

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 121 Session of 2021

INTRODUCED BY ECKER, JANUARY 12, 2021

SENATOR ARGALL, STATE GOVERNMENT, IN SENATE, RE-REPORTED AS AMENDED, OCTOBER 18, 2022

AN ACT

1 Authorizing the transfer of Project 70 restrictions from 0.043
2 acres of State Game Land 249 that will be purchased by the
3 Department of Transportation for highway right-of-way to
4 0.043 acres of replacement game land that will be deeded over
5 to the Pennsylvania Game Commission by the Department of
6 Transportation; AUTHORIZING THE DEPARTMENT OF GENERAL
7 SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT AND
8 CONVEY TO PENNHURST HOLDINGS DE, LLC, CERTAIN LANDS AND
9 IMPROVEMENTS SITUATE IN EAST VINCENT TOWNSHIP, CHESTER
10 COUNTY; AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH
11 THE APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO THE BEAR
12 CREEK TOWNSHIP VOLUNTEER HOSE COMPANY CERTAIN LANDS,
13 BUILDINGS AND IMPROVEMENTS SITUATE IN BEAR CREEK TOWNSHIP,
14 LUZERNE COUNTY; AUTHORIZING THE DEPARTMENT OF GENERAL
15 SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT AND
16 CONVEY TO CITY CENTER INVESTMENT CORP., CERTAIN LANDS SITUATE
17 IN THE CITY OF ALLENTOWN AND THE CITY OF BETHLEHEM, LEHIGH
18 COUNTY; AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH
19 THE APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO THE
20 CENTRE COUNTY INDUSTRIAL DEVELOPMENT CORPORATION CERTAIN
21 LANDS AND IMPROVEMENTS SITUATE IN BENNER TOWNSHIP, CENTRE
22 COUNTY; AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH
23 THE APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO BERKS
24 COUNTY INTERMEDIATE UNIT CERTAIN LANDS AND IMPROVEMENTS
25 SITUATE IN WINDSOR TOWNSHIP, BERKS COUNTY, BEING A PORTION OF
26 THE FORMER HAMBURG CENTER; AND MAKING A RELATED REPEAL.

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

29 Section 1. Restrictions on property owned by the Commonwealth,

1 acting by and through the Pennsylvania Game  
2 Commission.

3 (a) Authorization.--Pursuant to the requirements of section  
4 20(b) of the act of June 22, 1964 (Sp.Sess. 1, P.L.131, No.8),  
5 known as the Project 70 Land Acquisition and Borrowing Act, the  
6 General Assembly hereby authorizes the transfer of Project 70  
7 restrictions for a portion of the Project 70 lands owned by the  
8 Pennsylvania Game Commission, known as State Game Land 249,  
9 which are more particularly described under subsection (c), to  
10 replacement game land also described under subsection (c).

11 (b) Project 70 restrictions.--The lands described under  
12 subsection (c) shall be exchanged with all existing restrictions  
13 currently imposed by the Project 70 Land Acquisition and  
14 Borrowing Act upon conveyance of the lands.

15 (c) Property description.--The parcels of land to be  
16 exchanged are located in Huntington Township, Adams County, and  
17 more particularly bounded and described as follows:

18 All that certain parcel of ground, lying and being  
19 situate in Huntington Township, Adams County, Pennsylvania,  
20 being more particularly bounded and described as follows:

21 (1) Area from State Game Land 249 to be acquired by  
22 Department of Transportation.

23 Beginning at a point at the bend in the right-of-way line of  
24 State Route 1009 (Wiermans Mill Road) at the northeast corner of  
25 the intersection of State Route 1009 and Township Road 568  
26 (White Church Road); thence along the northeast legal right-of-  
27 way line of State Route 1009 NORTH 20 DEGREES 21 MINUTES 05  
28 SECONDS EAST a distance of 16.85 FEET to a point; thence leaving  
29 the legal right-of-way line and through lands of which this is a  
30 part SOUTH 38 DEGREES 40 MINUTES 51 SECONDS EAST a distance of

1 48.20 FEET to a point; thence through the same SOUTH 49 DEGREES  
2 57 MINUTES 19 SECONDS WEST a distance of 5.00 FEET to a point;  
3 thence through the same SOUTH 40 DEGREES 02 MINUTES 41 SECONDS  
4 EAST a distance of 150.00 FEET to a point; thence through the  
5 same SOUTH 49 DEGREES 57 MINUTES 19 SECONDS WEST a distance of  
6 8.50 FEET to a point on the northeasterly legal right-of-way  
7 line of State Route 1009; thence along the legal right-of-way  
8 line NORTH 40 DEGREES 02 MINUTES 41 SECONDS WEST a distance of  
9 189.87 FEET to the point and place of beginning and having an  
10 area of 0.043 Acres.

11 Being a portion of the tract of land title to which became  
12 vested in Commonwealth of Pennsylvania by deed as recorded in  
13 Adams County Deed Book Volume 259 at Page 187.

14 (2) Replacement game land

15 Beginning at a point at the intersection of the easterly  
16 right-of-way line of Township Road 568 (White Church Road) and  
17 the southerly required right-of-way line of State Route 1009  
18 (Wiermans Mill Road); thence through lands now or formerly of  
19 Timothy Alan Anderson and along the southerly required right-of-  
20 way line of State Route 1009 SOUTH 40 DEGREES 02 MINUTES 41  
21 SECONDS EAST a distance of 41.94 FEET to a point; thence through  
22 and along the same NORTH 49 DEGREES 57 MINUTES 19 SECONDS EAST a  
23 distance of 3.00 FEET to a point; thence through and along the  
24 same SOUTH 40 DEGREES 02 MINUTES 41 SECONDS EAST a distance of  
25 25.00 FEET to a point; thence leaving the required right-of-way  
26 line and continuing through lands of Anderson SOUTH 49 DEGREES  
27 57 MINUTES 19 SECONDS WEST a distance of 32.00 FEET to a point;  
28 thence through the same NORTH 44 DEGREES 19 MINUTES 55 SECONDS  
29 WEST a distance of 50.14 FEET to a point on the said easterly  
30 right-of-way line of Township Road 568; thence along the

1 easterly right-of-way line NORTH 22 DEGREES 36 MINUTES 15  
2 SECONDS EAST a distance of 36.87 FEET to the point and place of  
3 beginning and having an area of 0.043 Acres.

4 Being a portion of the tract of land title to which became  
5 vested in Timothy Alan Anderson by deed as recorded in Adams  
6 County Deed Book Volume 3002 at Page 186.

7 ~~Section 2. Effective date.~~ <--

8 ~~This act shall take effect in 60 days.~~

9 SECTION 2. CONVEYANCE IN EAST VINCENT TOWNSHIP, CHESTER COUNTY. <--

10 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
11 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF  
12 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY CERTAIN  
13 TRACTS OF LAND TOGETHER WITH ANY IMPROVEMENTS THEREON, BEING  
14 PORTIONS OF THE LANDS OF THE SOUTHEASTERN PENNSYLVANIA VETERANS  
15 CENTER, SITUATE IN EAST VINCENT TOWNSHIP, CHESTER COUNTY, TO  
16 PENNHURST HOLDINGS DE, LLC, FOR \$220,000, UNDER TERMS AND  
17 CONDITIONS TO BE ESTABLISHED IN AN AGREEMENT OF SALE.

18 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER  
19 THIS SECTION CONSISTS OF THE FOLLOWING:

20 ALL THOSE CERTAIN PARTS OR PARCELS OF LAND SITUATE, LYING AND  
21 BEING IN THE TOWNSHIP OF VINCENT, COUNTY OF CHESTER, AND  
22 COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS,  
23 TO WIT:

24 PREMISES A, AREA 1

25 THIS PARCEL IS PRELIMINARILY DESCRIBED AS FOLLOWS, PURSUANT  
26 TO A PROPOSED SUBDIVISION PLAN ENTITLED, "OVER-ALL SUBDIVISION  
27 PLAN," PREPARED BY PENNONI ASSOCIATES, INC., AND DATED AUGUST  
28 23, 2022, WHICH DESCRIPTION IS SUBJECT TO CHANGE AS NECESSARY TO  
29 CONFORM WITH A FINAL SUBDIVISION PLAN APPROVED BY THE TOWNSHIP  
30 OF EAST VINCENT:

1 BEGINNING AT NORTHEAST COMER RIGHT-OF-WAY OF BROWN DRIVE AND  
2 COMMONWEALTH DRIVE. THENCE, ALONG BROWN DRIVE RIGHT-OF-WAY NORTH  
3 89 DEGREES 12 MINUTES 25 SECONDS WEST, DISTANCE OF 64.69' TO A  
4 POINT. THENCE, LEAVING BROWN DRIVE RIGHT-OF-WAY NORTH 03 DEGREES  
5 13 MINUTES 01 SECONDS WEST, DISTANCE OF 435.98 FEET TO POINT.  
6 THENCE, SOUTH 71 DEGREES 50 MINUTES 15 SECONDS WEST, DISTANCE OF  
7 153.89 FEET TO A POINT. THENCE, NORTH 03 DEGREES 29 MINUTES 40  
8 SECONDS EAST, DISTANCE OF 89.31 FEET TO COMER OF NOW OR LATE  
9 PHILADELPHIA ELECTRIC COMPANY.

