY OF LUZERNE, AND COMMONWEALTH OF
9 PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

10 BEGINNING AT A CORNER ON THE SOUTHEASTERLY SIDE OF SECOND
11 STREET, SAID CORNER BEING 200.00 FEET SOUTH 58 DEGREES 00
12 MINUTES WEST FROM THE SOUTHWESTERLY INTERSECTION OF SECOND AND
13 ATLANTIC STREETS; THENCE SOUTH 32 DEGREES 00 MINUTES EAST,
14 406.00 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SUSQUEHANNA
15 AVENUE TO AN IRON PIPE; THENCE ALONG THE WESTERLY LINE OF
16 SUSQUEHANNA AVENUE SOUTH 70 DEGREES 07 MINUTES WEST 409.12 FEET
17 TO A CORNER; THENCE NORTH 32 DEGREES 00 MINUTES WEST, 320.13
18 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SECOND STREET;
19 THENCE ALONG THE SOUTHERLY LINE OF SECOND STREET, NORTH 58
20 DEGREES 00 MINUTES EAST, 400.00 FEET, TO THE PLACE OF BEGINNING.

21 CONTAINING 3.33-ACRES OF LAND, MORE OR LESS.

22 BEING TAX PARCEL NO. 65-E11NE4-013-006-0.

23 BEING THE SAME PARCEL OF LAND CONVEYED BY THE BOROUGH OF WEST
24 PITTSTON, TO THE COMMONWEALTH OF PENNSYLVANIA, BY DEED DATED
25 SEPTEMBER 17, 1955 AND RECORDED SEPTEMBER 27, 1955, IN THE
26 OFFICE OF THE RECORDER OF DEEDS OF LUZERNE COUNTY, PENNSYLVANIA,
27 IN DEED BOOK VOLUME 1289, PAGE 291.

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

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

6 (D) DEED OF CONVEYANCE.--THE CONVEYANCE SHALL BE BY SPECIAL
7 WARRANTY DEED TO BE EXECUTED BY THE SECRETARY OF GENERAL
8 SERVICES IN THE NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

9 (E) DEPOSIT OF PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL
10 BE DEPOSITED IN THE STATE TREASURY ARMORY FUND.

11 SECTION 11. RELEASE OF RESTRICTIONS IN GLEN ROCK BOROUGH, YORK
12 COUNTY.

13 (A) AUTHORIZATION.--PURSUANT TO THE REQUIREMENTS OF SECTION
14 20(B) OF THE ACT OF JUNE 22, 1964 (SP.SESS., P.L.131, NO.8),
15 KNOWN AS THE PROJECT 70 LAND ACQUISITION AND BORROWING ACT, THE
16 GENERAL ASSEMBLY HEREBY AUTHORIZES THE RELEASE OF PROJECT 70
17 RESTRICTIONS FROM THE LAND OWNED BY GLEN ROCK BOROUGH, YORK
18 COUNTY, WHICH IS MORE PARTICULARLY DESCRIBED IN SUBSECTION (C),
19 IN EXCHANGE FOR THE DEVELOPMENT OF PARK AND OPEN SPACE LANDS
20 DESCRIBED IN SUBSECTION (D).

21 (B) LAND TO BE RELEASED FROM PROJECT 70 RESTRICTIONS.--GLEN
22 ROCK BOROUGH INTENDS TO SELL A PARCEL OF LAND IT OWNS AND
23 THEREFORE WISHES TO RELEASE THE LAND DESCRIBED IN SUBSECTION (C)
24 FROM PROJECT 70 RESTRICTIONS.

25 (C) DESCRIPTION OF PREMISES TO BE CONVEYED.--ALL THAT
26 CERTAIN TRACT OF LAND, WITH ANY IMPROVEMENTS THEREON ERECTED,
27 SITUATE, LYING AND BEING IN THE TOWNSHIP OF CODORUS, AND
28 TOWNSHIP OF SHREWSBURY, COUNTY OF YORK, COMMONWEALTH OF
29 PENNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
30 BEGINNING AT A SPIKE IN PENNSYLVANIA LEGISLATIVE ROUTE NO. 66122

