

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2171 Session of 2021

INTRODUCED BY FRITZ, BERNSTINE, RYAN, WELBY, MILLARD, PEIFER, KOSIEROWSKI, PENNYCUICK, PICKETT AND ROWE, DECEMBER 15, 2021

AS REPORTED FROM COMMITTEE ON STATE GOVERNMENT, HOUSE OF REPRESENTATIVES, AS AMENDED, MARCH 29, 2022

AN ACT

1 ~~Authorizing the Department of General Services, on behalf of the~~ <--
2 ~~Commonwealth, and with the approval of the Governor, to~~
3 ~~quitclaim and release to the Waymart Area Historical Society~~
4 ~~any right, title or interest it may have with respect to~~
5 ~~certain historical use restrictions and a related~~
6 ~~reversionary interest affecting certain real property situate~~
7 ~~in the Township of Canaan, County of Wayne.~~
8 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE <--
9 APPROVAL OF THE GOVERNOR, TO QUITCLAIM AND RELEASE TO THE
10 WAYMART AREA HISTORICAL SOCIETY ANY RIGHT, TITLE OR INTEREST
11 IT MAY HAVE WITH RESPECT TO CERTAIN HISTORICAL USE
12 RESTRICTIONS AND A RELATED REVERSIONARY INTEREST AFFECTING
13 CERTAIN REAL PROPERTY SITUATE IN THE TOWNSHIP OF CANAAN,
14 WAYNE COUNTY; AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES,
15 WITH THE APPROVAL OF THE PENNSYLVANIA HISTORICAL AND MUSEUM
16 COMMISSION AND THE GOVERNOR, TO GRANT AND CONVEY TO THE GRIST
17 AT MATHER MILL, LTD., CERTAIN LANDS, BUILDINGS AND
18 IMPROVEMENTS SITUATE IN WHITEMARSH TOWNSHIP, MONTGOMERY
19 COUNTY; AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH
20 THE APPROVAL OF THE GOVERNOR, TO ISSUE A CORRECTIVE DEED TO
21 THE POTTER COUNTY HOUSING AUTHORITY, AND TO QUITCLAIM AND
22 RELEASE TO THE POTTER COUNTY HOUSING AUTHORITY ANY RIGHT,
23 TITLE OR INTEREST IT MAY HAVE WITH RESPECT TO A CERTAIN USE
24 RESTRICTION AND A RELATED REVERSIONARY INTEREST IN EACH CASE
25 RELATED TO CERTAIN REAL PROPERTY SITUATE IN THE BOROUGH OF
26 COUDERSPORT, POTTER COUNTY; AUTHORIZING THE DEPARTMENT OF
27 GENERAL SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT
28 AND CONVEY CERTAIN LANDS, BUILDINGS AND IMPROVEMENTS SITUATE
29 IN THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, THROUGH A
30 COMPETITIVE SOLICITATION FOR PROPOSALS PROCESS; AUTHORIZING
31 THE DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
32 DEPARTMENT OF CORRECTIONS AND THE GOVERNOR, TO LEASE TO THE
33 COUNTY OF WAYNE A PORTION OF THE LANDS OF THE COMMONWEALTH OF

1 PENNSYLVANIA AT THE STATE CORRECTIONAL INSTITUTION - WAYMART,
2 SITUATE IN THE TOWNSHIP OF CANAAN AND BOROUGH OF WAYMART,
3 WAYNE COUNTY; AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES,
4 WITH THE APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO THE
5 BERKS COUNTY REDEVELOPMENT AUTHORITY CERTAIN LANDS, BUILDINGS
6 AND IMPROVEMENTS SITUATE IN THE BOROUGH OF HAMBURG AND
7 WINDSOR TOWNSHIP, BERKS COUNTY, BEING A PORTION OF THE FORMER
8 HAMBURG CENTER; AUTHORIZING THE DEPARTMENT OF GENERAL
9 SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT AND
10 CONVEY TO BERKS COUNTY INTERMEDIATE UNIT CERTAIN LANDS AND
11 IMPROVEMENTS SITUATE IN WINDSOR TOWNSHIP, BERKS COUNTY, BEING
12 A PORTION OF THE FORMER HAMBURG CENTER; AUTHORIZING THE
13 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
14 PENNSYLVANIA STATE POLICE AND THE GOVERNOR, TO GRANT AND
15 CONVEY TO ROBERT SWINGLE CERTAIN LANDS AND IMPROVEMENTS
16 SITUATE IN THE TOWNSHIP OF RICHMOND, TIOGA COUNTY;
17 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE
18 APPROVAL OF THE DEPARTMENT OF MILITARY AND VETERANS AFFAIRS
19 AND THE GOVERNOR, TO GRANT AND CONVEY, AT A PRICE TO BE
20 DETERMINED THROUGH A COMPETITIVE BID PROCESS, CERTAIN LANDS,
21 BUILDINGS AND IMPROVEMENTS SITUATE IN CORAOPOLIS BOROUGH,
22 ALLEGHENY COUNTY; AND AUTHORIZING THE DEPARTMENT OF GENERAL
23 SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT AND
24 CONVEY TO THE BOROUGH OF WYOMING CERTAIN LANDS, BUILDINGS AND
25 IMPROVEMENTS SITUATE IN THE BOROUGH OF WYOMING, LUZERNE
26 COUNTY.

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

29 ~~Section 1. Authorization for quitclaim and release.~~ <--

30 ~~The Department of General Services, with the approval of the~~
31 ~~Governor, is hereby authorized on behalf of the Commonwealth of~~
32 ~~Pennsylvania to quitclaim and release to the Waymart Area~~
33 ~~Historical Society any right, title or interest it may have with~~
34 ~~respect to the "Declaration of Covenant," containing historical~~
35 ~~use restrictions and a related reversionary interest as required~~
36 ~~by section 1(e) of the act of September 18, 2009 (P.L.4, No.43),~~
37 ~~entitled "An act authorizing the Department of General Services,~~
38 ~~with the approval of the Governor, to grant and convey to the~~
39 ~~Waymart Area Historical Society, or its assigns, certain land,~~
40 ~~buildings and improvements situate in the Township of Canaan,~~
41 ~~Wayne County; and authorizing and directing the Department of~~
42 ~~General Services, with the approval of the Governor, to grant~~
43 ~~and convey to Altoona Regional Health System certain lands~~

1 ~~situate in the City of Altoona, Blair County," set forth in that~~
2 ~~certain deed from the Commonwealth of Pennsylvania to the~~
3 ~~Waymart Area Historical Society, dated February 5, 2010, and~~
4 ~~recorded at the Office of the Recorder of Deeds of Wayne County~~
5 ~~at Record Book 5502, Page 0239, to enable the Waymart Area~~
6 ~~Historical Society to convey such property free of such~~
7 ~~Declaration of Covenant. Such quitclaim and release shall be~~
8 ~~made on such terms, conditions and for such consideration as is~~
9 ~~acceptable to the Secretary of General Services.~~

10 ~~Section 2. Property description.~~

11 ~~The Declaration of Covenant referenced in section 1 affects~~
12 ~~the following:~~

13 ~~ALL THAT CERTAIN TRACT OR PARCEL OF LAND, together with~~
14 ~~improvements thereon, situate in the Township of Canaan, County~~
15 ~~of Wayne and Commonwealth of Pennsylvania, being bounded and~~
16 ~~described as follows:~~

17 ~~BEGINNING at a point or corner, located in the center of the~~
18 ~~right of way of Route 6/State Route 0006, at the intersection,~~
19 ~~with a certain entrance/exit roadway, leading south, into and~~
20 ~~through, lands of the Commonwealth of Pennsylvania (D.B. 97, P.~~
21 ~~988 The First (Parcel) Thereof:); thence, along the center of~~
22 ~~the right of way of the aforesaid Route 6/State Route 0006, the~~
23 ~~following two, curvilinear and/or chord, courses and distances:~~
24 ~~Along the arc of a curve to the right, in a northwesterly~~
25 ~~direction, having a central angle of 11 degrees 35 minutes 51~~
26 ~~seconds, with a radius of 1432.69 feet, a distance or arc length~~
27 ~~of 290.00 feet to appoint or corner and North 61 degrees 29~~
28 ~~minutes 09 seconds West 85.01 feet to a point or corner; thence,~~
29 ~~departing from said public highway and through lands formerly of~~
30 ~~the Commonwealth of Pennsylvania (D.B. 97, P. 98 The First~~

1 ~~(Parcel) Thereof:); the following four courses and distances:-~~
2 ~~North 27 degrees 36 minutes 54 seconds East 403.77 feet to an~~
3 ~~iron pin corner set; located southwesterly of a certain private~~
4 ~~roadway; thence, South 62 degrees 23 minutes 06 seconds East~~
5 ~~100.00 feet to an iron pin corner set, located southwesterly of~~
6 ~~the aforesaid private roadway; thence, South 24 degrees 43-~~
7 ~~minutes 05 seconds East 344.28 feet to an iron pin corner set,~~
8 ~~located southwesterly of the aforesaid private roadway and;~~
9 ~~thence, South 27 degrees 18 minutes 14 seconds West (crossing a~~
10 ~~certain private driveway, at 40 feet (more or less), which~~
11 ~~extends northwesterly from its intersection with the aforesaid~~
12 ~~private roadway referenced herein) 170.00 feet to the place of-~~
13 ~~BEGINNING.~~

14 ~~Containing 2.76 acres, more or less.~~

15 ~~Being Tax Parcel No. 04 0 0251 0085.0007.~~

16 ~~Section 3. Legal instruments.~~

17 ~~The quitclaim deed and any other legal instruments necessary~~
18 ~~to effectuate the quitclaim and release of any right, title or~~
19 ~~interest the Commonwealth of Pennsylvania may have with respect~~
20 ~~to the Declaration of Covenant referenced in section 1 shall be~~
21 ~~executed by the Secretary of General Services in the name of the~~
22 ~~Commonwealth of Pennsylvania.~~

23 ~~Section 4. Costs and fees.~~

24 ~~Any costs and fees incidental to the release hereby~~
25 ~~authorized shall be borne by the Waymart Area Historical~~
26 ~~Society.~~

27 ~~Section 5. Proceeds.~~

28 ~~Money received by the Department of General Services for the~~
29 ~~quitclaim and release hereby authorized shall be deposited into~~
30 ~~the General Fund.~~

1 ~~Section 6. Effective date.~~

2 ~~This act shall take effect immediately.~~

3 SECTION 1. AUTHORIZATION FOR QUITCLAIM AND RELEASE IN THE <--
4 TOWNSHIP OF CANAAN, WAYNE COUNTY.

5 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
6 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
7 THE COMMONWEALTH OF PENNSYLVANIA TO QUITCLAIM AND RELEASE TO THE
8 WAYMART AREA HISTORICAL SOCIETY ANY RIGHT, TITLE OR INTEREST IT
9 MAY HAVE WITH RESPECT TO THE "DECLARATION OF COVENANT,"
10 CONTAINING HISTORICAL USE RESTRICTIONS AND A RELATED
11 REVERSIONARY INTEREST AS REQUIRED BY SECTION 1(E) OF THE ACT OF
12 SEPTEMBER 18, 2009 (P.L.4, NO.43), ENTITLED "AN ACT AUTHORIZING
13 THE DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
14 GOVERNOR, TO GRANT AND CONVEY TO THE WAYMART AREA HISTORICAL
15 SOCIETY, OR ITS ASSIGNS, CERTAIN LAND, BUILDINGS AND
16 IMPROVEMENTS SITUATE IN THE TOWNSHIP OF CANAAN, WAYNE COUNTY;
17 AND AUTHORIZING AND DIRECTING THE DEPARTMENT OF GENERAL
18 SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY
19 TO ALTOONA REGIONAL HEALTH SYSTEM CERTAIN LANDS SITUATE IN THE
20 CITY OF ALTOONA, BLAIR COUNTY," SET FORTH IN THAT CERTAIN DEED
21 FROM THE COMMONWEALTH OF PENNSYLVANIA TO THE WAYMART AREA
22 HISTORICAL SOCIETY, DATED FEBRUARY 5, 2010, AND RECORDED AT THE
23 OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY AT RECORD BOOK
24 5502, PAGE 0239, TO ENABLE THE WAYMART AREA HISTORICAL SOCIETY
25 TO CONVEY SUCH PROPERTY FREE OF SUCH DECLARATION OF COVENANT.
26 SUCH QUITCLAIM AND RELEASE SHALL BE MADE ON SUCH TERMS,
27 CONDITIONS AND FOR SUCH CONSIDERATION AS IS ACCEPTABLE TO THE
28 SECRETARY OF GENERAL SERVICES.

29 (B) PROPERTY DESCRIPTION.--THE DECLARATION OF COVENANT
30 REFERENCED IN SUBSECTION (A) AFFECTS THE FOLLOWING:

1 ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH
2 IMPROVEMENTS THEREON, SITUATE IN THE TOWNSHIP OF CANAAN, COUNTY
3 OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND
4 DESCRIBED AS FOLLOWS:

5 BEGINNING AT A POINT OR CORNER, LOCATED IN THE CENTER OF THE
6 RIGHT OF WAY OF ROUTE 6/STATE ROUTE 0006, AT THE INTERSECTION,
7 WITH A CERTAIN ENTRANCE/EXIT ROADWAY, LEADING SOUTH, INTO AND
8 THROUGH, LANDS OF THE COMMONWEALTH OF PENNSYLVANIA (D.B. 97, P.
9 988- THE FIRST (PARCEL) THEREOF:); THENCE, ALONG THE CENTER OF
10 THE RIGHT OF WAY OF THE AFORESAID ROUTE 6/STATE ROUTE 0006, THE
11 FOLLOWING TWO, CURVILINEAR AND/OR CHORD, COURSES AND DISTANCES:
12 ALONG THE ARC OF A CURVE TO THE RIGHT, IN A NORTHWESTERLY
13 DIRECTION, HAVING A CENTRAL ANGLE OF 11 DEGREES 35 MINUTES 51
14 SECONDS, WITH A RADIUS OF 1432.69 FEET, A DISTANCE OR ARC LENGTH
15 OF 290.00 FEET TO A POINT OR CORNER AND NORTH 61 DEGREES 29
16 MINUTES 09 SECONDS WEST 85.01 FEET TO A POINT OR CORNER; THENCE,
17 DEPARTING FROM SAID PUBLIC HIGHWAY AND THROUGH LANDS FORMERLY OF
18 THE COMMONWEALTH OF PENNSYLVANIA (D.B. 97, P. 98- THE FIRST
19 (PARCEL) THEREOF:); THE FOLLOWING FOUR COURSES AND DISTANCES:
20 NORTH 27 DEGREES 36 MINUTES 54 SECONDS EAST 403.77 FEET TO AN
21 IRON PIN CORNER SET; LOCATED SOUTHWESTERLY OF A CERTAIN PRIVATE
22 ROADWAY; THENCE, SOUTH 62 DEGREES 23 MINUTES 06 SECONDS EAST
23 100.00 FEET TO AN IRON PIN CORNER SET, LOCATED SOUTHWESTERLY OF
24 THE AFORESAID PRIVATE ROADWAY; THENCE, SOUTH 24 DEGREES 43
25 MINUTES 05 SECONDS EAST 344.28 FEET TO AN IRON PIN CORNER SET,
26 LOCATED SOUTHWESTERLY OF THE AFORESAID PRIVATE ROADWAY AND;
27 THENCE, SOUTH 27 DEGREES 18 MINUTES 14 SECONDS WEST (CROSSING A
28 CERTAIN PRIVATE DRIVEWAY, AT 40 FEET (MORE OR LESS), WHICH
29 EXTENDS NORTHWESTERLY FROM ITS INTERSECTION WITH THE AFORESAID
30 PRIVATE ROADWAY REFERENCED HEREIN) 170.00 FEET TO THE PLACE OF

1 BEGINNING.

2 CONTAINING 2.76 ACRES, MORE OR LESS.

3 BEING TAX PARCEL NO. 04-0-0251-0085.0007.

4 (C) LEGAL INSTRUMENTS.--THE QUITCLAIM DEED AND ANY OTHER
5 LEGAL INSTRUMENTS NECESSARY TO EFFECTUATE THE QUITCLAIM AND
6 RELEASE OF ANY RIGHT, TITLE OR INTEREST THE COMMONWEALTH OF
7 PENNSYLVANIA MAY HAVE WITH RESPECT TO THE DECLARATION OF
8 COVENANT REFERENCED IN SUBSECTION (A) SHALL BE EXECUTED BY THE
9 SECRETARY OF GENERAL SERVICES IN THE NAME OF THE COMMONWEALTH OF
10 PENNSYLVANIA.