10 THENCE, ALONG THE SAME, FOLLOWING THE SOUTHERN EDGE OF THE  
11 ABANDONED RAILROAD THE FOLLOWING THREE COURSE AND DISTANCES: (1)  
12 IN A NORTHEASTERLY DIRECTION BY A LINE CURVING TO THE LEFT  
13 HAVING A RADIUS 1960.00 FEET, LENGTH 149.70 FEET, CHORD BEARING  
14 NORTH 86 DEGREES 57 MINUTES 13 SECONDS EAST WITH CHORD DISTANCE  
15 OF 149.66 FEET TO A POINT. (2) SOUTH 5 DEGREES 10 MINUTES 7  
16 SECONDS EAST, 10.17 FEET. (3) IN A NORTHEASTERLY DIRECTION BY A  
17 LINE CURVING TO THE LEFT HAVING A RADIUS OF FEET, LENGTH 458.27  
18 FEET, CHORD BEARING NORTH 78 DEGREES 10 MINUTES 2 SECONDS EAST  
19 WITH A CHORD DISTANCE OF 457.24 FEET TO POINT AT THE COMING OF  
20 NOW OR LATE PENNHURST HOLDINGS DE LLC PREMISES A. THENCE, ALONG  
21 THE SAME, FOLLOWING FOUR COURSE AND DISTANCES: (1) S 9 DEGREES  
22 15 MINUTES 43 SECONDS EAST, 221.19 FEET TO A POINT IN THE BED OF  
23 50 FEET RIGHT-OF-WAY OF COMMONWEALTH DRIVE. (2) SOUTH 60 DEGREES  
24 41 MINUTES 58 SECONDS EAST, 366.07 FEET. (3) SOUTH 77 DEGREES 51  
25 MINUTES 5 SECONDS EAST, 275.97 FEET. (4) SOUTH 3 DEGREES 1  
26 MINUTE 41 SECONDS EAST, 85.31 FEET. THENCE, N 86 DEGREES 14  
27 MINUTES 3 SECONDS WEST, 986.22 FEET TO A POINT AT THE EASTERLY  
28 EDGE OF 50 FEET RIGHT-OF-WAY OF COMMONWEALTH DRIVE. THENCE,  
29 ALONG THE SAME IN A SOUTHWESTERLY DIRECTION BY A LINE CURVING TO  
30 THE LEFT HAVING A RADIUS 496.54 FEET, LENGTH 45.82 FEET, CHORD

1 BEARING SOUTH 40 DEGREES 33 MINUTES 50 SECONDS WEST WITH CHORD  
2 DISTANCE OF 45.80 FEET TO A POINT. THENCE, IN A SOUTHEASTERLY  
3 DIRECTION BY A LINE CURVING TO THE LEFT HAVING A RADIUS OF 20  
4 FEET, LENGTH OF 44.38 FEET, CHORD BEARING SOUTH 25 DEGREES 38  
5 MINUTES 36 SECONDS EAST WITH A CHORD LENGTH OF 35.82 FEET TO THE  
6 FIRST MENTIONED POINT OF BEGINNING.

7 CONTAINING 7.20-ACRES.

8 PREMISES A, AREA 2

9 THIS PARCEL IS PRELIMINARILY DESCRIBED AS FOLLOWS, PURSUANT  
10 TO A PROPOSED SUBDIVISION PLAN ENTITLED, "OVER-ALL SUBDIVISION  
11 PLAN," PREPARED BY PENNONI ASSOCIATES, INC., AND DATED AUGUST  
12 23, 2022, WHICH DESCRIPTION IS SUBJECT TO CHANGE AS NECESSARY TO  
13 CONFORM WITH A FINAL SUBDIVISION PLAN APPROVED BY THE TOWNSHIP  
14 OF EAST VINCENT:

15 BEGINNING AT THE CENTERLINE OF BROWN DRIVE, COMER OF NOW OR  
16 LATE COMMONWEALTH OF PENNSYLVANIA, THENCE SOUTH 14 DEGREES 37  
17 MINUTES 23 SECONDS WEST, DISTANCE OF 23.14 FEET TO SOUTHERN SIDE  
18 OF BROWN DRIVE RIGHT-OF-WAY (50 FEET). THENCE, ALONG THE SAME  
19 FOLLOWING THE SOUTHERN EDGE OF THE RIGHT-OF-WAY 7 COURSE AND  
20 DISTANCES: (1) NORTH 89 DEGREES 1 MINUTE 46 SECONDS WEST,  
21 DISTANCE OF 207.72 FEET. (2) LINE CURVING TO THE RIGHT HAVING A  
22 RADIUS 533.57 FEET, LENGTH 104.58 FEET, CHORD BEARING NORTH 83  
23 DEGREES 24 MINUTES 52 SECONDS WEST WITH CHORD DISTANCE OF 104.41  
24 FEET. (3) NORTH 77 DEGREES 47 MINUTES 58 SECONDS WEST, DISTANCE  
25 OF 336.96 FEET. (4) NORTH 78 DEGREES 12 MINUTES 50 SECONDS WEST,  
26 DISTANCE 246.15 FEET. (5) LINE CURVING TO THE RIGHT HAVING A  
27 RADIUS 402.55 FEET, LENGTH 53.23 FEET, CHORD BEARING NORTH 74  
28 DEGREES 25 MINUTES 32 SECONDS WEST WITH CHORD DISTANCE OF 53.19  
29 FEET. (6) NORTH 70 DEGREES 38 MINUTES 14 SECONDS WEST, DISTANCE  
30 OF 159.52 FEET. (7) LINE CURVING TO THE LEFT HAVING A RADIUS

1 580.33 FEET, LENGTH 130.60 FEET, CHORD BEARING NORTH 77 DEGREES  
2 05 MINUTES 3 SECONDS WEST WITH CHORD DISTANCE OF 130.32 FEET TO  
3 A POINT ON THE SOUTHERN SIDE OF BROWN DRIVE. THENCE, LEAVING THE  
4 SOUTHERN SIDE OF BROWN DRIVE NORTH 3 DEGREES 01 MINUTES 41  
5 SECONDS WEST, DISTANCE OF 27.19 FEET TO A POINT IN BED OF BROWN  
6 DRIVE. THENCE, ALONG THE SAME FOLLOWING BROWN DRIVE THE  
7 FOLLOWING FIVE COURSE AND DISTANCES. (1) SOUTH 79 DEGREES 37  
8 MINUTES 12 SECONDS EAST, DISTANCE OF 105.61 FEET. (2) SOUTH 69  
9 DEGREES 35 MINUTES 14 SECONDS EAST, DISTANCE OF 196.25 FEET. (3)  
10 SOUTH 75 DEGREES 05 MINUTES 2 SECONDS EAST, DISTANCE OF 89.57  
11 FEET. (4) SOUTH 78 DEGREES 13 MINUTES 9 SECONDS EAST, DISTANCE  
12 OF 575.47 FEET. (5) SOUTH 87 DEGREES 57 MINUTES 2 SECONDS EAST,  
13 DISTANCE OF 280.23 FEET TO MENTIONED POINT OF BEGINNING.

14 CONTAINING 29,596.00 SQUARE FEET OF LAND, MORE OR LESS.

15 PREMISES B

16 BEGINNING AT A MAG NAIL FOUND AT A POINT OF INTERSECTION OF  
17 THE CENTER TITLE LINE OF BROWN DRIVE (50' WIDE PRIVATE RIGHT-OF-  
18 WAY) AND THE EASTERN PROPERTY LINE OF LANDS N/F OWEN J. ROBERTS  
19 SCHOOL DISTRICT SAID MAG NAIL BEING LOCATED SOUTH  $76^{\circ}53'44''$  WEST  
20 A DISTANCE OF 244.25 FEET FROM THE INTERSECTION OF CENTER TITLE  
21 LINE OF BROWN DRIVE (50' WIDE PRIVATE RIGHT-OF-WAY) AND CENTER  
22 TITLE LINE OF PENNHURST DRIVE (50' WIDE PRIVATE RIGHT-OF-WAY);

23 1. THENCE ALONG SAID LANDS N/F OWEN J. ROBERTS SCHOOL  
24 DISTRICT, PASSING OVER A BROKEN CONCRETE MONUMENT FOUND 25.00  
25 FEET FROM BEGINNING OF THIS COURSE, SOUTH  $12^{\circ}45'04''$  EAST FOR  
26 A DISTANCE OF 225.00 FEET TO A FOUND CAPPED REBAR;

27 2. THENCE ALONG SAID LANDS, SOUTH  $77^{\circ}14'56''$  WEST, FOR A  
28 DISTANCE OF 326.70 FEET TO A FOUND CAPPED REBAR;