1 AT A CORNER OF LAND NOW OR FORMERLY OF GLEN ROCK WATER
2 AUTHORITY; THENCE ALONG LAND OF SAID AUTHORITY, AND PASSING
3 THROUGH AN IRON PIPE SET BACK SIXTEEN AND FIVE-TENTHS (16.5)
4 FEET FROM SAID SPIKE, SOUTH FIFTY-TWO (52) DEGREES EAST, TWO
5 HUNDRED THIRTY (230) FEET, CROSSING THE BOUNDARY BETWEEN CODORUS
6 AND SHREWSBURY TOWNSHIPS, TO AN IRON PIPE; THENCE ALONG LAND NOW
7 OR FORMERLY OF A. P. DISE, SOUTH FORTY-ONE (41) DEGREES THIRTY
8 (30) MINUTES WEST, TWO HUNDRED EIGHTY-FOUR (284) FEET TO AN IRON
9 PIPE; THENCE ALONG SAME, SOUTH TWENTY-FIVE (25) DEGREES TWO (02)
10 MINUTES WEST, EIGHT HUNDRED THIRTY-THREE AND THIRTY-NINE ONE-
11 HUNDREDTHS (833.39) FEET TO AN IRON PIPE; THENCE ALONG LAND NOW
12 OR FORMERLY OF HAZEL KOPP, NORTH FIFTY-NINE (59) DEGREES FORTY-
13 FIVE (45) MINUTES WEST, THIRTY-SIX (36) FEET TO AN IRON PIPE AT
14 CENTERVILLE CREEK; THENCE ALONG SAID LAND NOW OR FORMERLY OF
15 HAZEL KOPP, SOUTH FIFTY (50) DEGREES WEST, THREE HUNDRED TEN
16 (310) FEET TO AN IRON PIPE AT THE CONFLUENCE OF CENTERVILLE
17 CREEK AND PIERCEVILLE RUN; THENCE ALONG LAND OF WILLIAM WILSON
18 AND RE-CROSSING THE BOUNDARY BETWEEN SHREWSBURY AND CODORUS
19 TOWNSHIPS, NORTH THIRTY-EIGHT (38) DEGREES TWENTY-SEVEN (27)
20 MINUTES WEST, ONE HUNDRED SEVENTY-SEVEN AND TWENTY-THREE ONE-
21 HUNDREDTHS (177.23) FEET TO A POST; THENCE ALONG SAME, NORTH
22 FIFTY-FIVE (55) DEGREES THIRTY (30) MINUTES EAST, ONE HUNDRED
23 THIRTY-FIVE AND SEVENTY-TWO ONE-HUNDREDTHS (135.72) FEET TO AN
24 IRON PIPE; THENCE ALONG SAME, NORTH FORTY-TWO (42) DEGREES
25 FORTY-EIGHT (48) MINUTES WEST, ONE HUNDRED TWO AND THIRTY-SIX
26 ONE-HUNDREDTHS (102.36) FEET TO A SPIKE IN SAID PENNSYLVANIA
27 LEGISLATIVE ROUTE NO. 66122; THENCE IN AND ALONG SAID
28 LEGISLATIVE ROUTE, SOUTH FORTY-NINE (49) DEGREES FORTY-TWO (42)
29 MINUTES WEST, NINETEEN AND FOURTEEN ONE-HUNDREDTHS (19.14) FEET
30 TO A SPIKE IN SAID LEGISLATIVE ROUTE; THENCE ALONG LAND NOW OR