11 (D) COSTS AND FEES.--ANY COSTS AND FEES INCIDENTAL TO THE
12 RELEASE HEREBY AUTHORIZED SHALL BE BORNE BY THE WAYMART AREA
13 HISTORICAL SOCIETY.

14 (E) PROCEEDS.--MONEY RECEIVED BY THE DEPARTMENT OF GENERAL
15 SERVICES FOR THE QUITCLAIM AND RELEASE HEREBY AUTHORIZED SHALL
16 BE DEPOSITED INTO THE GENERAL FUND.

17 SECTION 2. CONVEYANCE IN WHITEMARSH TOWNSHIP, MONTGOMERY
18 COUNTY.

19 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
20 THE APPROVAL OF THE PENNSYLVANIA HISTORICAL AND MUSEUM
21 COMMISSION AND THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
22 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO THE
23 GRIST AT MATHER MILL, LTD., THE FOLLOWING TRACT OF LAND TOGETHER
24 WITH ANY BUILDINGS, STRUCTURES AND IMPROVEMENTS THEREON, KNOWN
25 AS THE HISTORIC MATHER MILL, SITUATE IN WHITEMARSH TOWNSHIP,
26 MONTGOMERY COUNTY, FOR \$1, UNDER TERMS AND CONDITIONS TO BE
27 ESTABLISHED IN AN AGREEMENT OF SALE.

28 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED
29 PURSUANT TO SUBSECTION (A) CONSISTS OF A TRACT OF LAND TOTALING
30 APPROXIMATELY 3.185 ACRES, INCLUDING ALL BUILDINGS, STRUCTURES

1 AND IMPROVEMENTS LOCATED THEREON, MORE PARTICULARLY DESCRIBED AS
2 FOLLOWS:

3 ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN
4 WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, AND COMMONWEALTH OF
5 PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

6 BEGINNING AT THE POINT FORMED BY THE INTERSECTION OF THE
7 CENTER LINE OF MATHERS LANE (45 FEET WIDE) AND THE TITLE LINE IN
8 THE BED OF SKIPPACK PIKE (50 FEET WIDE); THENCE EXTENDING ALONG
9 THE TITLE LINE IN THE BED OF SKIPPACK PIKE NORTH 44 DEGREES 30
10 MINUTES WEST CROSSING THE WISSAHICKON CREEK 262.54 FEET TO A
11 POINT; THENCE EXTENDING NORTH 24 DEGREES 24 MINUTES EAST
12 RECROSSING SAID CREEK 270.27 FEET TO AN IRON PIN; THENCE
13 EXTENDING SOUTH 87 DEGREES 20 MINUTES EAST 325.56 FEET TO A
14 POINT IN THE BED OF SAID CREEK; THENCE EXTENDING ALONG LAND NOW
15 OR LATE OF EDWARD W. HELLER THE FOLLOWING FOUR (4) COURSES AND
16 DISTANCES: (1) THROUGH THE BED OF SAID CREEK SOUTH 17 DEGREES 08
17 MINUTES 30 SECONDS WEST 180.89 FEET TO A POINT; (2) THROUGH THE
18 BED OF SAID CREEK SOUTH 32 DEGREES 37 MINUTES WEST 20.63 FEET TO
19 A POINT; (3) PARTLY THROUGH THE BED OF SAID CREEK SOUTH 23
20 DEGREES 01 MINUTE EAST CROSSING THE SOUTHERLY BANK OF SAID CREEK
21 80.90 FEET TO A STAKE; AND (4) SOUTH 13 DEGREES 05 MINUTES 30
22 SECONDS EAST 112.78 FEET TO A POINT IN THE CENTER LINE OF
23 MATHERS LANE AFORESAID; THENCE EXTENDING ALONG THE CENTER LINE
24 OF MATHERS LANE SOUTH 79 DEGREES 55 MINUTES WEST 249.32 FEET TO
25 THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

26 CONTAINING 3.185-ACRES OF LAND, MORE OR LESS.

27 UNDER AND SUBJECT, NEVERTHELESS, TO CERTAIN UTILITY RIGHTS AS
28 RECORDED IN DEED BOOK 2600, PAGE 61, TOGETHER WITH CERTAIN WATER
29 RIGHTS RECORDED IN DEED BOOK 646, PAGE 89.

30 BEING TAX PARCEL NO. 65-00-10618-009.

1 BEING THE SAME PREMISES C. JARED INGERSOLL AND AGNES C.
2 INGERSOLL, HUSBAND AND WIFE, CONVEYED TO THE COMMONWEALTH OF
3 PENNSYLVANIA BY DEED DATED APRIL 12, 1966, AND RECORDED APRIL
4 13, 1966, IN MONTGOMERY COUNTY DEED BOOK 3422, PAGE 407.

5 (C) EXISTING ENCUMBRANCES.--THE CONVEYANCE SHALL BE MADE
6 UNDER AND SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS,
7 SERVITUDES AND RIGHTS OF OTHERS, INCLUDING, BUT NOT CONFINED TO,
8 STREETS, 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) CONDITIONS.--ANY CONVEYANCE AUTHORIZED UNDER THIS
14 SECTION SHALL BE MADE UNDER AND SUBJECT TO THE CONDITION, WHICH
15 SHALL BE CONTAINED IN THE DEED OF CONVEYANCE, THAT NO PORTION OF
16 THE PROPERTY CONVEYED SHALL BE USED AS A "LICENSED FACILITY," AS
17 THAT TERM IS DEFINED IN 4 PA.C.S. § 1103 (RELATING TO
18 DEFINITIONS), OR ANY OTHER SIMILAR TYPE OF FACILITY AUTHORIZED
19 UNDER STATE LAW. THE CONDITION SHALL BE A COVENANT RUNNING WITH
20 THE LAND AND SHALL BE BINDING UPON THE GRANTEE AND ITS
21 SUCCESSORS AND ASSIGNS. SHOULD THE GRANTEE, ITS SUCCESSORS OR
22 ASSIGNS, PERMIT ANY PORTION OF THE PROPERTY AUTHORIZED TO BE
23 CONVEYED IN THIS SECTION TO BE USED IN VIOLATION OF THIS
24 SUBSECTION, THE TITLE SHALL IMMEDIATELY REVERT TO AND REVEST IN
25 THE GRANTOR.

26 (E) HISTORIC PRESERVATION COVENANTS.--THE CONVEYANCE SHALL
27 BE MADE UNDER AND SUBJECT TO HISTORIC PRESERVATION COVENANTS,
28 WHICH COVENANTS SHALL BE DETERMINED BY THE PENNSYLVANIA
29 HISTORICAL AND MUSEUM COMMISSION AND MAY INCLUDE A REVERSIONARY
30 INTEREST.

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

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

6 (H) SUNSET.--IF THE CONVEYANCE IS NOT EFFECTUATED WITHIN 18
7 MONTHS AFTER THE EFFECTIVE DATE OF THIS SECTION, THE AUTHORITY
8 UNDER THIS SECTION SHALL EXPIRE.

9 SECTION 3. AUTHORIZATION FOR CORRECTIVE DEED AND FOR QUITCLAIM
10 AND RELEASE IN BOROUGH OF COUDERSPORT, POTTER COUNTY.

11 (A) AUTHORIZATION FOR CORRECTIVE DEED.--THE DEPARTMENT OF
12 GENERAL SERVICES IS AUTHORIZED TO ISSUE A CORRECTIVE DEED TO THE
13 POTTER COUNTY HOUSING AUTHORITY TO CORRECT THE NAME OF THE
14 GRANTEE WITH RESPECT TO THAT CERTAIN PROPERTY PREVIOUSLY
15 CONVEYED BY THE COMMONWEALTH OF PENNSYLVANIA TO THE POTTER
16 COUNTY HOUSING AND REDEVELOPMENT AUTHORITY, BY DEED DATED MARCH
17 7, 1996 AND RECORDED AT THE OFFICE OF THE RECORDER OF DEEDS OF
18 POTTER COUNTY AT RECORD BOOK 258, PAGE 641-644, PURSUANT TO
19 AUTHORITY PROVIDED BY THE ACT OF DECEMBER 7, 1994 (P.L.677,
20 NO.103), ENTITLED "AN ACT AUTHORIZING AND DIRECTING THE
21 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
22 GOVERNOR, TO CONVEY TO EAST PIKELAND TOWNSHIP A TRACT OF LAND
23 SITUATE IN EAST PIKELAND TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA;
24 AUTHORIZING THE CONVEYANCE OF A PERMANENT RIGHT-OF-WAY OVER
25 CERTAIN STATE LAND TO THE MIDDLETOWN FIRE COMPANY NO. 1,
26 DELAWARE COUNTY, PENNSYLVANIA; AUTHORIZING AND DIRECTING THE
27 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
28 GOVERNOR AND THE DEPARTMENT OF CORRECTIONS, TO CONVEY A TRACT OF
29 LAND IN MOUNT JOY TOWNSHIP, LANCASTER COUNTY; AUTHORIZING THE
30 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE

1 GOVERNOR, TO CONVEY A TRACT OF LAND SITUATE IN FRENCHCREEK
2 TOWNSHIP, VENANGO COUNTY; AUTHORIZING AND DIRECTING THE
3 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
4 GOVERNOR, TO CONVEY TO GLADE TOWNSHIP VOLUNTEER FIRE DEPARTMENT,
5 INC., A TRACT OF LAND SITUATE IN GLADE TOWNSHIP, WARREN COUNTY;
6 AUTHORIZING AND DIRECTING THE DEPARTMENT OF GENERAL SERVICES,
7 WITH THE APPROVAL OF THE GOVERNOR, THE DEPARTMENT OF
8 AGRICULTURE, THE DEPARTMENT OF PUBLIC WELFARE AND THE DEPARTMENT
9 OF TRANSPORTATION, TO CONVEY TO UPPER ST. CLAIR TOWNSHIP A TRACT
10 OF LAND SITUATE IN UPPER ST. CLAIR TOWNSHIP, ALLEGHENY COUNTY,
11 PENNSYLVANIA; AUTHORIZING AND DIRECTING THE DEPARTMENT OF
12 GENERAL SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT
13 AND CONVEY TO THE POTTER COUNTY HOUSING AND REDEVELOPMENT
14 AUTHORITY, LAND SITUATE IN THE BOROUGH OF COUDERSPORT, POTTER
15 COUNTY, PENNSYLVANIA; AUTHORIZING THE DEPARTMENT OF GENERAL
16 SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO SELL AND CONVEY
17 A TRACT OF LAND SITUATE IN EAST ALLEN TOWNSHIP, NORTHAMPTON
18 COUNTY, PENNSYLVANIA, TO EAST ALLEN TOWNSHIP; AUTHORIZING THE
19 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
20 GOVERNOR, TO CONVEY TO NORTHAMPTON COUNTY A TRACT OF LAND
21 SITUATE IN BOTH EAST ALLEN TOWNSHIP AND ALLEN TOWNSHIP,
22 NORTHAMPTON COUNTY, PENNSYLVANIA; AND MAKING A REPEAL."

23 (B) AUTHORIZATION FOR QUITCLAIM AND RELEASE.--THE DEPARTMENT
24 OF GENERAL SERVICES, WITH THE APPROVAL OF THE GOVERNOR, IS
25 HEREBY AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA
26 TO QUITCLAIM AND RELEASE TO THE POTTER COUNTY HOUSING AUTHORITY
27 ANY RIGHT, TITLE OR INTEREST IT MAY HAVE WITH RESPECT TO THE
28 "DECLARATION OF COVENANT," CONTAINING A USE RESTRICTION AND A
29 RELATED REVERSIONARY INTEREST AS REQUIRED BY SECTION 7(C) OF THE
30 ACT OF DECEMBER 7, 1994 (P.L.677, NO.103), SET FORTH IN THAT

1 CERTAIN DEED FROM THE COMMONWEALTH OF PENNSYLVANIA TO THE POTTER
2 COUNTY HOUSING AND REDEVELOPMENT AUTHORITY, DATED MARCH 7, 1996,
3 AND RECORDED AT THE OFFICE OF THE RECORDER OF DEEDS OF POTTER
4 COUNTY AT RECORD BOOK 258, PAGE 641-644, AND ANY CORRECTIVE
5 DEED, TO ENABLE THE POTTER COUNTY HOUSING AUTHORITY TO CONVEY
6 SUCH PROPERTY FREE OF SUCH DECLARATION OF COVENANT. SUCH
7 QUITCLAIM AND RELEASE SHALL BE MADE ON SUCH TERMS, CONDITIONS
8 AND FOR SUCH CONSIDERATION AS ARE ACCEPTABLE TO THE SECRETARY OF
9 GENERAL SERVICES.

10 (C) PROPERTY DESCRIPTION.--THE CORRECTIVE DEED REFERENCED
11 UNDER SUBSECTION (A) AND THE DECLARATION OF COVENANT REFERENCED
12 UNDER SUBSECTION (B) AFFECT THE FOLLOWING:

13 ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE,
14 LYING AND BEING IN THE FIRST WARD, BOROUGH OF COUDERSPORT,
15 COUNTY OF POTTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND
16 DESCRIBED AS FOLLOWS:

17 BEGINNING AT A STAKE CORNER, SAID CORNER IS THE NORTHEAST
18 CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, SAID CORNER IS
19 THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SEVENTH
20 STREET WITH THE WEST EASEMENT LINE OF THE COUDERSPORT FLOOD
21 CONTROL PROJECT ON THE ALLEGHENY RIVER, THENCE ALONG THE WEST
22 EASEMENT LINE OF THE COUDERSPORT FLOOD CONTROL PROJECT, SAID
23 EASEMENT LINE BEING TEN (10) FEET FROM THE TOP INSIDE EDGE OF
24 THE WEST CONCRETE RETAINING WALL ON THE BANK OF THE ALLEGHENY
25 RIVER, SOUTH 01 DEGREES 07 MINUTES WEST, ONE HUNDRED AND SIX
26 TENTHS (100.6) FEET TO A STAKE CORNER, SAID CORNER BEING A
27 COMMON CORNER WITH THAT OF LAND BELONGING TO HAROLD BRADLEY;
28 THENCE ALONG THE LINE OF HAROLD BRADLEY, OF WHICH THIS PARCEL IS
29 A PART, NORTH 82 DEGREES 30 MINUTES WEST, ONE HUNDRED FORTY-ONE
30 AND ONE TENTH (141.1) FEET TO A STAKE CORNER, SAID CORNER BEING

1 ON THE LINE OF LAND BELONGING TO MRS. KATHRYN IVES; THENCE ALONG
2 THE LAND OF MRS. KATHRYN IVES, NORTH 07 DEGREES 30 MINUTES EAST,
3 ONE HUNDRED (100.0) FEET TO A STAKE CORNER, SAID CORNER IS A
4 COMMON CORNER WITH THAT OF LAND BELONGING TO MRS. KATHRYN IVES,
5 SAID CORNER IS ON THE SOUTH RIGHT-OF-WAY LINE OF SEVENTH STREET,
6 SAID RIGHT -OF-WAY LINE BEING THIRTY-THREE (33) FEET FROM THE
7 CENTERLINE THEREOF; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF
8 SEVENTH STREET, SOUTH 82 DEGREES 30 MINUTES EAST, ONE HUNDRED
9 TWENTY-NINE AND NINE TENTHS (129.9) FEET TO THE PLACE OF
10 BEGINNING.