29 3. THENCE ALONG SAID LANDS, PASSING OVER A CONCRETE  
30 MONUMENT FOUND 25.00 FEET FROM THE TERMINUS OF THIS COURSE,

1 NORTH 12°45'27" WEST, FOR A DISTANCE OF 230.60 FEET TO A  
2 FOUND MAG NAIL AT THE CENTER TITLE LINE OF BROWN DRIVE (50'  
3 WIDE PRIVATE RIGHT-OF-WAY);

4 4. THENCE ALONG SAID TITLE LINE, NORTH 78°13'50" EAST,  
5 326.77 FEET TO A FOUND MAG NAIL , AND THE POINT OF BEGINNING.  
6 CONTAINING 74,424.4 SQUARE FEET (L.708 ACRES) OF LAND, MORE  
7 OR LESS, AS SHOWN AS A TRACT #2 ON A MAP ENTITLED "SOUTHEASTERN  
8 PENNSYLVANIA VETERANS CENTER BOUNDARY RETRACEMENT SURVEY PLAN"  
9 AS PREPARED BY NAVARRO & WRIGHT CONSULTING ENGINEERS, INC.,  
10 DATED APRIL 09, 2020 TO BE ATTACHED HERETO AND MADE A PART  
11 HEREOF.

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

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



1 TITLE SHALL IMMEDIATELY REVERT TO AND REVEST IN THE GRANTOR.

2 (E) EASEMENTS.--THE DEPARTMENT OF GENERAL SERVICES MAY  
3 RESERVE ANY EASEMENTS IN, OVER AND ACROSS THE LANDS TO BE  
4 CONVEYED AS IT DEEMS NECESSARY, CONVENIENT OR APPROPRIATE FOR  
5 THE CONTINUED OPERATION OF THE SOUTHEASTERN PENNSYLVANIA  
6 VETERANS CENTER OR THE SPRING CITY READINESS CENTER. THE  
7 DEPARTMENT OF GENERAL SERVICES MAY ALSO GRANT OR ASSIGN SUCH  
8 EASEMENTS TO PENNHURST HOLDINGS DE, LLC, AS THE DEPARTMENT OF  
9 GENERAL SERVICES DEEMS NECESSARY, CONVENIENT OR APPROPRIATE TO  
10 PROVIDE ACCESS TO THE LANDS OF PENNHURST HOLDINGS DE, LLC.

11 (F) RELEASE OF CONDITION AND TERMINATION OF PERPETUAL  
12 LICENSE.--THE DEPARTMENT OF GENERAL SERVICES IS AUTHORIZED TO  
13 TAKE SUCH ACTION AS IS NECESSARY TO RELEASE THE INTEREST OF THE  
14 COMMONWEALTH OF PENNSYLVANIA IN THAT CERTAIN CONDITION, AND TO  
15 TERMINATE A RELATED PERPETUAL LICENSE, CONCERNING A GARAGE AS  
16 PROVIDED IN THE DEED FROM THE COMMONWEALTH OF PENNSYLVANIA TO  
17 PENNHURST ACQUISITION, L.P., DATED FEBRUARY 14, 2008, AND  
18 RECORDED AT THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY  
19 COUNTY AT BOOK 7373 PAGE 1647.

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

23 (H) SUNSET.--IN THE EVENT THAT THE CONVEYANCE AUTHORIZED  
24 UNDER THIS SECTION IS NOT COMPLETED WITHIN TWO YEARS AFTER THE  
25 EFFECTIVE DATE OF THIS SECTION, THE AUTHORITY TO CONVEY THE  
26 PROPERTY UNDER SUBSECTION (A) SHALL EXPIRE.

27 (I) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED  
28 INTO THE GENERAL FUND.

29 SECTION 3. CONVEYANCE IN BEAR CREEK TOWNSHIP, LUZERNE COUNTY.

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

1 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF  
2 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO THE BEAR  
3 CREEK TOWNSHIP VOLUNTEER HOSE COMPANY THE FOLLOWING TRACT OF  
4 LAND TOGETHER WITH ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS  
5 THEREON, SITUATE IN BEAR CREEK TOWNSHIP, LUZERNE COUNTY, FOR  
6 \$61,000, UNDER TERMS AND CONDITIONS TO BE ESTABLISHED IN AN  
7 AGREEMENT OF SALE.

8 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER  
9 SUBSECTION (A) CONSISTS OF A TRACT OF LAND TOTALING  
10 APPROXIMATELY 5.592 ACRES, INCLUDING ALL BUILDINGS, STRUCTURES  
11 AND IMPROVEMENTS LOCATED THEREON, MORE PARTICULARLY DESCRIBED AS  
12 FOLLOWS:

13 ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND, SITUATE IN  
14 THE BEAR CREEK TOWNSHIP, COUNTY OF LUZERNE AND COMMONWEALTH OF  
15 PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

16 BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF A 100'  
17 RIGHT OF WAY OF BEAR CREEK BOULEVARD, S.R. 0115, SAID POINT ALSO  
18 MARKING A COMMON CORNER OF THE LANDS OF THE COMMONWEALTH OF  
19 PENNSYLVANIA AND THE NORTHERN CORNER OF THE LANDS N/F OF THE  
20 BEAR CREEK TOWNSHIP VOLUNTEER HOSE COMPANY; THENCE SOUTH  $36^{\circ} 11'$   
21  $17''$  WEST, FOUR HUNDRED FIVE AND THIRTY-TWO HUNDREDTHS (405.32)  
22 FEET TO A POINT; THENCE CONTINUING ALONG THE LANDS OF THE BEAR  
23 CREEK TOWNSHIP VOLUNTEER HOSE COMPANY, THE LANDS OF MICHAEL AND  
24 CHARLOTTE LYONS, AND PARTIALLY ALONG THE LANDS OF LORI PETLOCK,  
25 SOUTH  $89^{\circ} 53' 25''$  WEST, ONE HUNDRED NINETY TWO AND SIXTY NINE  
26 HUNDREDTH (192.69) FEET TO A POINT, MARKING THE DIVIDING LINE  
27 BETWEEN LOT 1 AND LOT 2 THE FOLLOWING (10) COURSES AND DISTANCE;  
28 (1) NORTH  $24^{\circ} 06' 35''$  WEST, ONE HUNDRED TWELVE AND ZERO  
29 HUNDREDTHS (112.00) FEET TO A POINT; (2) NORTH  $50^{\circ} 53' 25''$  EAST,  
30 FORTY ONE AND FIFTY HUNDREDTHS (41.50) FEET TO A POINT; (3)

1 NORTH 39° 06' 35" WEST, SEVENTY FOUR AND ZERO HUNDREDTHS (74.00)  
2 FEET TO A POINT; (4) NORTH 61° 06' 35" WEST, NINETY TWO AND ZERO  
3 HUNDREDTHS (92.00) FEET TO A POINT; (5) NORTH 29° 06' 35" WEST,  
4 FIFTY FIVE AND ZERO HUNDREDTHS (55.00) FEET TO A POINT; (6)  
5 NORTH 12° 51' 20" EAST, SEVENTY SEVEN AND ZERO HUNDREDTHS  
6 (77.00) FEET TO A POINT; (7) NORTH 26° 57'29" EAST, ONE HUNDRED  
7 EIGHTEEN AND ZERO HUNDREDTHS (118.00) FEET TO A POINT; (8) NORTH  
8 51° 35' 49" EAST, ONE HUNDRED SIXTY SIX AND ZERO HUNDREDTHS  
9 (166.00) FEET TO A POINT; (9) SOUTH 89° 06' 34" EAST, SIXTY AND  
10 ZERO HUNDREDTHS (60.00) FEET TO A POINT; (10) NORTH 51° 35' 49"  
11 EAST, ONE HUNDRED FIFTY AND ZERO HUNDREDTHS (150.00) FEET TO A  
12 POINT ON THE SOUTHWESTERLY SIDE ON BEAR CREEK BOULEVARD; THENCE  
13 ALONG THE SOUTHERLY RIGHT OF WAY ON A CURVE TO THE RIGHT, HAVING  
14 A RADIUS OF NINE HUNDRED NINETY ONE AND SEVENTY FOUR HUNDREDTHS  
15 (991.74) FEET, AND AN ARC LENGTH OF THREE HUNDRED NINETY SEVEN  
16 AND ZERO TWO HUNDREDTHS (397.02) FEET, AND A LONG CORD OF SOUTH  
17 34° 07' 51" EAST, THREE HUNDRED NINETY FOUR AND THIRTY SEVEN  
18 HUNDREDTHS (394.37) FEET TO THE PLACE OF BEGINNING.