1 FORMERLY OF WILLIAM WILSON, NORTH FORTY (40) DEGREES THIRTY (30)
2 MINUTES WEST, THREE HUNDRED SIXTY-EIGHT (368) FEET TO AN IRON
3 PIPE; THENCE ALONG LAND NOW OR FORMERLY OF ROBERT E. HAUGH,
4 NORTH TWENTY-SIX (26) DEGREES WEST, TWO HUNDRED THIRTY-ONE (231)
5 FEET TO AN IRON PIPE; THENCE ALONG SAME, NORTH SEVEN (07)
6 DEGREES THIRTY (30) MINUTES EAST, FOUR HUNDRED NINETY-NINE (499)
7 FEET TO AN IRON PIPE; THENCE ALONG SAME, NORTH THIRTEEN (13)
8 DEGREES THIRTY-TWO (32) MINUTES EAST, FOUR HUNDRED NINETEEN AND
9 NINETY-FOUR ONE-HUNDREDTHS (419.94) FEET TO A BLACK OAK (36" IN
10 DIAMETER); THENCE ALONG LAND NOW OR FORMERLY OF ELMO M.
11 RODENBERGER, SOUTH SIXTY-THREE (63) DEGREES EIGHTEEN (18)
12 MINUTES EAST, NINE HUNDRED FIFTY-THREE AND SEVEN-TENTHS (953.7)
13 FEET TO A SPIKE IN PENNSYLVANIA LEGISLATIVE ROUTE NO. 66122;
14 THENCE IN AND ALONG SAID LEGISLATIVE ROUTE, NORTH THIRTY-FIVE
15 (35) DEGREES SEVENTEEN (17) MINUTES EAST, SIXTY-ONE AND THREE-
16 TENTHS (61.3) FEET TO THE SPIKE AND THE PLACE OF BEGINNING. THE
17 FOREGOING DESCRIPTION IS BASED UPON A FIELD SURVEY ON SEPTEMBER
18 24, 1968, BY GORDON L. BROWN, REGISTERED SURVEYOR.

19 CONTAINING 25.617 ACRES.

20 BEING THE SAME PREMISES MAE WILSON, WIDOW, GRANTED AND CONVEYED
21 TO GLEN ROCK BOROUGH BY VIRTUE OF DEED DATED NOVEMBER 16, 1968,
22 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK
23 COUNTY, PENNSYLVANIA, IN DEED BOOK 61-S, PAGE 698.

24 (D) USE OF SALE PROCEEDS AND INTEREST.--AN AMOUNT EQUAL TO
25 THE SALES PRICE PAYMENT MADE TO GLEN ROCK BOROUGH FOR THE LAND
26 DESCRIBED IN SUBSECTION (C) OR THE APPRAISED VALUE AS DETERMINED
27 BY AN APPRAISAL REPORT PREPARED BY AGRARIAN ASSOCIATES INC. ON
28 JULY 18, 2018, WHICHEVER IS GREATER, BUT NOT TO BE LESSER THAN
29 THE APPRAISED VALUE, SHALL BE DEPOSITED INTO A SPECIAL INTEREST-
30 BEARING ACCOUNT ESTABLISHED BY GLEN ROCK BOROUGH FOR DEVELOPMENT

1 OF PARK AND OPEN SPACE LANDS OWNED BY GLEN ROCK BOROUGH. NONE OF
2 THE FUNDS SHALL BE DISBURSED FROM THIS SPECIAL ACCOUNT UNTIL A
3 PLAN IS DEVELOPED BY GLEN ROCK BOROUGH FOR THE INTENDED USE OF
4 THE FUNDS AND UNTIL SUCH PLAN HAS BEEN APPROVED BY THE
5 DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. ANY FUNDS
6 REMAINING IN THE SPECIAL ACCOUNT FIVE YEARS AFTER THE DATE OF
7 DEPOSIT BY GLEN ROCK BOROUGH SHALL IMMEDIATELY BE PAID TO THE
8 COMMONWEALTH FOR DEPOSIT INTO THE PROJECT 70 LAND ACQUISITION
9 SINKING FUND OR CURRENT EQUIVALENT.

10 SECTION 12. CONVEYANCE IN BOROUGH OF WEST CHESTER, CHESTER
11 COUNTY.

12 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
13 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED AND DIRECTED
14 ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND
15 CONVEY, FOR \$1.00, THE FOLLOWING TRACTS OF LAND TOGETHER WITH
16 ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS THEREON, SITUATE IN
17 THE BOROUGH OF WEST CHESTER, CHESTER COUNTY TO HUMAN SERVICES,
18 INC.