11 CONTAINING 0.31-ACRES, MORE OR LESS.

12 BEING TAX PARCEL NO. 061-005-097.

13 (D) LEGAL INSTRUMENTS.--THE CORRECTIVE DEED REFERENCED UNDER
14 SUBSECTION (A) AND ANY LEGAL INSTRUMENTS NECESSARY TO EFFECTUATE
15 THE QUITCLAIM AND RELEASE OF ANY RIGHT, TITLE OR INTEREST THE
16 COMMONWEALTH OF PENNSYLVANIA MAY HAVE WITH RESPECT TO THE
17 DECLARATION OF COVENANT REFERENCED UNDER SUBSECTION (B) SHALL BE
18 EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN THE NAME OF THE
19 COMMONWEALTH OF PENNSYLVANIA.

20 (E) COSTS AND FEES.--ANY COSTS AND FEES INCIDENTAL TO THE
21 RELEASE HEREBY AUTHORIZED SHALL BE BORNE BY THE POTTER COUNTY
22 HOUSING AUTHORITY.

23 (F) PROCEEDS.--ANY PROCEEDS RECEIVED BY THE DEPARTMENT OF
24 GENERAL SERVICES FOR THE QUITCLAIM AND RELEASE HEREBY AUTHORIZED
25 SHALL BE DEPOSITED INTO THE GENERAL FUND.

26 SECTION 4. CONVEYANCE IN CITY OF PITTSBURGH, ALLEGHENY COUNTY.

27 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
28 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
29 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY THE
30 FOLLOWING TRACTS OF LAND, TOGETHER WITH THE BUILDINGS AND

1 IMPROVEMENTS THEREON, KNOWN AS THE FORMER STATE CORRECTIONAL
2 INSTITUTION - PITTSBURGH, SITUATE IN THE CITY OF PITTSBURGH,
3 ALLEGHENY COUNTY, TO THE BUYER THAT SUBMITS THE PROPOSAL THROUGH
4 A COMPETITIVE SOLICITATION FOR PROPOSALS PROCESS THAT THE
5 DEPARTMENT OF GENERAL SERVICES DETERMINES OFFERS THE BEST VALUE
6 AND RETURN ON INVESTMENT. IN MAKING THE DETERMINATION, THE
7 DEPARTMENT OF GENERAL SERVICES MAY CONSIDER, IN ADDITION TO
8 PRICE, THE PROPOSED USE OF THE PROPERTY, JOB CREATION, RETURN TO
9 THE PROPERTY TAX ROLLS AND OTHER CRITERIA SPECIFIED IN THE
10 SOLICITATION DOCUMENTS. A COMPETITIVE SOLICITATION COMMITTEE
11 SHALL BE ESTABLISHED TO REVIEW PROPOSALS AND RECOMMEND A BUYER.
12 THE COMPETITIVE SOLICITATION COMMITTEE SHALL BE COMPRISED OF THE
13 SECRETARY OF GENERAL SERVICES OR A DESIGNEE, THE MEMBER OF THE
14 SENATE IN WHOSE DISTRICT THE MAJORITY OF THE PROPERTY IS LOCATED
15 OR A DESIGNEE, THE MEMBER OF THE HOUSE OF REPRESENTATIVES IN
16 WHOSE DISTRICT THE MAJORITY OF THE PROPERTY IS LOCATED OR A
17 DESIGNEE AND AN OFFICIAL REPRESENTATIVE OF THE MUNICIPALITY IN
18 WHICH THE PROPERTY IS LOCATED.

19 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER
20 SUBSECTION (A) CONSISTS OF TWO TRACTS OF LAND TOTALING
21 APPROXIMATELY 20.2736 ACRES, INCLUDING ALL IMPROVEMENTS LOCATED
22 THEREON, BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

23 ALL THOSE CERTAIN PARCELS OF LAND, WITH IMPROVEMENTS THEREON,
24 SITUATE IN THE CITY OF PITTSBURGH, ALLEGHENY COUNTY
25 PENNSYLVANIA, WITHIN THE AREA BOUNDED BY WESTHALL STREET, NEW
26 BEAVER AVENUE, DOER STREET AND THE LOW WATERLINE OF THE OHIO
27 RIVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS (SUCH DESCRIPTIONS
28 NOT CONSTITUTING A CONSOLIDATION OF LOTS):

29 TRACT 1
30 BEING THE LANDS WITHIN TAX PARCEL NO. 44-B-100 EAST OF TAX

1 PARCEL NO. 44-B-125, A SECTION OF THE FORMER CSX TRANSPORTATION
2 SYSTEM AND THE FOLLOWING TAX PARCELS: 44-B-20, 44-B-25, 44-B-26,
3 44-B-50, 44-B-60, 44-B-70, 44-C-60, 44-C-68, 44-C-90, 44-C-122,
4 44-C-124, 44-C-402, 44-G-01, 44-G-02, 44-G-20, AND 44-G-298.

5 BEGINNING AT A POINT LOCATED AT PENNSYLVANIA STATE PLANE
6 SOUTH COORDINATES: N 423084.50, E 1330519.44, BEING S 85° 05'
7 23" W A DISTANCE OF 67.13 FEET FROM A CITY OF PITTSBURGH
8 MONUMENT IN THE SIDEWALK ON THE SOUTH SIDE OF WESTHALL STREET,
9 SAID POINT ALSO BEING ON THE SOUTHERN RIGHT-OF-WAY LINE OF
10 WESTHALL STREET, HAVING A WIDTH OF 50 FEET, AND BEING THE
11 NORTHEASTERN MOST CORNER OF THE LINE OF LANDS NOW OR FORMERLY OF
12 THE CITY OF PITTSBURGH, TAX ID NO. 44-B-125 AND PREVIOUSLY A
13 PORTION OF THE CSX TRANSPORTATION SYSTEM, AND BEING THE
14 NORTHWESTERN MOST CORNER OF THE LANDS HEREIN DESCRIBED, AND
15 BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERN RIGHT-
16 OF-WAY OF WESTHALL STREET THE FOLLOWING THREE COURSES AND
17 DISTANCES:

18 N 89° 14' 55" E A DISTANCE OF 671.46 FEET TO A POINT;

19 N 89° 14' 55" E A DISTANCE OF 48.62 FEET ALONG THE
20 NORTHERN LINE OF TAX PARCEL 44-C-124 TO A POINT;

21 N 89° 14' 55" E A DISTANCE OF 139.20 FEET ALONG THE
22 NORTHERN LINE OF TAX PARCEL 44-C-122 TO A POINT;

23 THENCE BY A CURVE TO THE RIGHT FOLLOWING THE RIGHT-OF-WAY
24 TRANSITION BETWEEN WESTHALL STREET AND NEW BEAVER AVENUE, HAVING
25 A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 40.76 FEET, AND A CHORD
26 BEARING S 44° 02' 30" E A DISTANCE OF 36.39 FEET TO A POINT;
27 THENCE ALONG THE RIGHT-OF-WAY OF NEW BEAVER AVENUE, HAVING A
28 VARIABLE WIDTH, THE FOLLOWING FIVE COURSES AND DISTANCES:

29 BY A CURVE TO THE LEFT ALONG THE EASTERN LINE OF TAX
30 PARCEL 44-C-122 HAVING A RADIUS OF 722.88 FEET, AN ARC

1 LENGTH OF 126.15 FEET, AND A CHORD BEARING S 02° 19' 53"
2 E A DISTANCE OF 125.99 FEET TO A POINT;
3 BY A CURVE TO THE LEFT ALONG THE EASTERN LINE OF TAX
4 PARCEL 44-C-60 HAVING A RADIUS OF 722.88 FEET, AN ARC
5 LENGTH OF 82.56 FEET, AND A CHORD BEARING S 10° 36' 08" E
6 A DISTANCE OF 82.52 FEET TO A POINT;
7 BY A CURVE TO THE LEFT ALONG THE EASTERN LINE OF TAX
8 PARCEL 44-C-90 HAVING A RADIUS OF 1035.00 FEET, AN ARC
9 LENGTH OF 234.83 FEET, AND A CHORD BEARING S 20° 23' 10"
10 E A DISTANCE OF 234.33 FEET TO A POINT;
11 CONTINUING ALONG THE EASTERN LINE OF TAX PARCEL 44-C-90,
12 S 26° 53' 10" E A DISTANCE OF 227.22 FEET TO A POINT;
13 S 26° 53' 10" E ALONG THE EASTERN LINE OF TAX PARCEL 44-
14 G-20 A DISTANCE OF 266.20 FEET TO A POINT;
15 THENCE BY A CURVE TO THE RIGHT FOLLOWING THE RIGHT-OF-WAY
16 TRANSITION BETWEEN NEW BEAVER AVENUE AND DOERR STREET, HAVING A
17 RADIUS OF 25.00 FEET, AN ARC LENGTH OF 45.52 FEET, AND A CHORD
18 BEARING S 25° 16' 24" W A DISTANCE OF 39.49 FEET TO A POINT;
19 THENCE ALONG THE NORTHERN RIGHT OF WAY OF DOERR STREET, HAVING A
20 WIDTH OF 50 FEET, THE FOLLOWING FIVE COURSES:
21 S 77° 25' 57" W A DISTANCE OF 171.42 FEET ALONG THE
22 SOUTHERN LINE OF TAX PARCEL 44-G-20 TO A POINT;
23 S 77° 25' 57" W A DISTANCE OF 173.45 FEET ALONG THE
24 SOUTHERN LINE OF TAX PARCEL 44-G-298 TO A POINT;
25 S 77° 25' 57" W A DISTANCE OF 59.31 FEET ALONG THE
26 SOUTHERN LINE OF TAX PARCEL 44-B-100 TO A POINT;
27 S 77° 25' 57" W A DISTANCE OF 153.00 FEET ALONG THE
28 SOUTHERN LINE OF TAX PARCEL 44-G-1 TO A POINT;
29 S 77° 25' 57" W A DISTANCE OF 285.88 FEET ALONG THE
30 SOUTHERN LINE OF TAX PARCEL 44-B-100 TO A POINT;

1 THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF THE
2 CITY OF PITTSBURGH, TAX PARCEL NO. 44-B-125, FORMERLY A
3 PART OF THE CSX TRANSPORTATION SYSTEM AND NOW FUNCTIONING
4 AS A WALKING TRAIL, THE FOLLOWING THREE COURSES AND
5 DISTANCES:

6 THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 1117.56
7 FEET, AN ARC LENGTH OF 256.41 FEET, AND A CHORD BEARING N
8 31° 29' 36" W A DISTANCE OF 255.85 FEET TO A POINT;

9 THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 1516.99
10 FEET, AN ARC LENGTH OF 300.34 FEET, AND A CHORD BEARING N
11 20° 05' 33" W A DISTANCE OF 299.85 FEET TO A POINT;

12 N 12° 29' 42" W A DISTANCE OF 615.58 FEET TO A POINT
13 BEING THE POINT OF BEGINNING.

14 CONTAINING: 923,257 S.F. OR 21.1951 ACRES

15 EXCEPTING OUT FROM THIS DESCRIPTION TAX PARCEL NO. 44-C-122,
16 PRESENTLY OWNED BY THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT
17 OF TRANSPORTATION, BOUNDED AND DESCRIBED AS FOLLOWS:

18 BEGINNING AT A POINT BEING THE NORTHWESTERN CORNER OF THE
19 LANDS DESCRIBED HERE, AND THE NORTHEASTERN CORNER OF LANDS NOW
20 OR FORMERLY OF THE COMMONWEALTH OF PENNSYLVANIA, TAX PARCEL 44-
21 C-124, AND BEING A POINT OF THE SOUTHERN RIGHT-OF-WAY OF
22 WESTHALL STREET, HAVING A WIDTH OF 50 FEET, AND BEING SHOWN AS
23 'POB 11' ON THE PLAN SCI PITTSBURGH BOUNDARY SURVEY OF 2017;
24 THENCE CONTINUING ALONG THE WESTHALL STREET RIGHT-OF-WAY N 89°
25 14' 55" E A DISTANCE OF 139.20 FEET TO A POINT; THENCE BY A
26 CURVE TO THE RIGHT FOLLOWING THE RIGHT-OF-WAY TRANSITION BETWEEN
27 WESTHALL STREET AND NEW BEAVER AVENUE, HAVING A RADIUS OF 25.00
28 FEET, AN ARC LENGTH OF 40.76 FEET, AND A CHORD BEARING S 44° 02'
29 30" E A DISTANCE OF 36.39 FEET TO A POINT; THENCE ALONG THE
30 RIGHT-OF-WAY OF NEW BEAVER AVENUE, HAVING A VARIABLE WIDTH BY A

1 CURVE TO THE LEFT HAVING A RADIUS OF 722.88 FEET, AN ARC LENGTH
2 OF 126.15 FEET, AND A CHORD BEARING S 02° 19' 53" E A DISTANCE
3 OF 125.99 FEET TO A POINT; THENCE FOLLOWING THE NORTHERN LINE OF
4 TAX PARCEL 44-C-60, S 89° 03' 40" W A DISTANCE OF 132.73 FEET TO
5 A POINT; THENCE ALONG THE EASTERN LINE OF TAX PARCEL 44-C-122, N
6 13° 36' 47" W A DISTANCE OF 156.80 FEET TO THE POINT OF
7 BEGINNING.

8 CONTAINING 22,254 S.F. OR 0.5109 ACRES.

9 ALSO EXCEPTING OUT TAX PARCEL NO. 44-G-298, PRESENTLY OWNED
10 BY THE ALLEGHENY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY,
11 BOUNDED AND DESCRIBED AS FOLLOWS:

12 BEGINNING AT A POINT BEING THE SOUTHWESTERN CORNER OF THE
13 LANDS DESCRIBED HERE, AND THE SOUTHEASTERN CORNER OF LANDS NOW
14 OR FORMERLY OF THE COMMONWEALTH OF PENNSYLVANIA, TAX PARCEL 44-
15 B-100, AND BEING A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF
16 DOERR STREET FEET, AND BEING SHOWN AS 'POB 17' ON THE PLAN SCI
17 PITTSBURGH BOUNDARY SURVEY OF 2017: THENCE ALONG THE EASTERN
18 LINE OF TAX PARCEL 44-B-100 N 12° 40' 25" W A DISTANCE OF 288.20
19 FEET TO A POINT; THENCE ALONG THE SOUTHERN LINE OF TAX PARCEL
20 44-C-68, N 77° 10' 34" E A DISTANCE OF 100.00 FEET TO A POINT;
21 THENCE ALONG THE SOUTHERN LINE OF TAX PARCEL 44-B-100, N 77° 10'
22 34" E A DISTANCE OF 0.30 FEET TO A POINT; THENCE ALONG THE
23 WESTERN LINE OF TAX PARCEL NO. 44-G-20, S 26° 53' 10" E A
24 DISTANCE OF 297.91 FEET TO A POINT; THENCE ALONG THE NORTHERN
25 LINE OF DOERR STREET S 77° 25' 57" W A DISTANCE OF 173.45 FEET
26 TO THE POINT OF BEGINNING.