19 CONTAINING 5.592 ACRES OF LAND AND BEING ALL OF LOT #1 AS  
20 SHOWN ON DRAWING ENTITLED "FINAL MINOR SUBDIVISION PLAN,  
21 COMMONWEALTH OF PENNSYLVANIA, BEAR CREEK HIGHWAY MAINTENANCE  
22 FACILITY, BEAR CREEK BOULEVARD, (S.R. 0115) BEAR CREEK TOWNSHIP,  
23 LUZERNE COUNTY, PENNSYLVANIA" BY LABELLA ASSOCIATES; RECORDED IN  
24 LUZERNE COUNTY RECORDER OF DEEDS, INSTRUMENT NO. 202218825.

25 BEING P/O PIN 04J11 00A036000.

26 BEING A PORTION OF THE SAME PARCEL OF LAND CONVEYED BY HENRY  
27 A. BEHRENS AND MARGARET E. BEHRENS, HIS WIFE, TO THE  
28 COMMONWEALTH OF PENNSYLVANIA, BY DEED DATED FEBRUARY 9, 1939,  
29 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LUZERNE  
30 COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 781, PAGE 421; AND

1 ALSO BEING A PORTION OF THE SAME PARCEL OF LAND CONVEYED BY  
2 MARGARET E. BEHRENS, WIDOW, TO THE COMMONWEALTH OF PENNSYLVANIA  
3 BY DEED DATED OCTOBER 11, 1960 AND RECORDED AT THE OFFICE OF THE  
4 RECORDER OF DEEDS OF LUZERNE COUNTY, PENNSYLVANIA, IN DEED BOOK  
5 VOLUME 1465, PAGE 228.

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) CONDITION.--ANY CONVEYANCE AUTHORIZED UNDER THIS SECTION  
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 AND ASSIGNS. SHOULD  
22 THE GRANTEE, ITS SUCCESSORS OR ASSIGNS, PERMIT ANY PORTION OF  
23 THE PROPERTY AUTHORIZED TO BE CONVEYED IN THIS SECTION TO BE  
24 USED IN VIOLATION OF THIS SUBSECTION, THE TITLE SHALL  
25 IMMEDIATELY REVERT TO AND REVEST IN THE GRANTOR.

26 (E) EASEMENTS.--THE DEPARTMENT OF GENERAL SERVICES MAY  
27 RESERVE ANY EASEMENTS IN, OVER AND ACROSS THE LANDS TO BE  
28 CONVEYED AS IT DEEMS NECESSARY, CONVENIENT OR APPROPRIATE.

29 (F) DEED OF CONVEYANCE.--THE CONVEYANCE SHALL BE BY SPECIAL  
30 WARRANTY DEED TO BE EXECUTED BY THE SECRETARY OF GENERAL

1 SERVICES IN THE NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

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

4 (H) ALTERNATE DISPOSITION.--IF THE CONVEYANCE IS NOT  
5 EFFECTUATED WITHIN TWO YEARS AFTER THE EFFECTIVE DATE OF THIS  
6 SUBSECTION, THE PROPERTY MAY BE DISPOSED OF IN ACCORDANCE WITH  
7 SECTION 2405-A OF THE ACT OF APRIL 9, 1929 (P.L.177, NO.175),  
8 KNOWN AS THE ADMINISTRATIVE CODE OF 1929.

9 (I) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED  
10 INTO THE GENERAL FUND.

11 SECTION 4. CONVEYANCE IN THE CITY OF ALLENTOWN AND THE CITY OF  
12 BETHLEHEM, LEHIGH COUNTY.

13 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
14 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED AND DIRECTED  
15 ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND  
16 CONVEY, FOR \$5,500,000, THE FOLLOWING TRACTS OF LAND TOGETHER  
17 WITH ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS THEREON, SITUATE  
18 IN THE CITY OF ALLENTOWN AND THE CITY OF BETHLEHEM, LEHIGH  
19 COUNTY, TO CITY CENTER INVESTMENT CORP.

20 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED  
21 PURSUANT TO SUBSECTION (A) CONSISTS OF APPROXIMATELY 195.167  
22 ACRES OF LAND AND IMPROVEMENTS LOCATED THEREON, BOUNDED AND MORE  
23 PARTICULARLY DESCRIBED AS FOLLOWS:

24 LOT #1

25 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE CITY  
26 OF ALLENTOWN AND CITY OF BETHLEHEM, LEHIGH COUNTY, BOUNDED AND  
27 DESCRIBED AS FOLLOWS, TO WIT:

28 BEGINNING AT A CONCRETE MONUMENT FOUND ON THE SOUTH SIDE OF  
29 HANOVER AVENUE SAID POINT BEING AT THE NORTHEAST CORNER OF THE  
30 LANDS OF N/F 1514 INC., THENCE FROM THE PLACE OF BEGINNING ALONG

1 THE SOUTH LINE OF HANOVER AVENUE THE FOLLOWING COURSES AND  
2 DISTANCES:

3 (1) S 55°31'17" E FOR A DISTANCE OF 511.16' TO A POINT,  
4 THENCE

5 (2) ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF  
6 5°45'00", A RADIUS OF 957.11' FOR AN ARC LENGTH OF 96.05' TO A  
7 POINT, THENCE

8 (3) N 61°16'18" E FOR A DISTANCE OF 5.96' TO A POINT, THENCE

9 (4) ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF  
10 5°47'00", A RADIUS OF 1034.11' FOR AN ARC LENGTH OF 104.38' TO A  
11 POINT, THENCE

12 (5) N 55°29'17" E FOR A DISTANCE OF 45.13' TO THE NORTHWEST  
13 CORNER OF HANOVER AVENUE AND NORTH QUEBEC STREET; THENCE ALONG  
14 THE WEST LINE NORTH QUEBEC STREET S 7°57'43" E FOR A DISTANCE OF  
15 553.45' TO A POINT AT THE SOUTHWEST CORNER OF NORTH QUEBEC  
16 STREET AND EAST ALLEN STREET; THENCE ALONG THE SOUTH LINE OF  
17 EAST ALLEN STREET N 81°23'17" E FOR A DISTANCE OF 678.83' TO AN  
18 IRON PIN SET AT THE NORTHWEST CORNER OF LOT #2;

19 THENCE ALONG LOT #2 THE FOLLOWING COURSE AND DISTANCES:

20 (1) S 27°11'30" E FOR A DISTANCE OF 1032.47' TO AN IRON PIN  
21 SET; THENCE

22 (2) S 55°10'20" W FOR A DISTANCE OF 243.03' TO AN IRON PIN  
23 SET; THENCE

24 (3) S 34°49'40" E FOR A DISTANCE OF 160.00' TO AN IRON PIN  
25 SET; THENCE

26 (4) N 54°56'04" E FOR A DISTANCE OF 603.06' TO AN IRON PIN  
27 SET; THENCE

28 (5) N 43°48'06" E FOR A DISTANCE OF 727.05' TO AN IRON PIN  
29 SET; THENCE

30 (6) N 72°56'55" E FOR A DISTANCE OF 285.07' TO AN IRON PIN

1 SET; THENCE

2 (7) N 76°19'04" E FOR A DISTANCE OF 378.08' TO AN IRON PIN  
3 SET ON THE CITY OF ALLENTOWN AND THE CITY OF BETHLEHEM LINE;  
4 THENCE

5 (8) ALONG THE CITY OF ALLENTOWN AND THE CITY OF BETHLEHEM  
6 LINE N 6°55'39" W FOR A DISTANCE OF 413.29' TO AN IRON PIN SET;  
7 THENCE ALONG THE LANDS OF N/F BRUCE LOCH AND JAMES BURKOS, N/F  
8 A-TOWN DEVELOPMENT COMPANY, AND N/F RAYMOND PEREZ, N 82°59'59" E  
9 FOR A DISTANCE OF 396.87' TO A POINT; THENCE ALONG THE LANDS OF  
10 N/F RAYMOND PEREZ, THE SOUTH LINE OF GRANDVIEW BOULEVARD, AND  
11 N/F GERALDINE P. HOLZINGER N 81°45'17" E FOR A DISTANCE OF  
12 396.71' TO A CONCRETE MONUMENT FOUND; THENCE ALONG THE LANDS OF  
13 PA LINES LCC S 8°31'43" E FOR A DISTANCE OF 469.16' TO A POINT  
14 ON THE NORTH LINE OF CENTRAL BOULEVARD;

15 THENCE ALONG THE NORTH LINE OF CENTRAL BOULEVARD THE  
16 FOLLOWING COURSES AND DISTANCES:

17 (1) ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF  
18 30°53'14", A RADIUS OF 798.97' FOR AN ARC LENGTH OF 430.71' TO A  
19 POINT, THENCE

20 (2) S 75°44'07" W FOR A DISTANCE OF 205.24' TO A POINT,  
21 THENCE

22 (3) S 66°28'27" W FOR A DISTANCE OF 232.14' TO A POINT,  
23 THENCE ALONG THE NORTH LINE OF RIVER DRIVE THE FOLLOWING  
24 COURSES AND DISTANCES:

25 (1) S 69°08'28" W FOR A DISTANCE OF 282.83' TO A POINT;  
26 THENCE

27 (2) S 54°30'17" W FOR A DISTANCE OF 507.39' TO A POINT;  
28 THENCE

29 (3) S 50°28'17" W FOR A DISTANCE OF 411.58' TO A POINT;  
30 THENCE

1 (4) S 56°43'17" W FOR A DISTANCE OF 384.03' TO A POINT;

2 THENCE

3 (5) ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF  
4 39°02'00", A RADIUS OF 256.69' FOR AN ARC LENGTH OF 174.87' TO A  
5 POINT, THENCE

6 (6) S 17°41'17" W FOR A DISTANCE OF 83.85' TO A POINT;

7 THENCE

8 (7) ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF  
9 8°00'03", A RADIUS OF 346.78' FOR AN ARC LENGTH OF 48.47' TO A  
10 POINT,

11 THENCE ALONG THE LANDS OF N/F NORFOLK SOUTHERN THE FOLLOWING  
12 COURSES AND DISTANCES:

13 (1) S 39°24'36" W FOR A DISTANCE OF 139.28' TO A CONCRETE  
14 MONUMENT FOUND; THENCE

15 (2) S 49°14'43" E FOR A DISTANCE OF 6.14' TO A POINT ON THE  
16 NORTH LINE OF RIVER DRIVE;

17 THENCE ALONG THE NORTH LINE OF RIVER DRIVE THE FOLLOWING  
18 COURSES AND DISTANCES:

19 (1) S 44°33'17" W FOR A DISTANCE OF 159.40' TO A POINT;  
20 THENCE

21 (2) ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF  
22 14°07'00", A RADIUS OF 541.84' FOR AN ARC LENGTH OF 133.50' TO A  
23 POINT, THENCE

24 (3) S 30°26'17" W FOR A DISTANCE OF 799.21' TO A POINT;  
25 THENCE

26 (4) ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF  
27 18°38'50", A RADIUS OF 891.50' FOR AN ARC LENGTH OF 290.14' TO A  
28 POINT, THENCE

29 (5) S 49°05'07" W FOR A DISTANCE OF 392.66' TO A POINT;  
30 THENCE



1 (6) ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF  
2 8°09'10", A RADIUS OF 536.50' FOR AN ARC LENGTH OF 76.34' TO A  
3 POINT, THENCE

4 (7) S 57°14'17" W FOR A DISTANCE OF 332.83' TO A POINT;  
5 THENCE

6 (8) ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF  
7 10°36'40", A RADIUS OF 663.50' FOR AN ARC LENGTH OF 122.88' TO A  
8 POINT, THENCE

9 (9) S 46°37'37" W FOR A DISTANCE OF 729.66' TO A POINT;  
10 THENCE

11 (10) ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF  
12 8°41'30", A RADIUS OF 536.50' FOR AN ARC LENGTH OF 81.39' TO A  
13 POINT, THENCE

14 (11) S 55°19'07" W FOR A DISTANCE OF 126.31' TO A POINT AT  
15 THE SOUTHEAST LIMIT OF UNOPENED SOUTH MAXWELL STREET; THENCE  
16 ALONG EAST LINE OF UNOPENED SOUTH MAXWELL STREET N 7°40'54" W  
17 FOR A DISTANCE OF 1981.82' TO A CONCRETE MONUMENT FOUND;

18 THENCE ALONG THE LANDS OF N/F THE COMMUNITY SERVICES FOR  
19 CHILDREN THE FOLLOWING COURSES AND DISTANCES:

20 (1) N 77°27'55" E FOR A DISTANCE OF 343.59' TO A POINT;  
21 THENCE

22 (2) N 82°36'13" E FOR A DISTANCE OF 264.92' TO A POINT;  
23 THENCE

24 (3) N 7°34'12" W FOR A DISTANCE OF 48.78' TO A POINT; THENCE

25 (4) N 10°07'23" E FOR A DISTANCE OF 18.41' TO A POINT;  
26 THENCE

27 (5) N 33°51'14" E FOR A DISTANCE OF 77.17' TO A POINT;  
28 THENCE

29 (6) N 6°18'35" W FOR A DISTANCE OF 41.34' TO A POINT; THENCE

30 (7) S 83°24'45" W FOR A DISTANCE OF 56.39' TO A POINT;

1 THENCE  
2 (8) N 6°18'23" W FOR A DISTANCE OF 35.42' TO A POINT; THENCE  
3 (9) N 83°44'46" E FOR A DISTANCE OF 56.41' TO AN IRON PIPE  
4 FOUND; THENCE  
5 (10) N 6°16'03" W FOR A DISTANCE OF 223.32' TO A POINT;  
6 THENCE  
7 (11) S 83°06'05" W FOR A DISTANCE OF 6.70' TO A POINT;  
8 THENCE  
9 (12) N 7°22'55" W FOR A DISTANCE OF 78.48' TO AN IRON PIPE  
10 FOUND; THENCE  
11 (13) S 76°24'27" W FOR A DISTANCE OF 46.07' TO A POINT;  
12 THENCE  
13 (14) N 13°36'19" W FOR A DISTANCE OF 35.10' TO AN IRON PIPE  
14 FOUND; THENCE  
15 (15) N 76°12'08" E FOR A DISTANCE OF 49.86' TO AN IRON PIPE  
16 FOUND; THENCE  
17 (16) N 7°25'05" W FOR A DISTANCE OF 258.86' TO AN IRON PIPE  
18 FOUND; THENCE  
19 (17) S 83°23'26" W FOR A DISTANCE OF 257.59' TO A POINT;  
20 THENCE ALONG THE LANDS OF N/F BALDEU RAJ SHARMATRUST, THE  
21 EAST LIMIT OF EAST PINE STREET AND N/F RICHARD C. BIRCH SR. N  
22 1°54'54" W FOR A DISTANCE OF 250.32' TO A CONCRETE MONUMENT  
23 FOUND ON THE SOUTH LINE OF EAST GORDON STREET; THENCE ALONG THE  
24 SOUTH LINE OF EAST GORDON STREET N 82°02'47" E FOR A DISTANCE OF  
25 319.05' TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF EAST  
26 GORDON NORTH OSWEGO STREETS; THENCE ALONG THE EAST LINE OF NORTH  
27 OSWEGO STREET N 6°39'00" W FOR A DISTANCE OF 8.01' TO A POINT;  
28 THENCE ALONG THE LANDS OF KELLY BROOKHART AND MARK MACNEMARA N  
29 81°51'17" E FOR A DISTANCE OF 229.30' TO A CONCRETE MONUMENT  
30 FOUND; THENCE ALONG THE LANDS OF N/F TINA RIVERA, N/F KARL &

1 RUTH SCHUSTER, N/F DEE ANN DIAZ, N/F TIMOTHY KOPPENHAVER, N/F  
2 DAVID & RUTH KOPPENHAVER, N/F EUGENE & CONSTANCE FRITZ, N/F  
3 MIRIAM ESTRELLA, N/F DAVID & HELEN GALBRAITH, N/F GARY & KAY  
4 MATSCO, N/F CHARLES & JACQUELINE SCHERER, N/F SHARON PETERS, N/F  
5 JEREMY INGLE, AND THE EAST LIMIT OF EAST CLAIR STREET N 8°17'43"  
6 W FOR A DISTANCE OF 733.25' TO A POINT, THENCE ALONG THE EAST  
7 LINE OF 1514 INC. N 34°22'50" W FOR A DISTANCE OF 152.66' TO THE  
8 PLACE OF BEGINNING.

9 CONTAINING 165.846-ACRES.

10 BEING SHOWN AS LOT #1 ON THE FINAL MINOR SUBDIVISION PLAN OF  
11 THE ALLENTOWN STATE HOSPITAL PREPARED BY THE CITY OF ALLENTOWN  
12 DEPARTMENT OF PUBLIC WORKS, DRAWING #06-005, DATED JULY 20,  
13 2007, LAST REVISED MARCH 25, 2009.