19 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER
20 SUBSECTION (A) CONSISTS OF TWO APPROXIMATELY .15-ACRE TRACTS OF
21 LAND AND IMPROVEMENTS LOCATED THEREON, BOUNDED AND MORE
22 PARTICULARLY DESCRIBED AS FOLLOWS:

23 ALL THOSE TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND,
24 SITUATE, LYING AND BEING IN THE BOROUGH OF WEST CHESTER, COUNTY
25 OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND
26 DESCRIBED AS FOLLOWS, TO WIT:

27 FIRST PARCEL

28 BEGINNING AT A POINT IN THE NORTH STREET LINE OF PRICE STREET
29 (SIXTY FEET WIDE AT THE DISTANCE OF 168.81 FEET MEASURED SOUTH
30 68 DEGREES 40 MINUTES WEST ALONG THE SAID NORTH STREET LINE OF

1 PRICE STREET, FROM ITS INTERSECTION WITH THE WEST STREET LINE OF
2 CHURCH STREET (FIFTY-FIVE FEET WIDE); EXTENDING THENCE FROM SAID
3 BEGINNING POINT ALONG THE SAID NORTH STREET LINE OF PRICE STREET
4 SOUTH 68 DEGREES 40 MINUTES WEST 25.32 FEET TO A POINT; THENCE
5 EXTENDING NORTH 21 DEGREES 20 MINUTES WEST, PASSING PARTLY
6 THROUGH THE CENTER LINE OF A PARTY WALL BETWEEN THESE PREMISES
7 AND THE PREMISES ADJOINING TO THE SOUTHWEST; 143.89 FEET TO A
8 POINT; THENCE EXTENDING NORTH 68 DEGREES 15 MINUTES 30 SECONDS
9 EAST 25.32 FEET TO A POINT; THENCE EXTENDING SOUTH 21 DEGREES
10 20 MINUTES EAST 144.07 FEET TO THE FIRST MENTIONED POINT AND
11 PLACE OF BEGINNING;

12 BEING KNOWN FOR STREET ADDRESS PURPOSES AS 113 PRICE STREET,
13 WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA.

14 SECOND PARCEL

15 BEGINNING AT A POINT ON THE NORTH STREET LINE OF PRICE STREET
16 (SIXTY FEET WIDE) AT THE DISTANCE OF 194.13 FEET MEASURED SOUTH
17 68 DEGREES 40 MINUTES WEST ALONG THE SAID NORTH STREET LINE OF
18 PRICE STREET, FROM ITS INTERSECTION WITH THE WEST STREET LINE OF
19 CHURCH STREET (FIFTY-FIVE FEET WIDE); EXTENDING THENCE FROM
20 SAID BEGINNING POINT ALONG THE SAID NORTH STREET LINE OF PRICE
21 STREET SOUTH 68 DEGREES 40 MINUTES WEST 25.31 FEET TO A POINT;
22 THENCE EXTENDING NORTH 21 DEGREES 20 MINUTES WEST 143.71 FEET TO
23 A POINT; THENCE EXTENDING NORTH 68 DEGREES 15 MINUTES 30
24 SECONDS EAST 25.31 FEET TO A POINT; THENCE EXTENDING SOUTH 21
25 DEGREES 20 MINUTES EAST PASSING PARTLY THROUGH THE CENTER LINE
26 OF PARTY WALL BETWEEN THESE PREMISES AND THE PREMISES ADJOINING
27 TO THE NORTHEAST 143.89 FEET TO THE FIRST MENTIONED POINT AND
28 PLACE OF BEGINNING.

29 BEING KNOWN FOR STREET ADDRESS PURPOSES AS 115 PRICE STREET,
30 WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA.

1 BEING UPI NUMBER 1-9-1007-E.

2 BEING THE SAME PREMISES WHICH DELCO HOLDING COMPANY, BY ITS
3 DEED DATED MAY 28, 1953 AND RECORDED ON MAY 28, 1953 IN THE
4 OFFICE OF THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY,
5 PENNSYLVANIA IN DEED BOOK Q-24, PAGE 212, GRANTED AND CONVEYED
6 UNTO THE COMMONWEALTH OF PENNSYLVANIA, IN FEE.

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

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

27 (E) COVENANTS, CONDITIONS AND RESTRICTIONS.--THE SECRETARY
28 OF GENERAL SERVICES MAY IMPOSE ANY COVENANTS, CONDITIONS,
29 RESTRICTIONS AND/OR RESERVATIONS ON THE SALE OF THE PROPERTY AS
30 IS DEEMED IN THE BEST INTERESTS OF THE COMMONWEALTH OF

1 PENNSYLVANIA.

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

5 (G) COSTS AND FEES.--ALL COSTS AND FEES INCURRED BY THE
6 DEPARTMENT OF GENERAL SERVICES SHALL BE BORNE BY THE GRANTEE.