27 CONTAINING: 39,486 S.F. OR 0.9065 ACRES.

28 TRACT 2

29 BEING THE LANDS WITHIN TAX PARCEL NO. 44-B-100 BOUNDED ON THE
30 EAST BY TAX PARCEL NO. 44-B-125, A SECTION OF THE FORMER CSX

1 TRANSPORTATION SYSTEM, BOUNDED ON THE SOUTH BY THE SOUTHERN
2 RIGHT-OF-WAY LINE OF DOERR STREET HAVING A WIDTH OF 50 FEET,
3 BOUNDED ON THE WEST BY THE LOW WATER LINE OF THE OHIO RIVER, AND
4 BOUNDED ON THE NORTH BY THE SOUTHERN RIGHT-OF-WAY LINE OF
5 WESTHALL STREET HAVING A WIDTH OF 50 FEET, AND MORE PARTICULARLY
6 DESCRIBED AS FOLLOWS:

7 BEGINNING AT A POINT, BEING THE POINT OF BEGINNING FOR TRACT
8 1 ABOVE, LOCATED AT PENNSYLVANIA STATE PLANE SOUTH COORDINATES:
9 N 423084.50, E 1330519.44, BEING S 85° 05' 23" W A DISTANCE OF
10 67.13 FEET FROM A CITY OF PITTSBURGH MONUMENT IN THE SIDEWALK ON
11 THE SOUTH SIDE OF WESTHALL STREET, THENCE FROM THE TRACT 1 POINT
12 OF BEGINNING, S 89° 14' 55" W A DISTANCE OF 15.32 FEET TO THE
13 TRUE POINT OF BEGINNING FOR TRACT 2, ALSO BEING LOCATED AT
14 PENNSYLVANIA STATE PLANE SOUTH COORDINATES: N 423084.30, E
15 1330504.12, AND BEING THE NORTHEASTERN MOST CORNER OF THE LANDS
16 HEREIN DESCRIBED, AND BEING A POINT ON THE SOUTHERN RIGHT-OF-WAY
17 LINE OF WESTHALL STREET, HAVING A WIDTH OF 50 FEET, AND BEING
18 THE NORTHWESTERN MOST CORNER OF THE LINE OF LANDS NOW OR
19 FORMERLY OF THE CITY OF PITTSBURGH, TAX ID NO. 44-B-125
20 PREVIOUSLY A PORTION OF THE CSX TRANSPORTATION SYSTEM; THENCE
21 FROM SAID TRUE POINT OF BEGINNING ALONG THE WESTERN LINE OF TAX
22 PARCEL NO. 44-B-125 THE FOLLOWING THREE COURSES AND DISTANCES:

23 S 12° 29' 42" E A DISTANCE OF 617.49 FEET TO A POINT;
24 BY A CURVE TO THE LEFT HAVING A RADIUS OF 1525.63 FEET,
25 AN ARC LENGTH OF 304.93 FEET, AND A CHORD BEARING S 20°
26 02' 59" E A DISTANCE OF 304.43 FEET TO A POINT;
27 BY A CURVE TO THE LEFT HAVING A RADIUS OF 1132.93 FEET,
28 AN ARC LENGTH OF 308.48 FEET, AND A CHORD BEARING S 32°
29 43' 45" E A DISTANCE OF 307.52 FEET TO A POINT;
30 THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF DOERR STREET,

1 HAVING A WIDTH OF 50 FEET, S 77° 25' 57" W A DISTANCE OF 27.99
2 FEET TO A POINT;
3 THENCE ALONG THE LOW WATER LINE OF THE OHIO RIVER THE FOLLOWING
4 FOUR COURSES AND DISTANCES:

5 BY A CURVE TO THE RIGHT HAVING A RADIUS OF 1806.62 FEET,
6 AN ARC LENGTH OF 561.64 FEET, AND A CHORD BEARING N 26°
7 06' 33" W A DISTANCE OF 559.38 FEET TO A POINT;

8 N 12° 23' 51" W A DISTANCE OF 265.87 FEET TO A POINT;

9 N 14° 11' 44" W A DISTANCE OF 265.28 FEET TO A POINT;

10 BY A CURVE TO THE LEFT HAVING A RADIUS OF 356.28, AN ARC
11 LENGTH OF 153.59 FEET, AND A CHORD BEARING N 28° 44' 29"
12 W A DISTANCE OF 152.41 FEET TO A POINT;

13 THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF WESTHALL STREET,
14 HAVING A WIDTH OF 50 FEET, N 89° 14' 55" E A DISTANCE OF 64.69
15 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING

16 CONTAINING: 21,603 S.F. OR 0.4959 ACRES.

17 TOTAL OF TRACT 1 AND TRACT 2 IS 944,860 S.F. OR 21.6910 ACRES.

18 TOTAL OF TRACT 1 AND TRACT 2

19 (LESS 44-C-122 AND 44-G-298) IS 883,120 S.F. OR 20.2736 ACRES.

20 BEARINGS BASED ON THE PENNSYLVANIA STATE PLANE SOUTH
21 COORDINATE SYSTEM. THIS DESCRIPTION PREPARED BY PAUL J. NEFF,
22 PLS OF PEDERSEN & PEDERSEN, INC., BASED ON THE 2017 SURVEY FOR
23 DGS SCI AS SHOWN ON THE PLAN SCI PITTSBURGH BOUNDARY SURVEY OF
24 2017. THESE DESCRIPTIONS DO NOT CONSTITUTE A LOT CONSOLIDATION
25 OF THE COMMONWEALTH'S PROPERTIES.

26 (C) CONDITIONS.--THE FOLLOWING APPLY:

27 (1) THE CONVEYANCE AUTHORIZED UNDER THIS SECTION SHALL
28 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.
3 THE CONDITION SHALL BE A COVENANT RUNNING WITH THE LAND AND
4 SHALL BE BINDING UPON THE GRANTEE, ITS SUCCESSORS AND
5 ASSIGNS. SHOULD THE GRANTEE, ITS SUCCESSORS OR ASSIGNS PERMIT
6 ANY PORTION OF THE PROPERTY AUTHORIZED TO BE CONVEYED BY THIS
7 SECTION TO BE USED IN VIOLATION OF THIS SUBSECTION, THE TITLE
8 SHALL IMMEDIATELY REVERT TO AND REVEST IN THE GRANTOR.

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

17 (D) DEED OF CONVEYANCE.--THE CONVEYANCE SHALL BE BY SPECIAL
18 WARRANTY DEED EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN
19 THE NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

20 (E) RESTRICTIONS.--THE SECRETARY OF GENERAL SERVICES MAY
21 IMPOSE ANY COVENANTS, CONDITIONS OR RESTRICTIONS ON THE PROPERTY
22 DESCRIBED UNDER SUBSECTION (B) AT SETTLEMENT AS DETERMINED TO BE
23 IN THE BEST INTERESTS OF THE COMMONWEALTH.

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

26 (G) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED
27 INTO THE GENERAL FUND.

28 SECTION 5. LEASE OF LANDS AT STATE CORRECTIONAL INSTITUTION -
29 WAYMART IN TOWNSHIP OF CANAAN AND BOROUGH OF WAYMART,
30 WAYNE COUNTY.

1 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
2 THE APPROVAL OF THE DEPARTMENT OF CORRECTIONS AND THE GOVERNOR,
3 IS HEREBY AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF
4 PENNSYLVANIA TO LEASE TO THE COUNTY OF WAYNE A PORTION OF THE
5 LANDS, AND ANY IMPROVEMENTS LOCATED THEREON, OF THE COMMONWEALTH
6 OF PENNSYLVANIA AT THE STATE CORRECTIONAL INSTITUTION - WAYMART,
7 SITUATE IN THE TOWNSHIP OF CANAAN AND BOROUGH OF WAYMART, COUNTY
8 OF WAYNE, FOR THE PURPOSE OF ESTABLISHING, UTILIZING AND
9 MAINTAINING A DRUG REHABILITATION FACILITY UNDER TERMS,
10 CONDITIONS AND FOR CONSIDERATION TO BE ESTABLISHED IN A LEASE
11 AGREEMENT.

12 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE LEASED
13 PURSUANT TO SUBSECTION (A) SHALL CONSIST OF AN AREA TOTALING
14 APPROXIMATELY 69.43 ACRES OF LAND, AND ANY IMPROVEMENTS LOCATED
15 THEREON, BEING BOUNDED AND DESCRIBED WITH THE BASIS OF BEARING
16 AS THE PENNSYLVANIA NORTH ZONE STATE PLANE COORDINATE SYSTEM AS
17 FOLLOWS:

18 BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 3030
19 ALSO KNOWN AS "CARBONDALE ROAD", SAID POINT BEING N 84°13'55" W
20 1634.83 FEET FROM THE INTERSECTION OF SAID ROAD AND TOWNSHIP
21 ROAD 466 ALSO KNOWN AS "CANAAN ROAD";

22 THENCE IN AND ALONG THE CENTERLINE OF CARBONDALE ROAD THE
23 FOLLOWING COURSES:

- 24 1. ALONG A CURVE TO THE LEFT WITH A RADIUS OF 333.10
25 FEET AND AN ARC LENGTH OF 129.66 FEET WHOSE CHORD BEARS S
26 84°31'23" E AND HAS A LENGTH OF 128.84 FEET TO A POINT;
- 27 2. N 86°15'59" E 453.76 FEET TO A POINT;
- 28 3. N 88°16'45" E 388.52 FEET TO A POINT OF CURVATURE;
- 29 4. ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 425.00
30 FEET AND AN ARC LENGTH OF 69.32 FEET WHOSE CHORD BEARS S

1 87°02'54" E AND HAS A LENGTH OF 69.24 FEET TO A POINT;
2 THENCE LEAVING SAID ROADWAY S 6°27'50" E ALONG THE LANDS N/F
3 OF MCCORMICK AND PASSING OVER AN IRON PIPE FOUND ON-LINE AT
4 47.97 FEET, 338.50 FEET TO A #5 REBAR FOUND FOR A CORNER AND ON
5 THE LINE OF LANDS N/F OF BELLAS;
6 THENCE ALONG SAID LANDS THE FOLLOWING COURSES:
7 1. S 88°32'43" W 865.25 FEET TO A #4 REBAR FOUND FOR A
8 CORNER;
9 2. S 35°45'18" W 83.66 FEET TO A #6 REBAR FOUND FOR A
10 CORNER;
11 3. N 88°29'51" E, PASSING OVER AN IRON PIPE FOUND ON-
12 LINE AT 1441.46 FEET, 1453.86 FEET TO A POINT ON THE WESTERLY
13 SIDE OF THE AFOREMENTIONED CANAAN ROAD;
14 THENCE S 6°29'07" E ALONG SAID ROAD, 15.82 FEET TO A POINT;
15 THENCE S 89°02'59" W ALONG LANDS N/F HENSHAW, 422.40 FEET TO
16 AN IRON PIPE FOUND FOR A CORNER ON THE SOUTH SIDE OF AN OLD
17 SPRING HOUSE;
18 THENCE S 6°40'18" E ALONG THE SAME, 101.12 FEET TO AN IRON
19 PIN FOUND IN A 14" ASH TREE;
20 THENCE S 5°18'15" E ALONG OTHER LANDS OF HENSHAW, 331.09 FEET
21 TO A #5 REBAR FOUND FOR A CORNER;
22 THENCE S 2°55'01" E ALONG THE LANDS N/F CANAAN TOWNSHIP,
23 241.60 FEET TO A #5 REBAR FOUND FOR A CORNER;
24 THENCE N 84°48'59" E ALONG THE SAME, 282.18 FEET TO A #5
25 REBAR FOUND FOR A CORNER OF THE LANDS N/F SALAK;
26 THENCE S 5°22'01" E 149.00 FEET TO A #5 REBAR SET FOR A
27 CORNER;
28 THENCE N 84°48'59" E 174.00 FEET TO A POINT IN THE CENTERLINE
29 OF CANAAN ROAD;
30 THENCE IN AND ALONG SAID ROAD CENTERLINE THE FOLLOWING

1 COURSES:

2 1. S 5°35'58" E 156.06 FEET TO A POINT;

3 2. ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1400.00
4 FEET AND AN ARC LENGTH OF 196.53 FEET WHOSE CHORD BEARS S
5 1°34'40" E AND HAS A LENGTH OF 196.37 FEET TO A POINT;

6 3. S 2°26'37" W 351.17 FEET TO A POINT;

7 4. S 7°43'58" W 107.24 FEET TO A POINT;

8 THENCE N 68°03'53" W THROUGH THE LANDS OF THE LESSORS HEREIN
9 AND RUNNING 25 FEET DISTANT AND PARALLEL TO THE CENTERLINE OF AN
10 ACCESS ROAD, 500.15 FEET TO A POINT;

11 THENCE GENERALLY ALONG THE CENTERLINE OF AN ACCESS ROAD AND
12 ALONG THE LANDS N/F THE U.S.A. AND ITS ASSIGNS AS FOUND IN MAP
13 BOOK 92 PAGE 65 BUT BEING DESCRIBED BY THIS SURVEY AS THE
14 FOLLOWING COURSES:

15 1. S 16°34'46" W 130.43 FEET TO A POINT OF CURVATURE;

16 2. ALONG A CURVE TO THE LEFT WITH A RADIUS OF 500.00
17 FEET AND AN ARC LENGTH OF 134.91 FEET WHOSE CHORD BEARS S
18 9°42'37" W AND HAS A LENGTH OF 134.50 FEET TO A POINT;

19 3. S 1°58'50" W 70.28 FEET TO A POINT;

20 4. S 6°19'04" W 302.55 FEET TO A POINT OF CURVATURE;

21 5. ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 906.00
22 FEET AND AN ARC LENGTH OF 151.05 FEET WHOSE CHORD BEARS S
23 11°05'39" W AND HAS A LENGTH OF 150.88 FEET, TO A POINT;

24 6. S 15°52'14" W 264.77 FEET TO A POINT OF CURVATURE;

25 7. ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1080.00
26 FEET AND AN ARC LENGTH OF 137.16 FEET WHOSE CHORD BEARS S
27 19°30'32" W AND HAS A LENGTH OF 137.07 FEET, TO A POINT;

28 8. S 23°08'49" W 214.19 FEET TO A POINT;

29 THENCE N 23°28'12" W LEAVING SAID ACCESS ROAD, 2021.48 FEET
30 TO A #5 REBAR SET FOR A CORNER, SAID CORNER BEING 25 FEET

1 SOUTHWESTERLY OF THE CENTERLINE OF AN ACCESS ROAD LEADING FROM
2 CANAAN ROAD TO CARBONDALE ROAD;

3 THENCE N 20°12'50" W, CONTINUING PARALLEL TO AND GENERALLY 25
4 FEET DISTANT OF SAID CENTERLINE, 315.40 FEET TO A #5 REBAR SET
5 FOR A CORNER AND POINT OF CURVATURE;

6 THENCE ALONG CURVE TO THE RIGHT WITH A RADIUS OF 450.00 FEET
7 AND AN ARC LENGTH OF 241.89 FEET WHOSE CHORD BEARS N 4°48'52" W
8 AND HAS A LENGTH OF 238.99 FEET, TO A #5 REBAR SET FOR A CORNER;

9 THENCE N 10°35'05" E 149.29 FEET TO A #5 REBAR SET FOR A
10 CORNER AND POINT OF CURVATURE;

11 THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET
12 WITH AN ARC LENGTH OF 49.22 FEET WHOSE CHORD BEARS N 2°31'37" E
13 AND HAS A LENGTH OF 49.06 FEET, TO A #5 REBAR SET FOR A CORNER;

14 THENCE N 05°31'51" W 216.89 FEET TO A #5 REBAR SET FOR A
15 CORNER;

16 THENCE N 1°06'52" E 343.36 FEET TO THE POINT AND PLACE OF
17 BEGINNING.

18 CONTAINING +/- 69.43 ACRES INCLUSIVE OF ANY RIGHT OF WAYS.

19 BEING THE SAME PARCEL OF LAND AS SHOWN ON A MAP TITLED
20 "SURVEY OF THE LANDS TO BE LEASED BY - WAYNE COUNTY
21 COMMISSIONERS - SCI WAYMART SITE" AS SURVEYED BY J. M. HENNINGS
22 LAND SURVEYING, LLC, SAID PLAN BEING ON FILE WITH THE DEPARTMENT
23 OF GENERAL SERVICES.