14 LOT #2

15 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE CITY  
16 OF ALLENTOWN, LEHIGH COUNTY, BOUNDED AND DESCRIBED AS FOLLOWS,  
17 TO WIT:

18 BEGINNING AT AN IRON PIN SET ON THE SOUTH LINE OF EAST ALLEN  
19 STREET, SAID POINT BEING LOCATED NORTH 81° 23' 17" EAST FOR A  
20 DISTANCE OF 678.83 FEET FROM THE SOUTHWEST CORNER OF NORTH  
21 QUEBEC STREET AND THE SAID POINT OF BEGINNING BEING THE  
22 NORTHWEST CORNER OF THIS DESCRIBED PARCEL; THENCE FROM THE PLACE  
23 OF BEGINNING ALONG THE SOUTH LINE OF EAST ALLEN STREET AND THE  
24 SOUTH LINE OF OIL PROCESS SYSTEMS NORTH 81° 23' 17" EAST FOR A  
25 DISTANCE OF 531.03 FEET TO A CONCRETE MONUMENT FOUND; THENCE  
26 ALONG THE LANDS OF BRUCE LOCH AND JAMES BURKOS THE FOLLOWING  
27 NINE (9) COURSES AND DISTANCES;

28 (1) SOUTH 43° 13' 28" EAST - 11.42 FEET TO A CONCRETE  
29 MONUMENT FOUND; THENCE

30 (2) SOUTH 80° 16' 15" WEST - 54.97 FEET TO AN IRON PIN

1 FOUND; THENCE  
2 (3) SOUTH 7° 57' 07" WEST - 61.34 FEET TO A CONCRETE  
3 MONUMENT FOUND; THENCE  
4 (4) SOUTH 61° 19' 56" EAST - 163.09 FEET TO A CONCRETE  
5 MONUMENT FOUND; THENCE  
6 (5) NORTH 68° 57' 39" EAST - 177.92 FEET TO A CONCRETE  
7 MONUMENT FOUND; THENCE  
8 (6) NORTH 58° 25' 17" EAST - 238.88 FEET TO A CONCRETE  
9 MONUMENT FOUND; THENCE  
10 (7) NORTH 23° 18' 43" WEST - 36.00 FEET TO A CONCRETE  
11 MONUMENT FOUND; THENCE  
12 (8) NORTH 82° 58' 20" EAST - 987.96 FEET TO A CONCRETE  
13 MONUMENT FOUND; THENCE  
14 (9) NORTH 82° 59' 59" EAST - 1.43 FEET TO A POINT; THENCE  
15 ALONG LOT #1, THE RESIDUE LANDS OF THE COMMONWEALTH OF  
16 PENNSYLVANIA THE FOLLOWING EIGHT (8) COURSES AND DISTANCES;  
17 (1) SOUTH 6° 55' 39" EAST - 413.29 FEET TO A IRON PIN SET;  
18 THENCE  
19 (2) SOUTH 76° 19' 04" WEST - 378.08 FEET TO A IRON PIN SET;  
20 THENCE  
21 (3) SOUTH 72° 56' 55" WEST - 285.07 FEET TO A IRON PIN SET;  
22 THENCE  
23 (4) SOUTH 43° 48' 06" WEST - 727.05 FEET TO A IRON PIN;  
24 THENCE  
25 (5) SOUTH 54° 56' 04" WEST - 603.06 FEET TO A IRON PIN;  
26 THENCE  
27 (6) NORTH 34° 49' 40" WEST - 160.00 FEET TO A IRON PIN SET;  
28 THENCE  
29 (7) NORTH 55° 10' 20" EAST - 243.03 FEET TO A IRON PIN SET;  
30 THENCE

1 (8) NORTH 27° 11' 30" WEST - 1032.47 FEET TO THE PLACE OF  
2 BEGINNING.

3 CONTAINING 29.321-ACRES.

4 BEING SHOWN AS LOT #2 ON THE FINAL MINOR SUBDIVISION PLAN OF  
5 THE ALLENTOWN STATE HOSPITAL PREPARED BY THE CITY OF ALLENTOWN  
6 DEPARTMENT OF PUBLIC WORKS, DRAWING #06-005, DATED JULY 20,  
7 2007, LAST REVISED MARCH 25, 2009.

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

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

28 (E) COVENANTS, CONDITIONS AND RESTRICTIONS.--THE SECRETARY  
29 OF GENERAL SERVICES MAY IMPOSE ANY COVENANTS, CONDITIONS,  
30 RESTRICTIONS AND RESERVATIONS ON THE SALE OF THE PROPERTY AS IS

1 DEEMED IN THE BEST INTERESTS OF THE COMMONWEALTH OF  
2 PENNSYLVANIA.

3 (F) EASEMENTS.--THE SECRETARY OF GENERAL SERVICES MAY GRANT  
4 OR RETAIN ANY EASEMENTS NECESSARY TO EFFECTUATE THIS SECTION.

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

9 (H) COSTS AND FEES.--ALL COSTS AND FEES INCURRED BY THE  
10 DEPARTMENT OF GENERAL SERVICES SHALL BE BORNE BY THE GRANTEE.

11 (I) ALTERNATE DISPOSITION.--IN THE EVENT THAT THE CONVEYANCE  
12 AUTHORIZED UNDER SUBSECTION (A) IS NOT COMPLETED WITHIN TWO  
13 YEARS OF THE EFFECTIVE DATE OF THIS SUBSECTION, THE AUTHORITY TO  
14 CONVEY THE PROPERTY UNDER THIS SECTION SHALL EXPIRE AND THE  
15 PROPERTY MAY BE DISPOSED OF IN ACCORDANCE WITH SECTION 2405-A OF  
16 THE ACT OF APRIL 9, 1929 (P.L.177, NO.175), KNOWN AS THE  
17 ADMINISTRATIVE CODE OF 1929.

18 (J) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED  
19 INTO THE GENERAL FUND.

20 SECTION 5. CONVEYANCE IN BENNER TOWNSHIP, CENTRE COUNTY.

21 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
22 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF  
23 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY THE  
24 FOLLOWING TRACT OF LAND TOGETHER WITH ANY IMPROVEMENTS THEREON,  
25 BEING A PORTION OF THE LANDS OF SCI-ROCKVIEW, SITUATE IN BENNER  
26 TOWNSHIP, CENTRE COUNTY, TO THE CENTRE COUNTY INDUSTRIAL  
27 DEVELOPMENT CORPORATION FOR \$1,560,000, UNDER TERMS AND  
28 CONDITIONS TO BE ESTABLISHED IN AN AGREEMENT OF SALE.

29 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER  
30 SUBSECTION (A) CONSISTS OF THE FOLLOWING:

1 ALL THAT CERTAIN PART OR PARCEL OF LAND SITUATE, LYING AND  
2 BEING IN THE TOWNSHIP OF BENNER, COUNTY OF CENTRE, AND  
3 COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY PROVIDED AND SHOWN  
4 ON THAT CERTAIN PLAN ENTITLED, "FOUR LOT SUBDIVISION OF LANDS OF  
5 THE COMMONWEALTH OF PENNSYLVANIA FOR THE CENTRE COUNTY  
6 CORRECTIONAL FACILITY," PREPARED BY SWEETLAND ENGINEERING &  
7 ASSOCIATES, INC., AND DATED FEBRUARY 8, 2003, TO WIT:

8 BEGINNING AT A POINT WHICH IS LOCATED IN THE RIGHT OF WAY OF  
9 STATE ROUTE 150, BENNER PIKE, AND A POINT COMMON WITH LANDS NOW  
10 OR FORMERLY OF THE CENTRE COUNTY CORRECTIONAL FACILITY; THENCE  
11 ALONG STATE ROUTE 150, BENNER PIKE, A 150 FOOT WIDE RIGHT OF  
12 WAY, THE FOLLOWING TWO COURSES AND DISTANCES: 1) ALONG A CURVE  
13 TO THE LEFT, HAVING A RADIUS 6965.55 FEET, A CENTRAL ANGLE OF 1°  
14 31' 44", A CHORD BEARING AND DISTANCE OF NORTH 14° 22' 02" WEST,  
15 185.86 FEET, AND AN ARCH LENGTH OF 185.86 FEET; AND 2) NORTH 15°  
16 07' 54" WEST, 348.86 FEET TO A POINT, BEING THE NORTHWESTERLY  
17 MOST CORNER OF THE WITHIN LOT, WHICH IS COMMON WITH LANDS NOW OR  
18 FORMERLY OF GM MCCROSSIN, INC. (DEED BOOK 350, PAGE 919); THENCE  
19 ALONG LANDS NOW OR FORMERLY OF GM MCCROSSIN, INC., NORTH 46° 49'  
20 50" EAST, 589.45 FEET TO A POINT, BEING THE NORTHEASTERLY MOST  
21 CORNER OF THE WITHIN LOT AND A COMMON CORNER WITH LANDS NOW OR  
22 FORMERLY OF GM MCCROSSIN, INC. AND NOW OR FORMERLY OF GERALD E.  
23 ROGERS, ET. UX. (DEED BOOK 753, PAGE 884); THENCE ALONG LANDS  
24 NOW OR FORMERLY OF GERALD E. ROGERS, ET. UX., SOUTH 47° 10' 10"  
25 EAST, 1,006.15 FEET TO A POINT, BEING THE SOUTHEASTERLY MOST  
26 CORNER OF THE WITHIN LOT AND A COMMON CORNER WITH LANDS NOW OR  
27 FORMERLY OF GERALD E. ROGERS ET. UX. AND LASTS NOW OR FORMERLY  
28 OF CENTRE COUNTY GOVERNMENT, SPECIFICALLY THE CENTRE COUNTY  
29 CORRECTIONAL FACILITY; THENCE ALONG LANDS NOW OR FORMERLY OF THE  
30 CENTRE COUNTY CORRECTIONAL FACILITY AND LOT 1 OF THE HEREINAFTER

1 IDENTIFIED SUBDIVISION, SOUTH 77° 05' 54" WEST, 1,057.29 FEET TO  
2 A POINT AND PLACE OF BEGINNING, BEING THE SOUTHWESTERLY MOST  
3 CORNER OF THE WITHIN LOT AND A POINT IN COMMON WITH THE LINE OF  
4 STATE ROUTE 150, BENNER PIKE.