7 (H) ALTERNATE DISPOSITION.--IN THE EVENT THAT AN AGREEMENT
8 OF SALE IS NOT EXECUTED BETWEEN THE DEPARTMENT OF GENERAL
9 SERVICES AND THE AFOREMENTIONED GRANTEE WITHIN TWO YEARS AFTER
10 THE EFFECTIVE DATE OF THIS ACT, THE PROPERTY MAY BE DISPOSED OF
11 THROUGH A PUBLIC BIDDING PROCESS.

12 (I) PROCEEDS.--ALL PROCEEDS FROM THE SALE OF THE PROPERTY
13 SHALL BE DEPOSITED INTO THE GENERAL FUND.

14 SECTION 13. REPEALS.

15 SECTION 5 OF THE ACT OF OCTOBER 24, 2018 (P.L.787, NO.128),
16 ENTITLED "AN ACT AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES,
17 WITH THE APPROVAL OF THE GOVERNOR AND THE DEPARTMENT OF MILITARY
18 AND VETERANS AFFAIRS, TO GRANT AND CONVEY TO THE PENNHURST
19 MEMORIAL PRESERVATION ALLIANCE, OR ITS ASSIGNS, A CERTAIN TRACT
20 OF LAND WITH CERTAIN IMPROVEMENTS ON IT SITUATE IN EAST VINCENT
21 TOWNSHIP, CHESTER COUNTY; AUTHORIZING AND DIRECTING THE
22 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
23 GOVERNOR, TO GRANT AND CONVEY TO 812 MARKET, INC., OR ITS
24 ASSIGNS, CERTAIN LANDS AND IMPROVEMENTS SITUATE IN THE CITY OF
25 HARRISBURG, DAUPHIN COUNTY; AUTHORIZING THE DEPARTMENT OF
26 TRANSPORTATION, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT AND
27 CONVEY TO TWO FARMS INC., CERTAIN LANDS SITUATE IN THE
28 COLLEGEVILLE BOROUGH, MONTGOMERY COUNTY; AUTHORIZING THE
29 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
30 GOVERNOR, TO GRANT AND CONVEY, AT A PRICE TO BE DETERMINED

1 THROUGH A COMPETITIVE BID PROCESS, CERTAIN LANDS, BUILDINGS AND
2 IMPROVEMENTS SITUATE IN THE BOROUGH OF CHAMBERSBURG, FRANKLIN
3 COUNTY; AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE
4 APPROVAL OF THE DEPARTMENT OF TRANSPORTATION AND THE GOVERNOR,
5 TO GRANT AND CONVEY, AT A PRICE TO BE DETERMINED THROUGH A
6 COMPETITIVE BID PROCESS, CERTAIN LANDS, BUILDINGS AND
7 IMPROVEMENTS SITUATE PARTIALLY IN THE 6TH WARD CITY OF
8 WASHINGTON AND SITUATE PARTIALLY IN SOUTH STRABANE TOWNSHIP,
9 WASHINGTON COUNTY; AND AUTHORIZING THE DEPARTMENT OF GENERAL
10 SERVICES, WITH THE APPROVAL OF THE PENNSYLVANIA HISTORICAL AND
11 MUSEUM COMMISSION AND THE GOVERNOR, TO GRANT AND CONVEY TO JOSE
12 L. RAMOS AND LISA RAMOS, HUSBAND AND WIFE, CERTAIN LANDS SITUATE
13 IN THE TOWNSHIP OF WHITEMARSH, MONTGOMERY COUNTY," IS REPEALED.

14 Section ~~2~~ 14. Effective date.

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15 This act shall take effect ~~immediately~~. AS FOLLOWS:

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16 (1) SECTIONS 9 AND 12 OF THIS ACT SHALL TAKE EFFECT IN
17 60 DAYS.

18 (2) THE REMAINDER OF THIS ACT SHALL TAKE EFFECT
19 IMMEDIATELY.