24 (C) LEASE AGREEMENT.--THE LEASE AGREEMENT SHALL PROVIDE FOR
25 AN INITIAL TERM NOT TO EXCEED 20 YEARS, PLUS TWO ADDITIONAL
26 RENEWAL TERMS NOT TO EXCEED 20 YEARS EACH, TO BE EXERCISED AT
27 THE SOLE DISCRETION OF THE SECRETARY OF GENERAL SERVICES. THE
28 LEASE AGREEMENT AND ANY OTHER DOCUMENTS NECESSARY TO EFFECTUATE
29 THE ABOVE DESCRIBED LEASEHOLD CONVEYANCE SHALL BE EXECUTED BY
30 THE SECRETARY OF GENERAL SERVICES IN THE NAME OF THE

1 COMMONWEALTH OF PENNSYLVANIA.

2 (D) RIGHT TO TERMINATE.--THE LEASE AGREEMENT SHALL CONTAIN A
3 PROVISION THAT THE LEASE MAY BE TERMINATED BY THE DEPARTMENT OF
4 GENERAL SERVICES, ITS SUCCESSORS OR ASSIGNS, WITHOUT LIABILITY
5 TO THE LESSEE, ITS SUCCESSORS OR ASSIGNS, SHOULD THE PROPERTY AT
6 THE STATE CORRECTIONAL INSTITUTION - WAYMART CEASE TO BE
7 OPERATED BY THE DEPARTMENT OF CORRECTIONS AND DECLARED SURPLUS
8 TO ITS NEEDS.

9 (E) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THE LEASE
10 DESCRIBED HEREIN SHALL BE BORNE BY THE LESSEE.

11 (F) EXPIRATION.--IN THE EVENT THAT THE PARTIES HAVE NOT
12 ENTERED INTO A LEASE AGREEMENT WITHIN TWO YEARS AFTER THE
13 EFFECTIVE DATE OF THIS SECTION, THE AUTHORIZATION CONTAINED
14 HEREIN SHALL EXPIRE.

15 SECTION 6. CONVEYANCE IN THE BOROUGH OF HAMBURG AND WINDSOR
16 TOWNSHIP, BERKS COUNTY.

17 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
18 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
19 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO THE
20 BERKS COUNTY REDEVELOPMENT AUTHORITY A CERTAIN TRACT OF LAND,
21 TOGETHER WITH ANY BUILDINGS, STRUCTURES AND IMPROVEMENTS
22 THEREON, SITUATE IN THE BOROUGH OF HAMBURG AND WINDSOR TOWNSHIP,
23 BERKS COUNTY, BEING A PORTION OF THE FORMER HAMBURG CENTER, FOR
24 A PURCHASE PRICE OF \$2,725,000, UNDER TERMS AND CONDITIONS TO BE
25 ESTABLISHED IN AN AGREEMENT OF SALE.

26 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED
27 PURSUANT TO SUBSECTION (A) CONSISTS OF A TRACT OF LAND TOTALING
28 APPROXIMATELY 106.65 ACRES, INCLUDING ALL BUILDINGS, STRUCTURES
29 AND IMPROVEMENTS LOCATED THEREON, MORE PARTICULARLY DESCRIBED AS
30 FOLLOWS:

1 ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE
2 BOROUGH OF HAMBURG AND WINDSOR TOWNSHIP, COUNTY OF BERKS,
3 COMMONWEALTH OF PENNSYLVANIA, BEING RESIDUAL LOT 1 AS SHOWN ON A
4 FINAL SUBDIVISION PLAN FOR COMMONWEALTH OF PENNSYLVANIA,
5 DEPARTMENT OF GENERAL SERVICES, PREPARED BY NAVTECH, INC., DATED
6 FEBRUARY 8, 2019, LAST REVISED APRIL 16, 2021, AND RECORDED
7 OCTOBER 28, 2021, IN BERKS COUNTY RECORDER OF DEEDS OFFICE, AS
8 INSTRUMENT NUMBER 2021053915, BOUNDED AND DESCRIBED AS FOLLOWS:

9 BEGINNING AT AN IRON PIN ON THE RIGHT-OF-WAY LINE OF
10 PENNSYLVANIA STATE HIGHWAY, S.R. 0078, U.S. ROUTE 22; THENCE
11 NORTH 65°59'04" EAST A DISTANCE OF 3,644.54 FEET TO A POINT ON
12 THE RIGHT-OF-WAY LINE OF PENNSYLVANIA STATE HIGHWAY, S.R. 0078,
13 U.S. ROUTE 22; THENCE ALONG THE LANDS NOW OR FORMERLY OF RICHARD
14 L. & SUE A. WESSNER THE FOLLOWING FOUR (4) COURSES AND
15 DISTANCES: SOUTH 49°29'00" WEST A DISTANCE OF 81.77 FEET TO A
16 POINT; THENCE SOUTH 57°52'52" EAST A DISTANCE OF 32.84 FEET TO A
17 CONCRETE MONUMENT; THENCE SOUTH 47°23'01" WEST A DISTANCE OF
18 225.07 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 04°35'24" EAST
19 A DISTANCE OF 178.96 FEET TO AN IRON PIN; THENCE ALONG THE LANDS
20 NOW OR FORMERLY OF RICHARD L. & SUE A. WESSNER THE FOLLOWING
21 THREE (3) COURSES AND DISTANCES: SOUTH 01°06'06" EAST A
22 DISTANCE OF 321.53 FEET TO AN IRON PIN; THENCE SOUTH 70°07'49"
23 WEST A DISTANCE OF 63.35 FEET TO AN IRON PIN; THENCE SOUTH
24 02°50'32" EAST A DISTANCE OF 361.12 FEET TO AN IRON PIN; THENCE
25 ALONG LOT 5 OF THE FINAL SUBDIVISION PLAN FOR THE LANDS OF
26 COMMONWEALTH OF PA DEPT. OF GENERAL SERVICES RECORDED OCTOBER
27 28, 2021 IN THE BERKS COUNTY, PENNSYLVANIA RECORDER OF DEEDS
28 OFFICE AS INSTRUMENT NO. 2021053915 THE FOLLOWING NINE (9)
29 COURSES AND DISTANCES: NORTH 85°58'09" WEST A DISTANCE OF 739.75
30 FEET TO AN IRON PIN; THENCE SOUTH 02°20'28" WEST A DISTANCE OF

1 224.57 FEET TO AN IRON PIN; THENCE SOUTH $07^{\circ}43'33''$ EAST A
2 DISTANCE OF 134.36 FEET TO AN IRON PIN; THENCE SOUTH $25^{\circ}20'41''$
3 EAST A DISTANCE OF 267.88 FEET TO AN IRON PIN; THENCE SOUTH
4 $07^{\circ}47'37''$ WEST A DISTANCE OF 58.22 FEET TO AN IRON PIN; THENCE
5 ON A CURVE TO THE LEFT HAVING A RADIUS OF 481.00 FEET, AN ARC
6 LENGTH OF 89.24 FEET AND HAVING A CHORD BEARING OF SOUTH
7 $02^{\circ}28'44''$ WEST A DISTANCE OF 89.11 FEET TO AN IRON PIN; THENCE
8 SOUTH $02^{\circ}50'10''$ EAST A DISTANCE OF 93.34 FEET TO AN IRON PIN;
9 THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 231.00 FEET, AN
10 ARC LENGTH OF 121.12 FEET AND HAVING A CHORD BEARING OF SOUTH
11 $17^{\circ}51'25''$ EAST A DISTANCE OF 119.74 FEET TO AN IRON PIN; THENCE
12 SOUTH $32^{\circ}52'39''$ EAST A DISTANCE OF 119.05 FEET TO A CONCRETE
13 MONUMENT ON THE RIGHT-OF-WAY LINE OF S.R. 4028 (OLD 22); THENCE
14 ALONG THE RIGHT-OF-WAY LINE OF S.R. 4028 (OLD 22) SOUTH
15 $53^{\circ}45'21''$ WEST A DISTANCE OF 751.63 FEET TO A POINT; THENCE
16 ALONG THE SAME SOUTH $53^{\circ}42'41''$ WEST A DISTANCE OF 350.00 FEET TO
17 A POINT AT THE INTERSECTION OF THE RIGHT-OF-WAY LINE OF S.R.
18 4028 (OLD 22) AND A 60 FOOT PRIVATE RIGHT-OF-WAY; THENCE
19 CROSSING ALONG THE RIGHT-OF-WAY OF S.R. 4028 (OLD 22), CROSSING
20 OVER THE 60' PRIVATE RIGHT-OF-WAY, SOUTH $53^{\circ}42'41''$ WEST A
21 DISTANCE OF 82.71 FEET TO A POINT ON THE INTERSECTION OF THE
22 RIGHT-OF-WAY LINE FOR S.R. 4028 (OLD 22) AND THE 60' PRIVATE
23 RIGHT-OF-WAY; THENCE ALONG LOT 3 OF THE ABOVE MENTIONED
24 SUBDIVISION PLAN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:
25 ON A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, AN ARC
26 LENGTH OF 13.14 FEET AND A CHORD BEARING OF SOUTH $16^{\circ}03'56''$ WEST
27 A DISTANCE OF 12.22 FEET TO A POINT; THENCE NORTH $21^{\circ}34'50''$ WEST
28 A DISTANCE OF 46.34 FEET (ERRONEOUSLY DESCRIBED ON PLAN AS 37.36
29 FEET) TO A POINT; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS
30 OF 455.00 FEET, AN ARC LENGTH OF 181.04 FEET AND A CHORD BEARING

1 OF NORTH 10°10'55" WEST A DISTANCE OF 179.85 FEET TO AN IRON
2 PIN; THENCE NORTH 88°46'59" WEST A DISTANCE OF 150.00 FEET TO AN
3 IRON PIN; THENCE NORTH 81°10'04" WEST A DISTANCE OF 147.23 FEET
4 TO AN IRON PIN; THENCE SOUTH 58°07'13" WEST A DISTANCE OF 44.61
5 FEET TO AN IRON PIN; THENCE SOUTH 31°52'47" EAST A DISTANCE OF
6 68.41 FEET TO AN IRON PIN; THENCE SOUTH 58°07'13" WEST A
7 DISTANCE OF 109.23 FEET (ERRONEOUSLY DESCRIBED AS SOUTH
8 74°33'01" WEST A DISTANCE OF 150.31 FEET ON PLAN) TO AN IRON
9 PIN; THENCE ALONG LOT 4 OF THE ABOVE MENTIONED SUBDIVISION PLAN
10 SOUTH 58°07'13" WEST A DISTANCE OF 233.22 FEET (ERRONEOUSLY
11 DESCRIBED AS 342.45 FEET ON PLAN) TO AN IRON PIN; THENCE ALONG
12 THE SAME SOUTH 67°24'11" WEST A DISTANCE OF 396.02 FEET TO AN
13 IRON PIN; THENCE ALONG THE LANDS NOW OR FORMERLY OF KARPENKO
14 FAMILY TRUST NORTH 30°40'06" WEST A DISTANCE OF 656.99 FEET TO
15 AN IRON PIN; THENCE ALONG THE SAME THE FOLLOWING THREE (3)
16 COURSES AND DISTANCES: NORTH 25°26'29" WEST A DISTANCE OF 216.90
17 FEET TO AN IRON PIN; THENCE SOUTH 86°39'07" WEST A DISTANCE OF
18 97.48 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 67°06'02" WEST A
19 DISTANCE OF 292.35 FEET TO A CONCRETE MONUMENT; THENCE ALONG THE
20 LANDS NOW OR FORMERLY OF THE BOROUGH OF HAMBURG NORTH 09°18'19"
21 EAST A DISTANCE OF 318.86 FEET TO A CONCRETE MONUMENT; THENCE
22 ALONG THE SAME NORTH 16°56'21" EAST A DISTANCE OF 196.56 FEET TO
23 A CONCRETE MONUMENT; THENCE ALONG THE LANDS NOW OR FORMERLY OF
24 THE RAILROAD THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH
25 41°46'56" EAST A DISTANCE OF 163.75 FEET TO A CONCRETE MONUMENT;
26 THENCE NORTH 74°48'37" EAST A DISTANCE OF 69.80 FEET TO AN IRON
27 PIN; THENCE NORTH 04°30'42" WEST A DISTANCE OF 341.39 FEET TO AN
28 IRON PIN; THENCE SOUTH 74°05'41" WEST A DISTANCE OF 34.70 FEET
29 TO AN IRON PIN; THENCE NORTH 30°14'54" WEST A DISTANCE OF 126.81
30 FEET TO AN IRON PIN ON THE RIGHT-OF-WAY LINE OF PENNSYLVANIA

1 STATE HIGHWAY, S.R. 0078, U.S. ROUTE 22, THE PLACE OF BEGINNING.
2 CONTAINING: 4,645,590.57 SQUARE FEET OR 106.65 ACRES
3 TOGETHER WITH A 50' RIGHT-OF-WAY THROUGH LOT 3, AS SHOWN ON A
4 FINAL SUBDIVISION PLAN FOR COMMONWEALTH OF PENNSYLVANIA,
5 DEPARTMENT OF GENERAL SERVICES, PREPARED BY NAVTECH, INC., DATED
6 FEBRUARY 8, 2019, LAST REVISED APRIL 16, 2021, AND RECORDED
7 OCTOBER 28, 2021, IN BERKS COUNTY RECORDER OF DEEDS OFFICE, AS
8 INSTRUMENT NUMBER 2021053915, BOUNDED AND DESCRIBED AS FOLLOWS:
9 BEGINNING AT A CONCRETE MONUMENT SET ON THE RIGHT-OF-WAY LINE
10 OF S.R. 4028 (OLD 22); THENCE ALONG A CURVE TO THE LEFT HAVING A
11 RADIUS OF 10.00 FEET, AN ARC LENGTH OF 13.14 FEET AND A CHORD
12 BEARING OF NORTH 16°03'56" EAST A DISTANCE OF 12.22 FEET TO A
13 POINT; THENCE NORTH 21°34'50" WEST A DISTANCE OF 8.98 FEET TO
14 THE BEGINNING OF SAID 50' RIGHT-OF-WAY; THENCE ALONG A CURVE TO
15 THE LEFT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 18.21
16 FEET AND A CHORD BEARING OF NORTH 73°44'36" WEST A DISTANCE OF
17 15.80 FEET TO A POINT; THENCE SOUTH 54°05'37" WEST A DISTANCE OF
18 172.26 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING
19 A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 17.85 FEET AND A CHORD
20 BEARING OF SOUTH 64°19'19" WEST A DISTANCE OF 17.76 FEET TO A
21 POINT; THENCE SOUTH 74°33'01" WEST A DISTANCE OF 100.13 FEET TO
22 A POINT ON THE DIVIDING LINE OF LOT 3 AND LOT 4; THENCE NORTH
23 36°17'18" WEST A DISTANCE OF 53.50 FEET TO A POINT; THENCE NORTH
24 74°33'01" EAST A DISTANCE OF 119.16 FEET TO A POINT; THENCE
25 NORTH 54°05'37" EAST A DISTANCE OF 191.52 FEET TO A POINT;
26 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET,
27 AN ARC LENGTH OF 12.45 FEET AND A CHORD BEARING OF NORTH
28 18°25'43" EAST A DISTANCE OF 11.66 FEET TO A POINT; THENCE ALONG
29 A CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET, AN ARC
30 LENGTH OF 34.50 FEET AND A CHORD BEARING OF SOUTH 19°24'30" EAST