5 CONTAINING 13.26-ACRES.

6 BEING IDENTIFIED AS LOT NO. 2 ON A PLAN ENTITLED, "4 LOT  
7 SUBDIVISION OF LANDS OF THE COMMONWEALTH OF PENNSYLVANIA FOR THE  
8 CENTRE COUNTY CORRECTIONAL FACILITY," PREPARED BY SWEETLAND  
9 ENGINEERING & ASSOCIATES, INC., AND DATED FEBRUARY 8, 2003, LAST  
10 REVISED MARCH 31, 2003, RECORDED JUNE 5, 2003, IN CENTRE COUNTY  
11 PLAT BOOK VOLUME 68, PAGES 126-127.

12 BEING A PORTION OF THE SAME PREMISES WHICH BECAME VESTED IN  
13 THE COMMONWEALTH OF PENNSYLVANIA BY DEED OF S. H. HOY, ET. UX.,  
14 DATED DECEMBER 2, 1929, AND RECORDED IN CENTRE COUNTY DEED BOOK  
15 142, PAGE 39.

16 ALSO BEING CENTRE COUNTY TAX PARCEL IDENTIFIER NUMBER 12-03-  
17 213.

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

26 (D) GAMING RESTRICTION.--THE CONVEYANCE AUTHORIZED UNDER  
27 THIS SECTION SHALL BE MADE UNDER AND SUBJECT TO THE CONDITION,  
28 WHICH SHALL BE CONTAINED IN THE DEED OF CONVEYANCE, THAT NO  
29 PORTION OF THE PROPERTY CONVEYED SHALL BE USED AS A LICENSED  
30 FACILITY, AS DEFINED IN 4 PA.C.S. § 1103 (RELATING TO



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

8 (E) EASEMENTS.--THE DEPARTMENT OF GENERAL SERVICES MAY  
9 RESERVE ANY EASEMENTS IN, OVER AND ACROSS THE LANDS TO BE  
10 CONVEYED AS IT DEEMS NECESSARY, CONVENIENT OR APPROPRIATE FOR  
11 THE CONTINUED OPERATION OF SCI-ROCKVIEW AND/OR SCI-BENNER.

12 (F) DEED.--THE CONVEYANCE SHALL BE MADE BY SPECIAL WARRANTY  
13 DEED TO BE EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN THE  
14 NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

15 (G) ALTERNATE DISPOSITION.--IN THE EVENT THAT THE CONVEYANCE  
16 AUTHORIZED UNDER SUBSECTION (A) IS NOT COMPLETED WITHIN TWO  
17 YEARS OF THE EFFECTIVE DATE OF THIS SUBSECTION, THE AUTHORITY TO  
18 CONVEY THE PROPERTY AS SET FORTH IN THIS SECTION SHALL EXPIRE  
19 AND THE PROPERTY MAY BE DISPOSED OF IN ACCORDANCE WITH SECTION  
20 2405-A OF THE ACT OF APRIL 9, 1929 (P.L.177, NO.175), KNOWN AS  
21 THE ADMINISTRATIVE CODE OF 1929.

22 (H) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED  
23 INTO THE GENERAL FUND.

24 SECTION 6. CONVEYANCE IN WINDSOR TOWNSHIP, BERKS COUNTY.

25 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
26 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF  
27 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY, TO BERKS  
28 COUNTY INTERMEDIATE UNIT, THE FOLLOWING TRACT OF LAND TOGETHER  
29 WITH ANY BUILDINGS, STRUCTURES AND IMPROVEMENTS THEREON, SITUATE  
30 IN WINDSOR TOWNSHIP, BERKS COUNTY, BEING A PORTION OF THE FORMER

1 HAMBURG CENTER, FOR \$25,000, UNDER TERMS AND CONDITIONS TO BE  
2 ESTABLISHED IN AN AGREEMENT OF SALE.

3 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER  
4 SUBSECTION (A) CONSISTS OF A TRACT OF LAND TOTALING  
5 APPROXIMATELY 5.80 ACRES, INCLUDING ALL BUILDINGS, STRUCTURES  
6 AND IMPROVEMENTS LOCATED THEREON, MORE PARTICULARLY DESCRIBED AS  
7 FOLLOWS:

8 ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN WINDSOR  
9 TOWNSHIP, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, SHOWN  
10 AS LOT 4 ON A FINAL SUBDIVISION PLAN FOR COMMONWEALTH OF  
11 PENNSYLVANIA, DEPARTMENT OF GENERAL SERVICES, PREPARED BY  
12 NAVTECH, INC., DATED FEBRUARY 8, 2019, LAST REVISED APRIL 16,  
13 2021, AND RECORDED OCTOBER 28, 2021, IN BERKS COUNTY RECORDER OF  
14 DEEDS OFFICE, AS INSTRUMENT NUMBER 2021053915, BOUNDED AND  
15 DESCRIBED AS FOLLOWS:

16 BEGINNING AT AN IRON PIN ON THE LEGAL RIGHT-OF-WAY LINE OF  
17 S.R. 4028 (OLD 22); THENCE ALONG THE LANDS NOW OR FORMERLY OF  
18 SALVATORE FIORE NORTH 32°43'00" WEST A DISTANCE OF 402.66 FEET  
19 TO AN IRON PIPE; THENCE ALONG THE SAME NORTH 30°40'06" WEST A  
20 DISTANCE OF 63.14 FEET TO AN IRON PIN; THENCE ALONG RESIDUAL LOT  
21 1 OF THE FINAL SUBDIVISION PLAN FOR THE LANDS OF COMMONWEALTH OF  
22 PA DEPT. OF GENERAL SERVICES RECORDED OCTOBER 28, 2021 IN THE  
23 BERKS COUNTY, PENNSYLVANIA RECORDER OF DEEDS OFFICE AS  
24 INSTRUMENT NO. 2021053915 NORTH 67°24'11" EAST A DISTANCE OF  
25 396.02 FEET TO AN IRON PIN; THENCE ALONG THE SAME NORTH  
26 58°07'13" EAST A DISTANCE OF 233.22 FEET (ERRONEOUSLY DESCRIBED  
27 AS 342.45 FEET ON PLAN) TO AN IRON PIN; THENCE ALONG LOT 3 OF  
28 THE ABOVE MENTIONED SUBDIVISION PLAN SOUTH 36°17'19" EAST A  
29 DISTANCE OF 353.05 FEET TO AN IRON PIN ON THE LEGAL RIGHT-OF-WAY  
30 LINE OF S.R. 4028 (OLD 22); THENCE FOLLOWING THE LEGAL RIGHT-OF-

1 WAY LINE OF S.R. 4028 (OLD 22) SOUTH 53°42'42" WEST A DISTANCE  
2 OF 648.56 FEET TO AN IRON PIN, THE PLACE OF BEGINNING.

3 CONTAINING: 252,671.88 SQUARE FEET OR 5.80 ACRES TOGETHER  
4 WITH A 50' RIGHT-OF-WAY THROUGH LOT 3, AS SHOWN ON A FINAL  
5 SUBDIVISION PLAN FOR COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF  
6 GENERAL SERVICES, PREPARED BY NAVTECH, INC., DATED FEBRUARY 8,  
7 2019, LAST REVISED APRIL 16, 2021, AND RECORDED OCTOBER 28,  
8 2021, IN BERKS COUNTY RECORDER OF DEEDS OFFICE, AS INSTRUMENT  
9 NUMBER 2021053915, BOUNDED AND DESCRIBED AS FOLLOWS:

10 BEGINNING AT A CONCRETE MONUMENT SET ON THE RIGHT-OF-WAY LINE  
11 OF S.R. 4028 (OLD 22); THENCE ALONG A CURVE TO THE LEFT HAVING A  
12 RADIUS OF 10.00 FEET, AN ARC LENGTH OF 13.14 FEET AND A CHORD  
13 BEARING OF NORTH 16°03'56" EAST A DISTANCE OF 12.22 FEET TO A  
14 POINT; THENCE NORTH 21°34'50" WEST A DISTANCE OF 8.98 FEET TO  
15 THE BEGINNING OF SAID 50' RIGHT-OF-WAY; THENCE ALONG A CURVE TO  
16 THE LEFT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 18.21  
17 FEET AND A CHORD BEARING OF NORTH 73°44'36" WEST A DISTANCE OF  
18 15.80 FEET TO A POINT; THENCE SOUTH 54°05'37" WEST A DISTANCE OF  
19 172.26 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING  
20 A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 17.85 FEET AND A CHORD  
21 BEARING OF SOUTH 64°19'19" WEST A DISTANCE OF 17.76 FEET TO A  
22 POINT; THENCE SOUTH 74°33'01" WEST A DISTANCE OF 100.13 FEET TO  
23 A POINT ON THE DIVIDING LINE OF LOT 3 AND LOT 4; THENCE NORTH  
24 36°17'18" WEST A DISTANCE OF 53.50 FEET TO A POINT; THENCE NORTH  
25 74°33'01" EAST A DISTANCE OF 119.16 FEET TO A POINT; THENCE  
26 NORTH 54°05'37" EAST A DISTANCE OF 191.52 FEET TO A POINT;  
27 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET,  
28 AN ARC LENGTH OF 12.45 FEET AND A CHORD BEARING OF NORTH  
29 18°25'43" EAST A DISTANCE OF 11.66 FEET TO A POINT; THENCE ALONG  
30 A CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET, AN ARC

1 LENGTH OF 34.50 FEET AND A CHORD BEARING OF SOUTH 19°24'30" EAST  
2 A DISTANCE OF 34.49 FEET TO A POINT; THENCE SOUTH 21°34'50" EAST  
3 A DISTANCE OF 37.36 FEET TO A POINT; THE PLACE OF BEGINNING.