1 A DISTANCE OF 34.49 FEET TO A POINT; THENCE SOUTH 21°34'50" EAST
2 A DISTANCE OF 37.36 FEET TO A POINT; THE PLACE OF BEGINNING.
3 EXCEPTING AND RESERVING FROM RESIDUAL LOT 1 A 60' RIGHT-OF-
4 WAY TO PROVIDE ACCESS FOR LOT 5 AND RESIDUAL LOT 1, AS SHOWN ON
5 A FINAL SUBDIVISION PLAN FOR COMMONWEALTH OF PENNSYLVANIA,
6 DEPARTMENT OF GENERAL SERVICES, PREPARED BY NAVTECH, INC., DATED
7 FEBRUARY 8, 2019, LAST REVISED APRIL 16, 2021, AND RECORDED
8 OCTOBER 28, 2021, IN BERKS COUNTY RECORDER OF DEEDS OFFICE, AS
9 INSTRUMENT NUMBER 2021053915, BOUNDED AND DESCRIBED AS FOLLOWS:
10 BEGINNING AT A CONCRETE MONUMENT SET AT THE SOUTHWEST CORNER
11 OF LOT 5; THENCE SOUTH 53°45'22" WEST A DISTANCE OF 60.10 FEET
12 TO A POINT; THENCE NORTH 32°52'39 WEST A DISTANCE OF 122.58 FEET
13 TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF
14 291.00 FEET, AN ARC LENGTH OF 152.58 FEET AND A CHORD BEARING OF
15 NORTH 17°51'25" WEST A DISTANCE OF 150.84 FEET TO A POINT;
16 THENCE NORTH 02°50'10" WEST A DISTANCE OF 93.34 FEET TO A POINT;
17 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 541.00
18 FEET, AN ARC LENGTH OF 100.37 FEET AND A CHORD BEARING OF NORTH
19 02°28'44" EAST A DISTANCE OF 100.22 FEET TO A POINT; THENCE
20 NORTH 07°47'37" EAST A DISTANCE OF 40.37 FEET TO A POINT; THENCE
21 NORTH 25°20'41" WEST A DISTANCE OF 250.02 FEET TO A POINT;
22 THENCE NORTH 64°39'20" EAST A DISTANCE OF 60.00 FEET TO A POINT;
23 THENCE SOUTH 25°20'41" EAST A DISTANCE OF 267.88 FEET TO A
24 POINT; THENCE SOUTH 07°47'37" WEST A DISTANCE OF 58.22 FEET TO A
25 POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF
26 481.00 FEET, AN ARC LENGTH OF 89.24 FEET AND A CHORD BEARING OF
27 SOUTH 02°28'44" WEST A DISTANCE OF 89.11 FEET TO A POINT; THENCE
28 SOUTH 02°50'10" EAST A DISTANCE OF 93.34 FEET TO A POINT; THENCE
29 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 231.00 FEET, AN ARC
30 LENGTH OF 121.12 FEET AND A CHORD BEARING OF SOUTH 17°51'25"

1 EAST A DISTANCE OF 119.74 FEET TO A POINT; THENCE SOUTH
2 32°52'39" EAST A DISTANCE OF 119.05 FEET TO A CONCRETE MONUMENT,
3 THE PLACE OF BEGINNING.

4 ALSO EXCEPTING AND RESERVING FROM RESIDUAL LOT 1 A 60' RIGHT-
5 OF-WAY TO PROVIDE ACCESS FOR LOT 3, LOT 4 AND RESIDUAL LOT 1, AS
6 SHOWN ON A FINAL SUBDIVISION PLAN FOR COMMONWEALTH OF
7 PENNSYLVANIA, DEPARTMENT OF GENERAL SERVICES, PREPARED BY
8 NAVTECH, INC., DATED FEBRUARY 8, 2019, LAST REVISED APRIL 16,
9 2021, AND RECORDED OCTOBER 28, 2021, IN BERKS COUNTY RECORDER OF
10 DEEDS OFFICE, AS INSTRUMENT NUMBER 2021053915, BOUNDED AND
11 DESCRIBED AS FOLLOWS:

12 BEGINNING AT A CONCRETE MONUMENT SET ON THE RIGHT-OF-WAY LINE
13 OF S.R. 4028 (OLD 22); THENCE ALONG A CURVE TO THE LEFT HAVING A
14 RADIUS OF 10.00 FEET, AN ARC LENGTH OF 13.14 FEET AND A CHORD
15 BEARING OF NORTH 16°03'56" EAST A DISTANCE OF 12.22 FEET TO A
16 POINT; THENCE NORTH 21°34'50" WEST A DISTANCE OF 8.98 FEET TO A
17 POINT; THENCE NORTH 21°34'50" WEST A DISTANCE OF 37.36 FEET TO A
18 POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF
19 455.00 FEET, AN ARC LENGTH OF 34.50 FEET AND A CHORD BEARING OF
20 NORTH 19°24'30" WEST A DISTANCE OF 34.49 FEET TO A POINT; THENCE
21 NORTH 72°45'50" EAST A DISTANCE OF 60.00 FEET TO A POINT; THENCE
22 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 395.00 FEET, AN ARC
23 LENGTH OF 29.95 FEET AND A CHORD BEARING OF SOUTH 19°24'30" EAST
24 A DISTANCE OF 29.94 FEET TO A POINT; THENCE SOUTH 21°34'50" EAST
25 A DISTANCE OF 25.34 FEET TO A POINT; THENCE ALONG A CURVE TO THE
26 LEFT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 18.27 FEET
27 AND A CHORD BEARING OF SOUTH 73°56'04" EAST A DISTANCE OF 15.84
28 FEET TO A POINT ON THE RIGHT-OF-WAY OF S.R. 4028 (OLD 22);
29 THENCE FOLLOWING SAID RIGHT-OF-WAY SOUTH 53°42'42" WEST A
30 DISTANCE OF 82.71 FEET TO A CONCRETE MONUMENT; THE PLACE OF

1 BEGINNING.

2 BEING PART OF PIN 449514431213.

3 BEING A PART OF THE SAME PREMISES THAT SARAH STINE, WIDOW, ET
4 AL, CONVEYED TO THE COMMONWEALTH OF PENNSYLVANIA, BY DEED DATED
5 JULY 1, 1910, AND RECORDED JULY 2, 1910, IN THE OFFICE OF THE
6 RECORDER OF DEEDS OF BERKS COUNTY, PENNSYLVANIA, IN DEED BOOK
7 VOLUME 363, PAGE 425.

8 (C) EXISTING ENCUMBRANCES.--THE CONVEYANCE SHALL BE MADE
9 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) CONDITIONS.--ANY CONVEYANCE AUTHORIZED UNDER THIS
17 SECTION SHALL BE MADE UNDER AND SUBJECT TO THE CONDITION, WHICH
18 SHALL BE CONTAINED IN THE DEED OF CONVEYANCE, THAT NO PORTION OF
19 THE PROPERTY CONVEYED SHALL BE USED AS A LICENSED FACILITY, AS
20 THAT TERM IS 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 AND ITS
24 SUCCESSORS AND ASSIGNS. SHOULD THE GRANTEE, ITS SUCCESSORS OR
25 ASSIGNS PERMIT ANY PORTION OF THE PROPERTY AUTHORIZED TO BE
26 CONVEYED IN THIS SECTION TO BE USED IN VIOLATION OF THIS
27 SUBSECTION, THE TITLE SHALL IMMEDIATELY REVERT TO AND REVEST IN
28 THE GRANTOR.

29 (E) DEED.--THE CONVEYANCE SHALL BE MADE BY SPECIAL WARRANTY
30 DEED TO BE EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN THE

1 NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

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

4 (G) ALTERNATE DISPOSITION.--IF THE CONVEYANCE IS NOT
5 EFFECTUATED WITHIN TWO YEARS AFTER THE EFFECTIVE DATE OF THIS
6 SECTION, 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 (H) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED
10 INTO THE GENERAL FUND.

11 SECTION 7. CONVEYANCE IN WINDSOR TOWNSHIP, BERKS COUNTY.

12 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
13 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
14 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY, TO BERKS
15 COUNTY INTERMEDIATE UNIT, THE FOLLOWING TRACT OF LAND TOGETHER
16 WITH ANY BUILDINGS, STRUCTURES AND IMPROVEMENTS THEREON, SITUATE
17 IN WINDSOR TOWNSHIP, BERKS COUNTY, BEING A PORTION OF THE FORMER
18 HAMBURG CENTER, FOR \$232,000, UNDER TERMS AND CONDITIONS TO BE
19 ESTABLISHED IN AN AGREEMENT OF SALE.

20 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED
21 PURSUANT TO SUBSECTION (A) CONSISTS OF A TRACT OF LAND TOTALING
22 APPROXIMATELY 5.80 ACRES, INCLUDING ALL BUILDINGS, STRUCTURES
23 AND IMPROVEMENTS LOCATED THEREON, MORE PARTICULARLY DESCRIBED AS
24 FOLLOWS:

25 ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN WINDSOR
26 TOWNSHIP, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, SHOWN
27 AS LOT 4 ON A FINAL SUBDIVISION PLAN FOR COMMONWEALTH OF
28 PENNSYLVANIA, DEPARTMENT OF GENERAL SERVICES, PREPARED BY
29 NAVTECH, INC., DATED FEBRUARY 8, 2019, LAST REVISED APRIL 16,
30 2021, AND RECORDED OCTOBER 28, 2021, IN BERKS COUNTY RECORDER OF

1 DEEDS OFFICE, AS INSTRUMENT NUMBER 2021053915, BOUNDED AND
2 DESCRIBED AS FOLLOWS:

3 BEGINNING AT AN IRON PIN ON THE LEGAL RIGHT-OF-WAY LINE OF
4 S.R. 4028 (OLD 22); THENCE ALONG THE LANDS NOW OR FORMERLY OF
5 SALVATORE FIORE NORTH 32°43'00" WEST A DISTANCE OF 402.66 FEET
6 TO AN IRON PIPE; THENCE ALONG THE SAME NORTH 30°40'06" WEST A
7 DISTANCE OF 63.14 FEET TO AN IRON PIN; THENCE ALONG RESIDUAL LOT
8 1 OF THE FINAL SUBDIVISION PLAN FOR THE LANDS OF COMMONWEALTH OF
9 PA DEPT. OF GENERAL SERVICES RECORDED OCTOBER 28, 2021 IN THE
10 BERKS COUNTY, PENNSYLVANIA RECORDER OF DEEDS OFFICE AS
11 INSTRUMENT NO. 2021053915 NORTH 67°24'11" EAST A DISTANCE OF
12 396.02 FEET TO AN IRON PIN; THENCE ALONG THE SAME NORTH
13 58°07'13" EAST A DISTANCE OF 233.22 FEET (ERRONEOUSLY DESCRIBED
14 AS 342.45 FEET ON PLAN) TO AN IRON PIN; THENCE ALONG LOT 3 OF
15 THE ABOVE MENTIONED SUBDIVISION PLAN SOUTH 36°17'19" EAST A
16 DISTANCE OF 353.05 FEET TO AN IRON PIN ON THE LEGAL RIGHT-OF-WAY
17 LINE OF S.R. 4028 (OLD 22); THENCE FOLLOWING THE LEGAL RIGHT-OF-
18 WAY LINE OF S.R. 4028 (OLD 22) SOUTH 53°42'42" WEST A DISTANCE
19 OF 648.56 FEET TO AN IRON PIN, THE PLACE OF BEGINNING.

20 CONTAINING: 252,671.88 SQUARE FEET OR 5.80 ACRES

21 TOGETHER WITH A 50' RIGHT-OF-WAY THROUGH LOT 3, AS SHOWN ON A
22 FINAL SUBDIVISION PLAN FOR COMMONWEALTH OF PENNSYLVANIA,
23 DEPARTMENT OF GENERAL SERVICES, PREPARED BY NAVTECH, INC., DATED
24 FEBRUARY 8, 2019, LAST REVISED APRIL 16, 2021, AND RECORDED
25 OCTOBER 28, 2021, IN BERKS COUNTY RECORDER OF DEEDS OFFICE, AS
26 INSTRUMENT NUMBER 2021053915, BOUNDED AND DESCRIBED AS FOLLOWS:

27 BEGINNING AT A CONCRETE MONUMENT SET ON THE RIGHT-OF-WAY LINE
28 OF S.R. 4028 (OLD 22); THENCE ALONG A CURVE TO THE LEFT HAVING A
29 RADIUS OF 10.00 FEET, AN ARC LENGTH OF 13.14 FEET AND A CHORD
30 BEARING OF NORTH 16°03'56" EAST A DISTANCE OF 12.22 FEET TO A

1 POINT; THENCE NORTH 21°34'50" WEST A DISTANCE OF 8.98 FEET TO
2 THE BEGINNING OF SAID 50' RIGHT-OF-WAY; THENCE ALONG A CURVE TO
3 THE LEFT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 18.21
4 FEET AND A CHORD BEARING OF NORTH 73°44'36" WEST A DISTANCE OF
5 15.80 FEET TO A POINT; THENCE SOUTH 54°05'37" WEST A DISTANCE OF
6 172.26 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING
7 A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 17.85 FEET AND A CHORD
8 BEARING OF SOUTH 64°19'19" WEST A DISTANCE OF 17.76 FEET TO A
9 POINT; THENCE SOUTH 74°33'01" WEST A DISTANCE OF 100.13 FEET TO
10 A POINT ON THE DIVIDING LINE OF LOT 3 AND LOT 4; THENCE NORTH
11 36°17'18" WEST A DISTANCE OF 53.50 FEET TO A POINT; THENCE NORTH
12 74°33'01" EAST A DISTANCE OF 119.16 FEET TO A POINT; THENCE
13 NORTH 54°05'37" EAST A DISTANCE OF 191.52 FEET TO A POINT;
14 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET,
15 AN ARC LENGTH OF 12.45 FEET AND A CHORD BEARING OF NORTH
16 18°25'43" EAST A DISTANCE OF 11.66 FEET TO A POINT; THENCE ALONG
17 A CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET, AN ARC
18 LENGTH OF 34.50 FEET AND A CHORD BEARING OF SOUTH 19°24'30" EAST
19 A DISTANCE OF 34.49 FEET TO A POINT; THENCE SOUTH 21°34'50" EAST
20 A DISTANCE OF 37.36 FEET TO A POINT; THE PLACE OF BEGINNING.

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

28 BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 4;
29 THENCE NORTH 32°43'00" WEST A DISTANCE OF 227.78 FEET TO THE
30 BEGINNING OF SAID 50' RIGHT-OF-WAY; THENCE NORTH 32°43'00" WEST

1 A DISTANCE OF 85.68 FEET TO A POINT; THENCE ALONG A CURVE TO THE
2 RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 12.28 FEET
3 AND A CHORD BEARING OF SOUTH 67°53'49" EAST A DISTANCE OF 11.52
4 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A
5 RADIUS OF 75.00 FEET, AN ARC LENGTH OF 29.46 FEET AND A CHORD
6 BEARING OF NORTH 88°10'31" EAST A DISTANCE OF 29.27 FEET TO A
7 POINT; THENCE SOUTH 80°34'21" EAST A DISTANCE OF 195.27 FEET TO
8 A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF
9 25.00 FEET, AN ARC LENGTH OF 19.89 FEET AND A CHORD BEARING OF
10 NORTH 76°38'14" EAST A DISTANCE OF 19.37 FEET TO A POINT; THENCE
11 NORTH 53°50'50" EAST A DISTANCE OF 389.07 FEET TO A POINT;
12 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET,
13 AN ARC LENGTH OF 27.10 FEET AND A CHORD BEARING OF NORTH
14 64°11'56" EAST A DISTANCE OF 26.95 FEET TO A POINT; THENCE NORTH
15 74°33'01" EAST A DISTANCE OF 31.15 FEET TO A POINT ON THE
16 BOUNDARY LINE OF LOT 4 AND 3; THENCE SOUTH 36°17'18" EAST A
17 DISTANCE OF 53.50 FEET TO A POINT; THENCE SOUTH 74°33'01" WEST A
18 DISTANCE OF 50.18 FEET TO A POINT; THENCE ALONG A CURVE TO THE
19 LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 9.03 FEET
20 AND A CHORD BEARING OF SOUTH 64°11'56" WEST A DISTANCE OF 8.98
21 FEET TO A POINT; THENCE SOUTH 53°50'50" WEST A DISTANCE OF
22 389.07 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING
23 A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 59.66 FEET AND A CHORD
24 BEARING OF SOUTH 76°38'14" WEST A DISTANCE OF 58.10 FEET TO A
25 POINT; THENCE NORTH 80°34'21" WEST A DISTANCE OF 170.32 FEET TO
26 A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF
27 10.00 FEET, AN ARC LENGTH OF 23.06 FEET AND A CHORD BEARING OF
28 SOUTH 33°21'19" WEST A DISTANCE OF 18.28 FEET TO A POINT, THE
29 PLACE OF BEGINNING.

30 BEING PART OF PIN 449514431213.

1 BEING PART OF THE SAME PREMISES THAT SARAH STINE, ET AL,
2 CONVEYED TO THE COMMONWEALTH OF PENNSYLVANIA, BY DEED DATE JULY
3 1, 1910, AND RECORDED JULY 2, 1910, IN THE OFFICE OF THE
4 RECORDER OF DEEDS OF BERKS COUNTY, PENNSYLVANIA, IN DEED BOOK
5 VOLUME 363, PAGE 425.

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

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

30 (F) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THIS

1 CONVEYANCE SHALL BE BORNE BY THE GRANTEE.

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

7 (H) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED
8 INTO THE GENERAL FUND.

9 SECTION 8. CONVEYANCE IN THE TOWNSHIP OF RICHMOND, TIOGA
10 COUNTY.

11 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
12 THE APPROVAL OF THE PENNSYLVANIA STATE POLICE AND THE GOVERNOR,
13 IS HEREBY AUTHORIZED ON BEHALF OF THE COMMONWEALTH TO GRANT AND
14 CONVEY TO ROBERT SWINGLE CERTAIN LANDS, TOGETHER WITH ANY
15 BUILDINGS, STRUCTURES AND IMPROVEMENTS THEREON, DESCRIBED UNDER
16 SUBSECTION (B), FOR \$12,000.

17 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER
18 SUBSECTION (A) CONSISTS OF ONE TRACT OF APPROXIMATELY 4.132
19 ACRES OF LAND AND IMPROVEMENTS LOCATED THEREON, BOUNDED AND MORE
20 PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

21 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND IN THE TOWNSHIP
22 OF RICHMOND, COUNTY OF TIOGA, AND COMMONWEALTH OF PENNSYLVANIA,
23 BOUNDED AND DESCRIBED AS FOLLOWS:

24 BEGINNING AT AN IRON PIPE BEING THE NORTHWEST CORNER OF THE
25 HEREBY CONVEYED PREMISES; THENCE NORTH EIGHTY-SEVEN DEGREES,
26 THIRTEEN MINUTES, SEVEN AND FOUR TENTHS SECONDS (87°13' 7.4")
27 EAST, A DISTANCE OF THREE HUNDRED FEET (300') TO AN IRON PIPE;
28 THENCE SOUTH TWO DEGREES, FORTY-SIX MINUTES, FIFTY-TWO AND SIX
29 TENTHS SECONDS (2°46' 52.6") EAST, A DISTANCE OF SIX HUNDRED
30 FEET (600'); THENCE SOUTH EIGHTY-SEVEN DEGREES, THIRTEEN

1 MINUTES, SEVEN AND FOUR TENTHS SECONDS (87°13' 7.4") WEST, A
2 DISTANCE OF THREE HUNDRED FEET (300') TO AN IRON PIPE; THENCE
3 NORTH TWO DEGREES, FORTY-SIX MINUTES, FIFTY-TWO AND SIX TENTHS
4 SECONDS (2°46' 52.6") WEST, A DISTANCE OF SIX HUNDRED FEET
5 (600') TO THE POINT AND PLACE OF BEGINNING.

6 CONTAINING FOUR AND ONE HUNDRED THIRTY-TWO ONE-THOUSANDTHS
7 (4.132) ACRES, MORE OR LESS, AND HAVING ERECTED THEREON, A ONE-
8 STORY BUILDING.

9 BEING TAX PARCEL NO. 29-05.00-059.

10 TOGETHER WITH THE FREE AND COMMON USE, RIGHT, LIBERTY AND
11 PRIVILEGE FOR THE GRANTEE AND ITS SUCCESSORS AND ASSIGNS
12 FOREVER, OF A CERTAIN EIGHT (8) FEET WIDE RIGHT OF WAY ACROSS
13 ADJOINING LANDS, AS AND FOR A PASSAGEWAY OR DRIVEWAY, EXTENDING
14 FROM THE LAND HEREIN DESCRIBED TO A TOWNSHIP ROAD, AS MORE
15 PARTICULARLY DESCRIBED IN THE DEED DATED OCTOBER 29, 1946 AND
16 RECORDED NOVEMBER 1, 1946 IN THE OFFICE OF THE RECORDER OF DEEDS
17 OF TIOGA COUNTY AT DEED BOOK VOLUME 241, PAGE 523.

18 BEING THE SAME PREMISES THE BELL TELEPHONE COMPANY OF
19 PENNSYLVANIA CONVEYED TO THE COMMONWEALTH OF PENNSYLVANIA BY
20 DEED DATED MAY 14, 1962 AND RECORDED JUNE 21, 1962 IN TIOGA
21 COUNTY IN DEED BOOK VOLUME 312, PAGE 706.

22 (C) REQUIREMENT FOR CONVEYANCE.--THE CONVEYANCE SHALL BE
23 MADE UNDER AND SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS,
24 SERVITUDES AND RIGHTS OF OTHERS, INCLUDING, BUT NOT CONFINED TO,
25 STREETS, 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) DEED.--THE CONVEYANCE SHALL BE BY SPECIAL WARRANTY DEED

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

3 (E) CONDITIONS.--ANY CONVEYANCE AUTHORIZED UNDER THIS
4 SECTION SHALL BE MADE UNDER AND SUBJECT TO THE CONDITION, WHICH
5 SHALL BE CONTAINED IN THE DEED OF CONVEYANCE, THAT NO PORTION OF
6 THE PROPERTY CONVEYED SHALL BE USED AS A LICENSED FACILITY, AS
7 THAT TERM IS DEFINED IN 4 PA.C.S. § 1103 (RELATING TO
8 DEFINITIONS), OR ANY OTHER SIMILAR TYPE OF FACILITY AUTHORIZED
9 UNDER STATE LAW. THE CONDITION SHALL BE A COVENANT RUNNING WITH
10 THE LAND AND SHALL BE BINDING UPON THE GRANTEE AND ITS
11 SUCCESSORS AND ASSIGNS. SHOULD THE GRANTEE, OR ITS SUCCESSORS OR
12 ASSIGNS, PERMIT ANY PORTION OF THE PROPERTY AUTHORIZED TO BE
13 CONVEYED IN THIS SECTION TO BE USED IN VIOLATION OF THIS
14 SUBSECTION, THE TITLE SHALL IMMEDIATELY REVERT TO AND REVEST IN
15 THE GRANTOR.

16 (F) COVENANTS, CONDITIONS AND RESTRICTIONS.--THE SECRETARY
17 OF GENERAL SERVICES MAY IMPOSE ANY COVENANTS, CONDITIONS OR
18 RESTRICTIONS ON THE PROPERTY DESCRIBED UNDER SUBSECTION (B) AT
19 SETTLEMENT AS DETERMINED TO BE IN THE BEST INTERESTS OF THE
20 COMMONWEALTH.

21 (G) ALTERNATE DISPOSITION.--IN THE EVENT THAT THE CONVEYANCE
22 AUTHORIZED HEREIN IS NOT COMPLETED WITHIN ONE YEAR AFTER THE
23 EFFECTIVE DATE OF THIS SECTION, THE AUTHORITY TO CONVEY THE
24 PROPERTY TO ROBERT SWINGLE, AS PROVIDED UNDER SUBSECTION (A),
25 SHALL EXPIRE, AND 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 (H) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED
29 INTO THE GENERAL FUND.

30 SECTION 9. CONVEYANCE IN CORAOPOLIS BOROUGH, ALLEGHENY COUNTY.

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

9 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER
10 SUBSECTION (A) CONSISTS OF A TRACT OF APPROXIMATELY 2.09 ACRES
11 OF LAND AND IMPROVEMENTS LOCATED THEREON, BOUNDED AND DESCRIBED
12 AS FOLLOWS:

13 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH
14 IMPROVEMENTS THEREON, SITUATE IN THE BOROUGH OF CORAOPOLIS,
15 COUNTY OF ALLEGHENY, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED
16 AND DESCRIBED AS FOLLOWS:

17 BEGINNING ON THE NORTHERLY SIDE OF FIFTH AVENUE AT A POINT
18 DISTANT ONE HUNDRED FIVE (105) FEET WESTWARDLY FROM THE WESTERLY
19 LINE OF KENDALL STREET AND AT THE DIVIDING LINE BETWEEN LOT
20 NUMBERS TWO HUNDRED FIFTY AND TWO HUNDRED FIFTY-ONE (#250 AND
21 #251) IN THE PLAN HEREINAFTER MENTIONED; THENCE ALONG THE
22 NORTHERLY SIDE OF FIFTH AVENUE NORTH $59^{\circ} 36'$ WEST THREE HUNDRED
23 (300) FEET TO THE DIVIDING LINE BETWEEN LOT NUMBERS TWO HUNDRED
24 FIFTY-SIX AND TWO HUNDRED FIFTY-SEVEN (#256 AND #257) IN SAID
25 PLAN; THENCE ALONG SAID DIVIDING LINE AND SAID DIVIDING LINE
26 PRODUCED NORTH $30^{\circ} 24'$ EAST TWO HUNDRED NINETY-NINE AND FOUR
27 HUNDRED EIGHTY-FIVE THOUSANDTHS (299.485) FEET TO THE SOUTHERLY
28 SIDE OF FOURTH AVENUE; THENCE ALONG SAID SIDE OF FOURTH AVENUE
29 SOUTH $60^{\circ} 52'$ EAST THREE HUNDRED AND SEVEN HUNDREDTHS (300.07)
30 FEET TO A POINT ON SAID AVENUE DISTANT MEASURED ALONG SAID SIDE

1 THEREOF ONE HUNDRED EIGHT AND SIXTY-TWO HUNDREDTHS (108.62) FEET
2 WESTWARDLY FROM THE SOUTHWESTERLY CORNER OF FOURTH AVENUE AND
3 KENDALL STREET; THENCE SOUTH 30° 24'WEST, BEING ALONG THE
4 EXTENSION OF THE DIVIDING LINE BETWEEN LOT NUMBERS TWO HUNDRED
5 FIFTY AND TWO HUNDRED FIFTY-ONE (#250 AND #251) IN SAID PLAN AND
6 THE SAID DIVIDING LINE, THREE HUNDRED SIX AND TWELVE HUNDREDTHS
7 (306.12) FEET TO THE NORTHERLY SIDE OF FIFTH AVENUE AT THE PLACE
8 OF BEGINNING.

9 BEING ALL OF LOT NUMBERS TWO HUNDRED FIFTY-ONE TO TWO HUNDRED
10 FIFTY-SIX (#251 TO #256) INCLUSIVE, LOT NUMBERS TWO HUNDRED
11 SIXTY-FOUR TO TWO HUNDRED SIXTY-EIGHT (#264 TO #268) INCLUSIVE
12 AND PARTS OF LOT NUMBERS TWO HUNDRED SIXTY-THREE AND TWO HUNDRED
13 SIXTY-NINE (#263 AND #269) IN THE PLAN OF LOTS LAID OUT BY
14 SAMUEL N. RITER AND RECORDED IN THE OFFICE FOR THE RECORDING OF
15 DEEDS, ETC. IN AND FOR SAID COUNTY OF ALLEGHENY IN PLAN BOOK
16 VOL. 15, PAGE 108, AND ALL OF THE GROUND INCLUDED WITHIN THE
17 LINES OF THAT PART OF THE TWENTY (20) FOOT ALLEY, VACATED AS
18 HEREINAFTER RECITED, FORMERLY EXTENDING FROM KENDALL STREET TO
19 WATT STREET, BETWEEN FOURTH AVENUE AND FIFTH AVENUE, AS SHOWN ON
20 THE PLAN OF THE SAID BOROUGH OF CORAOPOLIS, ADOPTED APRIL 1ST,
21 1889 AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC.
22 IN AND FOR SAID ALLEGHENY COUNTY ON SEPTEMBER 10TH, 1889, IN
23 PLAN BOOK VOL. 9, PAGE 86. THE AFORESAID PLAN OF SAMUEL N. RITER
24 WAS LAID OUT TO CONFORM WITH THE LINES OF SAID ALLEY AS ADOPTED
25 BY THE SAID BOROUGH, AND THAT PORTION OF SAID ALLEY RUNNING
26 THROUGH THE PREMISES ABOVE DESCRIBED WAS DULY VACATED BY
27 ORDINANCE NUMBER FIVE HUNDRED THIRTEEN (#513) OF THE SAID
28 BOROUGH, APPROVED APRIL 1ST, 1912, A FULL AND CORRECT COPY OF
29 THE ORDINANCE OF SAID BOROUGH VACATING SAID ALLEY HAVING BEEN
30 DULY RECORDED ON THE TWENTY-FOURTH DAY OF MAY, A.D. 1912 IN THE

1 OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR SAID COUNTY
2 OF ALLEGHENY IN DEED BOOK VOL. 1737 PAGE 355, IN ACCORDANCE WITH
3 THE PROVISIONS OF THE ACT OF ASSEMBLY APPROVED MAY 23RD, 1907,
4 P.L. 223. BEING THE SAME PREMISES CONVEYED TO THE BOROUGH OF
5 CORAOPOLIS BY SAMUEL N. RITER BY DEED DATED DECEMBER 20TH, 1911
6 AND RECORDED MAY 24TH, A.D. 1912 IN THE OFFICE FOR THE RECORDING
7 OF DEEDS, ETC. IN AND FOR SAID ALLEGHENY COUNTY IN DEED BOOK
8 VOL. 1737 PAGE 357.

9 (C) CONDITIONS.--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 (D) DEED OF CONVEYANCE.--THE CONVEYANCE SHALL BE BY SPECIAL
18 WARRANTY DEED EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN
19 THE NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

20 (E) RESTRICTIONS.--THE SECRETARY OF GENERAL SERVICES MAY
21 IMPOSE ANY COVENANTS, CONDITIONS OR RESTRICTIONS ON THE PROPERTY
22 DESCRIBED UNDER SUBSECTION (B) AT SETTLEMENT AS DETERMINED TO BE
23 IN THE BEST INTERESTS OF THE COMMONWEALTH.

24 (F) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED
25 INTO THE STATE TREASURY ARMORY FUND.

26 SECTION 10. CONVEYANCE IN BOROUGH OF WYOMING, LUZERNE COUNTY.

27 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
28 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
29 THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO THE
30 BOROUGH OF WYOMING THE FOLLOWING TRACTS OF LAND, TOGETHER WITH

1 ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS THEREON, SITUATE IN
2 THE BOROUGH OF WYOMING, LUZERNE COUNTY, FOR \$500,000, UNDER
3 TERMS AND CONDITIONS TO BE ESTABLISHED IN AN AGREEMENT OF SALE.