4 EXCEPTING AND RESERVING A 50' RIGHT-OF-WAY THROUGH LOT 4 TO  
5 PROVIDE ACCESS FOR LOT 3, RESIDUAL LOT 1, AND LOT 4, AS SHOWN ON  
6 A FINAL SUBDIVISION PLAN FOR COMMONWEALTH OF PENNSYLVANIA,  
7 DEPARTMENT OF GENERAL SERVICES, PREPARED BY NAVTECH, INC., DATED  
8 FEBRUARY 8, 2019, LAST REVISED APRIL 16, 2021, AND RECORDED  
9 OCTOBER 28, 2021, IN BERKS COUNTY RECORDER OF DEEDS OFFICE, AS  
10 INSTRUMENT NUMBER 2021053915, BOUNDED AND DESCRIBED AS FOLLOWS:

11 BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 4;  
12 THENCE NORTH 32°43'00" WEST A DISTANCE OF 227.78 FEET TO THE  
13 BEGINNING OF SAID 50' RIGHT-OF-WAY; THENCE NORTH 32°43'00" WEST  
14 A DISTANCE OF 85.68 FEET TO A POINT; THENCE ALONG A CURVE TO THE  
15 RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 12.28 FEET  
16 AND A CHORD BEARING OF SOUTH 67°53'49" EAST A DISTANCE OF 11.52  
17 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A  
18 RADIUS OF 75.00 FEET, AN ARC LENGTH OF 29.46 FEET AND A CHORD  
19 BEARING OF NORTH 88°10'31" EAST A DISTANCE OF 29.27 FEET TO A  
20 POINT; THENCE SOUTH 80°34'21" EAST A DISTANCE OF 195.27 FEET TO  
21 A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF  
22 25.00 FEET, AN ARC LENGTH OF 19.89 FEET AND A CHORD BEARING OF  
23 NORTH 76°38'14" EAST A DISTANCE OF 19.37 FEET TO A POINT; THENCE  
24 NORTH 53°50'50" EAST A DISTANCE OF 389.07 FEET TO A POINT;  
25 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET,  
26 AN ARC LENGTH OF 27.10 FEET AND A CHORD BEARING OF NORTH  
27 64°11'56" EAST A DISTANCE OF 26.95 FEET TO A POINT; THENCE NORTH  
28 74°33'01" EAST A DISTANCE OF 31.15 FEET TO A POINT ON THE  
29 BOUNDARY LINE OF LOT 4 AND 3; THENCE SOUTH 36°17'18" EAST A  
30 DISTANCE OF 53.50 FEET TO A POINT; THENCE SOUTH 74°33'01" WEST A

1 DISTANCE OF 50.18 FEET TO A POINT; THENCE ALONG A CURVE TO THE  
2 LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 9.03 FEET  
3 AND A CHORD BEARING OF SOUTH 64°11'56" WEST A DISTANCE OF 8.98  
4 FEET TO A POINT; THENCE SOUTH 53°50'50" WEST A DISTANCE OF  
5 389.07 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING  
6 A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 59.66 FEET AND A CHORD  
7 BEARING OF SOUTH 76°38'14" WEST A DISTANCE OF 58.10 FEET TO A  
8 POINT; THENCE NORTH 80°34'21" WEST A DISTANCE OF 170.32 FEET TO  
9 A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF  
10 10.00 FEET, AN ARC LENGTH OF 23.06 FEET AND A CHORD BEARING OF  
11 SOUTH 33°21'19" WEST A DISTANCE OF 18.28 FEET TO A POINT, THE  
12 PLACE OF BEGINNING.

13 BEING PART OF PIN 449514431213.

14 BEING PART OF THE SAME PREMISES THAT SARAH STINE, ET AL,  
15 CONVEYED TO THE COMMONWEALTH OF PENNSYLVANIA, BY DEED DATE JULY  
16 1, 1910, AND RECORDED JULY 2, 1910, IN THE OFFICE OF THE  
17 RECORDER OF DEEDS OF BERKS COUNTY, PENNSYLVANIA, IN DEED BOOK  
18 VOLUME 363, PAGE 425.

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

27 (D) CONDITIONS.--

28 (1) ANY CONVEYANCE AUTHORIZED UNDER THIS SECTION SHALL  
29 BE MADE UNDER AND SUBJECT TO THE CONDITION, WHICH SHALL BE  
30 CONTAINED IN THE DEED OF CONVEYANCE, THAT NO PORTION OF THE

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

10 (2) ANY CONVEYANCE AUTHORIZED UNDER THIS SECTION SHALL  
11 BE MADE UNDER AND SUBJECT TO THE CONDITION THAT THE GRANTEE,  
12 ITS SUCCESSORS AND ASSIGNS SHALL UTILIZE THE PROPERTY SOLELY  
13 FOR THE OPERATION OF AN EDUCATION CENTER AND FOR NO OTHER  
14 PURPOSE. SHOULD THE GRANTEE, ITS SUCCESSORS OR ASSIGNS  
15 UTILIZE THE PROPERTY FOR ANY OTHER PURPOSE, THE GRANTEE, BY  
16 ITS ACCEPTANCE OF THIS DEED, ON BEHALF OF ITSELF AND ITS  
17 SUCCESSORS AND ASSIGNS, AGREES TO PAY \$207,000 TO THE GRANTOR  
18 WITHIN 90 DAYS AFTER THE CHANGE IN USE. SHOULD THE GRANTEE  
19 FAIL TO PAY SUCH SUM WITHIN SUCH TIME FRAME, THE PROPERTY  
20 SHALL, AT THE GRANTOR'S ELECTION, REVERT AND REVEST IN THE  
21 GRANTOR. THIS PROVISION IS INTENDED TO CREATE A FEE SIMPLE  
22 SUBJECT TO A CONDITION SUBSEQUENT. THIS CONDITION SHALL  
23 TERMINATE ON THE 10TH ANNIVERSARY OF THE DATE OF THIS DEED  
24 AND THEREAFTER BE OF NO FURTHER FORCE OR EFFECT.

25 (E) DEED.--THE CONVEYANCE SHALL BE MADE BY SPECIAL WARRANTY  
26 DEED TO BE EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN THE  
27 NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

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

30 (G) ALTERNATE DISPOSITION.--IF THE CONVEYANCE IS NOT

1 EFFECTUATED WITHIN TWO YEARS AFTER THE EFFECTIVE DATE OF THIS  
2 SUBSECTION, THE PROPERTY MAY BE DISPOSED OF IN ACCORDANCE WITH  
3 SECTION 2405-A OF THE ACT OF APRIL 9, 1929 (P.L.177, NO.175),  
4 KNOWN AS THE ADMINISTRATIVE CODE OF 1929.

5 (H) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED  
6 INTO THE GENERAL FUND.

7 SECTION 7. REPEALS.

8 REPEALS ARE AS FOLLOWS:

9 (1) THE GENERAL ASSEMBLY DECLARES THAT THE REPEAL UNDER  
10 PARAGRAPH (2) IS NECESSARY TO EFFECTUATE SECTION 4.

11 (2) THE ACT OF JULY 2, 2019 (P.L.428, NO.71), ENTITLED  
12 "AN ACT AUTHORIZING AND DIRECTING THE DEPARTMENT OF GENERAL  
13 SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT AND  
14 CONVEY CERTAIN LANDS AND IMPROVEMENTS SITUATE IN THE CITY OF  
15 ALLENTOWN AND THE CITY OF BETHLEHEM, LEHIGH COUNTY, THROUGH A  
16 COMPETITIVE SOLICITATION PROCESS; AND MAKING A RELATED  
17 REPEAL," IS REPEALED.

18 SECTION 8. EFFECTIVE DATE.

19 THIS ACT SHALL TAKE EFFECT IMMEDIATELY.