4 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER
5 SUBSECTION (A) CONSISTS OF FOUR TRACTS OF LAND TOTALING
6 APPROXIMATELY 3.91 ACRES, INCLUDING ALL BUILDINGS, STRUCTURES
7 AND IMPROVEMENTS LOCATED THEREON, MORE PARTICULARLY DESCRIBED AS
8 FOLLOWS:

9 TRACT 1

10 ALL THAT CERTAIN SURFACE OR RIGHT OF SOIL OF THAT CERTAIN
11 TRACT OF LAND SITUATED IN THE BOROUGH OF WYOMING, COUNTY OF
12 LUZERNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED
13 AS FOLLOWS, TO WIT:

14 BEGINNING AT A CORNER OF LAND, LATE OF SARAH HENRY ON WYOMING
15 AVENUE, THE MAIN ROAD LEADING THROUGH WYOMING BOROUGH; THENCE
16 ALONG WYOMING AVENUE SOUTH FORTY NINE AND THREE-QUARTERS ($49 \frac{3}{4}$)
17 DEGREES WEST, ONE HUNDRED TWENTY ONE (121) FEET TO A CORNER;
18 THENCE NORTH FORTY ONE AND A HALF ($41 \frac{1}{2}$) DEGREES WEST TWO
19 HUNDRED EIGHT AND ONE HALF ($208 \frac{1}{2}$) FEET TO A CORNER; THENCE
20 SOUTH FORTY NINE AND THREE QUARTERS ($49 \frac{3}{4}$) DEGREES WEST SIXTEEN
21 AND ONE HALF ($16 \frac{1}{2}$) FEET MORE OR LESS TO A CORNER OF LAND LATE
22 OF PAYNE PETTEBONE; THENCE NORTH FORTY ONE AND ONE HALF ($41 \frac{1}{2}$)
23 DEGREES WEST THREE HUNDRED TWENTY SIX AND NINE TENTHS ($326 \frac{9}{10}$)
24 FEET MORE OR LESS TO A CORNER OF LAND LATE OF J. P. ATHERTON;
25 THENCE NORTH TWENTY FIVE AND ONE HALF ($25 \frac{1}{2}$) DEGREES EAST SIXTY
26 EIGHT AND ONE HALF ($68 \frac{1}{2}$) FEET; THENCE NORTH THIRTY EIGHT AND
27 ONE HALF ($38 \frac{1}{2}$) DEGREES EAST SEVENTY SEVEN (77) FEET TO THE
28 CORNER OF LAND, LATE OF SARAH HENRY; THENCE ALONG THE LANDS LATE
29 OF SAID SARAH HENRY SOUTH FORTY ONE AND ONE HALF ($41 \frac{1}{2}$) DEGREES
30 EAST FIVE HUNDRED SEVENTY FIVE AND SIX TENTHS (575.6) FEET MORE

1 OR LESS TO THE PLACE OF BEGINNING.

2 CONTAINING ONE ACRE, ONE HUNDRED TEN AND FIFTEEN ONE
3 HUNDREDTHS (110.15) RODS OF LAND MORE OR LESS.

4 EXCEPTING AND RESERVING ALL THE COAL AND OTHER MINERALS IN
5 THE SAME MANNER AND TO THE SAME EXTENT AS THE SAME ARE EXCEPTED
6 IN SEVERAL DEEDS IN THE CHAIN OF TITLE TO SAID LAND, IN
7 PARTICULAR IN DEED OF WILLIAM AND ISABELLA HANCOCK TO MOUNT LOOK
8 COAL COMPANY, DATED FEBRUARY 27, 1893 AND RECORDED IN DEED BOOK
9 NO. 314, PAGE 505, LUZERNE COUNTY, PENNSYLVANIA.

10 BEING THE SAME TRACT OF LAND CONVEYED BY THE WYOMING REALTY
11 COMPANY TO THE COMMONWEALTH OF PENNSYLVANIA, BY DEED DATED
12 NOVEMBER 4, 1946, AND RECORDED NOVEMBER 21, 1946, IN THE OFFICE
13 OF THE RECORDER DEEDS OF LUZERNE COUNTY, PENNSYLVANIA, IN DEED
14 BOOK 879, PAGE 417.

15 TRACT 2

16 ALL THAT CERTAIN TRACT OF LAND LOCATED IN THE BOROUGH OF
17 WYOMING, COUNTY OF LUZERNE, AND COMMONWEALTH OF PENNSYLVANIA,
18 DESCRIBED AS FOLLOWS:

19 BEGINNING AT A CORNER IN THE NORTHWESTERLY SIDE OF WYOMING
20 AVENUE, SAID CORNER BEING THE DIVIDED LINE BETWEEN LANDS NOW OR
21 FORMERLY OF GRACE M. SHOEMAKER AND LANDS OF NOW OR FORMERLY OF
22 GOMER W. MORGAN AND MARY S. MORGAN, HIS WIFE; THENCE BY LANDS OF
23 NOW OR FORMERLY GRACE M. SHOEMAKER, NORTH 41° 30' WEST, A
24 DISTANCE OF FIVE HUNDRED THIRTY-EIGHT FEET (538.0) TO A POINT
25 ACROSS ABRAM'S CREEK; THENCE BY LANDS NOW OR FORMERLY OF THE
26 PENNSYLVANIA COAL COMPANY, SOUTH 87° 15' EAST, A DISTANCE OF
27 THIRTY ONE FEET (31.0) TO A POINT; THENCE BY SAME, NORTH 28° 45'
28 EAST, A DISTANCE OF SIXTEEN AND FIVE TENTHS FEET (16.5) TO A
29 POINT; THENCE BY SAME, NORTH 25° 30' EAST, A DISTANCE OF THIRTY-
30 THREE AND FIVE TENTHS FEET (33.5) TO A POINT; THENCE, RECROSSING

1 ABRAM'S CREEK AND LANDS OF THE COMMONWEALTH OF PENNSYLVANIA,
2 SOUTH 41° 30' EAST, A DISTANCE OF THREE HUNDRED TWENTY-NINE FEET
3 (329.0) TO A POINT; THENCE BY SAME, NORTH 49° 00' EAST, A
4 DISTANCE OF SEVENTEEN FEET (17.0) TO A POINT; THENCE BY SAME,
5 SOUTH 41° 30' EAST, A DISTANCE OF TWO HUNDRED EIGHT AND FIFTY
6 ONE HUNDREDTHS FEET (208.50) TO A POINT; THENCE ALONG WYOMING
7 AVENUE, SOUTH 49° 00' WEST, A DISTANCE OF EIGHTY EIGHT FEET
8 (88.0) TO THE PLACE OF BEGINNING.

9 CONTAINING .9 ACRES, MORE OR LESS.

10 BEING THE SAME TRACT OF LAND CONVEYED BY GOMER W. MORGAN AND
11 MARY S. MORGAN, HIS WIFE, TO THE GENERAL STATE AUTHORITY, BY
12 DEED DATED FEBRUARY 18, 1955, AND RECORDED FEBRUARY 18, 1955, IN
13 THE OFFICE OF THE RECORDER DEEDS OF LUZERNE COUNTY,
14 PENNSYLVANIA, IN DEED BOOK 1264, PAGE 497.

15 TRACT 3

16 ALL THAT CERTAIN TRACT OF LAND LOCATED IN THE BOROUGH OF
17 WYOMING, COUNTY OF LUZERNE, AND COMMONWEALTH OF PENNSYLVANIA,
18 DESCRIBED AS FOLLOWS:

19 BEGINNING AT A POINT IN THE DIVIDING LINE BETWEEN LANDS NOW
20 OR FORMERLY OF GRACE M. SHOEMAKER, WIDOW, AND JEMINA GREY, SAID
21 POINT BEING ONE HUNDRED EIGHTY-FIVE FEET (185.0) NORTH-WESTERLY
22 FROM WYOMING AVENUE; THENCE BY LANDS NOW OR FORMERLY OF JEMIMA
23 GRAY, NORTH 41° 30' WEST, A DISTANCE OF ONE HUNDRED TWO FEET
24 (102.0) TO A POINT IN A WIRE FENCE; THENCE BY LANDS NOW OR
25 FORMERLY OF MAE COOPER VANHORN AND CROSSING ABRAM'S CREEK, NORTH
26 34° 00' WEST, A DISTANCE OF TWO HUNDRED NINETY ONE FEET (291.0)
27 TO A POINT; THENCE BY LANDS NOW OR FORMERLY OF THE PENNSYLVANIA
28 COAL COMPANY, SOUTH 87° 20' EAST, A DISTANCE OF SIXTY AND FIVE
29 TENTHS FEET (60.5) TO A POINT; THENCE BY LANDS OF NOW OR
30 FORMERLY GOMER W. MORGAN, ET UX, SOUTH 41° 30' EAST, A DISTANCE

1 OF THREE HUNDRED FIFTY TWO FEET (352.0) TO A POINT; THENCE BY
2 OTHER LANDS NOW OR FORMERLY OF GRACE M. SHOEMAKER, SOUTH 49° 00'
3 WEST, A DISTANCE OF EIGHTY FIVE AND THREE TENTHS FEET (85.3) TO
4 THE PLACE OF BEGINNING.

5 CONTAINING .7 ACRES, MORE OR LESS.

6 BEING THE SAME TRACT OF LAND CONVEYED BY GRACE M. SHOEMAKER,
7 WIDOW, TO THE GENERAL STATE AUTHORITY, BY DEED DATED FEBRUARY
8 17, 1955, AND RECORDED FEBRUARY 18, 1955, IN THE OFFICE OF THE
9 RECORDER DEEDS OF LUZERNE COUNTY, PENNSYLVANIA, IN DEED BOOK
10 1264, PAGE 500.

11 THE DEPARTMENT OF GENERAL SERVICES IS THE SUCCESSOR TO THE
12 GENERAL STATE AUTHORITY PURSUANT TO ACT 45 OF 1975.

13 TRACT 1, TRACT 2 AND TRACT 3 ARE COLLECTIVELY KNOWN AS TAX
14 PARCEL NO. 67-E10SE4-001-003-000.

15 TRACT 4

16 ALL THAT CERTAIN SURFACE OR RIGHT OF SOIL OF ALL THAT PIECE
17 OR PARCEL OF LAND LOCATED IN THE BOROUGH OF WYOMING, COUNTY OF
18 LUZERNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED
19 AS FOLLOWS, TO WIT:

20 BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF WYOMING
21 AVENUE, IN THE DIVIDING LINE OF LAND NOW OR FORMERLY OF GRACE M.
22 SHOEMAKER, WIDOW, AND LAND NOW OR FORMERLY OF JEMINA GREY;

23 THENCE ALONG WYOMING AVENUE IN A NORTHEASTERLY DIRECTION,
24 85.3 FEET TO A CORNER OF LAND OF THE GENERAL STATE AUTHORITY,
25 FORMERLY OF MRS. WILLIAM H. SHOEMAKER;

26 THENCE NORTH 41 DEGREES 30 MINUTES WEST, 186.87 FEET, MORE OR
27 LESS, TO A POINT IN LINE OF LANDS CONVEYED BY GRACE M.
28 SHOEMAKER, WIDOW, TO THE GENERAL STATE AUTHORITY;

29 THENCE ALONG SAID LINE SOUTH 49 DEGREES 00 MINUTES WEST, 85.3
30 FEET, MORE OR LESS, TO A POINT;

1 THENCE SOUTH 41 DEGREES 30 MINUTES EAST, 185 FEET, MORE OR
2 LESS, TO THE PLACE OF BEGINNING.

3 TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, COVENANTS,
4 APPURTENANCES, RESERVATIONS AND CONDITIONS, INCLUDING THE
5 SIDEWALK AND BED OF WYOMING AVENUE AS FAR AS THE TITLE WILL
6 EXTEND.

7 BEING THE SAME PIECE OR PARCEL OF LAND ACQUIRED BY THE
8 GENERAL STATE AUTHORITY PURSUANT TO DECLARATION OF TAKING, FILED
9 IN THE OFFICE OF THE PROTHONOTARY OF THE COURT OF COMMON PLEAS
10 OF LUZERNE COUNTY ON JANUARY 4, 1973, AT DOCKET NO. 61 OF 1973,
11 WITH A NOTICE OF THE DECLARATION OF TAKING RECORDED AT THE
12 OFFICE OF THE RECORDER OF DEEDS OF LUZERNE COUNTY AT DEED BOOK
13 1770, PAGE 631.

14 ALSO, BEING THE SAME PREMISES THE GENERAL STATE AUTHORITY
15 CONVEYED TO THE COMMONWEALTH OF PENNSYLVANIA, ACTING BY AND
16 THROUGH THE DEPARTMENT OF GENERAL SERVICES, BY DEED DATED JUNE
17 19, 1989 (TRACT 131 ONLY) AND RECORDED MARCH 25, 1991, IN DEED
18 BOOK 2373, PAGE 1, AT THE OFFICE OF THE RECORDER OF DEEDS OF
19 LUZERNE COUNTY.

20 TRACT 4 IS KNOWN AS TAX PARCEL NO. 67-E10SE4-001-013-000

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

29 (D) GAMING RESTRICTION.--ANY CONVEYANCE AUTHORIZED UNDER
30 THIS SECTION SHALL BE MADE UNDER AND SUBJECT TO THE CONDITION,

1 WHICH SHALL BE CONTAINED IN THE DEED OF CONVEYANCE, THAT NO
2 PORTION OF THE PROPERTY CONVEYED SHALL BE USED AS A LICENSED
3 FACILITY, AS DEFINED IN 4 PA.C.S. § 1103 (RELATING TO
4 DEFINITIONS), OR ANY OTHER SIMILAR TYPE OF FACILITY AUTHORIZED
5 UNDER STATE LAW. THE CONDITION SHALL BE A COVENANT RUNNING WITH
6 THE LAND AND SHALL BE BINDING UPON THE GRANTEE AND ITS
7 SUCCESSORS AND ASSIGNS. SHOULD THE GRANTEE, ITS SUCCESSORS OR
8 ASSIGNS PERMIT ANY PORTION OF THE PROPERTY AUTHORIZED TO BE
9 CONVEYED UNDER THIS SECTION USED IN VIOLATION OF THIS
10 SUBSECTION, THE TITLE SHALL IMMEDIATELY REVERT TO AND REVEST IN
11 THE GRANTOR.

12 (E) USE RESTRICTION.--THE FOLLOWING USE RESTRICTION SHALL BE
13 INCLUDED IN THE DEED:

14 UNDER AND SUBJECT TO THE CONDITION THAT THE GRANTEE, ITS
15 SUCCESSORS AND ASSIGNS SHALL UTILIZE THE PROPERTY SOLELY FOR
16 THE OPERATION OF A MUNICIPAL/REGIONAL POLICE DEPARTMENT AND
17 FOR NO OTHER PURPOSE. SHOULD THE GRANTEE, ITS SUCCESSORS OR
18 ASSIGNS UTILIZE THE PROPERTY FOR ANY OTHER PURPOSE, THE
19 GRANTEE, BY ITS ACCEPTANCE OF THIS DEED, ON BEHALF OF ITSELF
20 AND ITS SUCCESSORS AND ASSIGNS, AGREES TO PAY \$425,000 TO THE
21 GRANTOR WITHIN 90 DAYS AFTER THE CHANGE IN USE. SHOULD THE
22 GRANTEE FAIL TO PAY SUCH SUM WITHIN SUCH TIME FRAME, THE
23 PROPERTY SHALL, AT THE GRANTOR'S ELECTION, REVERT AND REVEST
24 IN THE GRANTOR. THIS PROVISION IS INTENDED TO CREATE A FEE
25 SIMPLE SUBJECT TO A CONDITION SUBSEQUENT. THIS CONDITION
26 SHALL TERMINATE ON THE 10TH ANNIVERSARY OF THE DATE OF THIS
27 DEED AND THEREAFTER BE OF NO FURTHER FORCE OR EFFECT.

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

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

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

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

10 SECTION 11. EFFECTIVE DATE.

11 THIS ACT SHALL TAKE EFFECT IMMEDIATELY.