

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1518 Session of 2023

INTRODUCED BY KENYATTA, BELLMON, MADDEN, SANCHEZ, KINSEY, KRAJEWSKI AND GREEN, JUNE 26, 2023

AS AMENDED ON SECOND CONSIDERATION, HOUSE OF REPRESENTATIVES, APRIL 8, 2024

AN ACT

1 Authorizing the Pennsylvania Historical and Museum Commission,
2 with the approval of the Governor, to grant and convey
3 certain lands and improvements situate in the 47th Ward of
4 the City of Philadelphia, Philadelphia County, to New Freedom
5 Theatre, Inc.; AUTHORIZING THE RELEASE OF PROJECT 70 <--
6 RESTRICTIONS ON CERTAIN LAND OWNED BY THE PENNSYLVANIA FISH
7 AND BOAT COMMISSION IN OVERFIELD TOWNSHIP, WYOMING COUNTY;
8 AUTHORIZING THE DEPARTMENT OF CONSERVATION AND NATURAL
9 RESOURCES, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT AND
10 CONVEY TO THE CITY OF PHILADELPHIA A RIGHT-OF-WAY EASEMENT
11 SITUATE IN THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, IN
12 EXCHANGE FOR IMPROVEMENTS TO BENJAMIN RUSH STATE PARK AND
13 MONETARY CONSIDERATION TO THE COMMONWEALTH TO BE USED TOWARD
14 THE ACQUISITION AND CONVEYANCE OF A TRACT OF LAND TO BE ADDED
15 TO FRENCH CREEK STATE PARK; AUTHORIZING THE TRANSFER OF
16 ADMINISTRATIVE JURISDICTION OF PORTIONS OF STATE PARK LANDS
17 IN EXCHANGE FOR CERTAIN LANDS SITUATE IN NEW VERNON TOWNSHIP,
18 MERCER COUNTY, FROM THE DEPARTMENT OF CONSERVATION AND
19 NATURAL RESOURCES TO THE DEPARTMENT OF TRANSPORTATION FOR
20 ANTICIPATED HIGHWAY IMPROVEMENT PROJECTS; AUTHORIZING THE
21 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
22 DEPARTMENT OF AGRICULTURE AND THE GOVERNOR, TO GRANT AND
23 CONVEY TO JOSHUA R. SNYDER A CERTAIN TRACT OF LAND LOCATED IN
24 WINDSOR TOWNSHIP, BERKS COUNTY; AUTHORIZING THE DEPARTMENT OF
25 GENERAL SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT
26 AND CONVEY CERTAIN LANDS AND IMPROVEMENTS SITUATE IN
27 HAVERFORD TOWNSHIP, DELAWARE COUNTY, TO CARELINK COMMUNITY
28 SUPPORT SERVICES OF PA, INC.; AND AUTHORIZING THE DEPARTMENT
29 OF GENERAL SERVICES, WITH THE APPROVAL OF THE PENNSYLVANIA
30 HISTORICAL AND MUSEUM COMMISSION, THE DEPARTMENT OF
31 CONSERVATION AND NATURAL RESOURCES AND THE GOVERNOR, TO GRANT
32 AND CONVEY TO THE ROLAND CURTIN FOUNDATION FOR THE
33 PRESERVATION OF EAGLE FURNACE, CERTAIN LANDS, BUILDINGS AND

1 IMPROVEMENTS, SITUATE IN BOGGS TOWNSHIP, CENTRE COUNTY, AND
2 FURTHER AUTHORIZING THE PENNSYLVANIA HISTORICAL AND MUSEUM
3 COMMISSION TO TRANSFER TO THE ROLAND CURTIN FOUNDATION FOR
4 THE PRESERVATION OF EAGLE FURNACE ITS BUILDINGS LOCATED ON
5 ADJACENT PROPERTY LEASED FROM THE UNITED STATES DEPARTMENT OF
6 THE ARMY.

7 The General Assembly of the Commonwealth of Pennsylvania
8 hereby enacts as follows:

9 Section 1. Conveyance in City of Philadelphia, Philadelphia
10 County.

11 (a) Authorization.--The Pennsylvania Historical and Museum
12 Commission, with the approval of the Governor, is authorized on
13 behalf of the Commonwealth of Pennsylvania to grant and convey
14 the following tract of land together with any improvements
15 thereon, situate in the 47th Ward of the City of Philadelphia,
16 Philadelphia County, to New Freedom Theatre, Inc., for \$1, under
17 terms and conditions to be established in an agreement of sale.

18 (b) Property description.--The property to be conveyed under
19 subsection (a) consists of the following:

20 ALL that certain unit in the property known, named and
21 identified in the Declaration referred to below as "Freedom
22 Theatre Condominium," located in the 29th Ward of the City and
23 County of Philadelphia, Commonwealth of Pennsylvania, which has
24 heretofore been submitted to the provisions of the Pennsylvania
25 Uniform Condominium Act, 68 Pa.C.S. Section 3101, et seq., by
26 the recording in the Philadelphia Department of Records of a
27 Declaration dated July 10, 1992, recorded on July 13, 1992 in
28 Deed Book VCS 111, Page 353, being and designated in such
29 Declaration as Unit 1, as more fully described in said
30 Declaration, together with a proportionate undivided interest in
31 the Common Elements (as defined in the Declaration) of 30%.

32 BEING the same premises conveyed by New Freedom Theatre, Inc.
33 to the Pennsylvania Historical and Museum Commission by deed

1 dated July 10, 1992, and recorded at the Department of Records
2 of the City and County of Philadelphia at Deed Book VCS 123 Page
3 132, Document Number 45614463.

4 ALSO BEING Philadelphia County OPA Account Number 772726001.

5 (c) Conditions.--The conveyance under this section shall be
6 made 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) Restriction.--The 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 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any
18 other similar type of facility authorized under State law. The
19 condition shall be a covenant running with the land and shall be
20 binding upon the grantee, its successors and assigns. Should the
21 grantee, its successors or assigns permit any portion of the
22 property authorized to be conveyed in this section to be used in
23 violation of this subsection, the title shall immediately revert
24 to and revest in the grantor.

25 (e) Deed of conveyance.--The conveyance shall be made by
26 special warranty deed to be executed by the Executive Director
27 of the Pennsylvania Historical and Museum Commission in the name
28 of the Commonwealth of Pennsylvania.

29 (f) Proceeds.--The proceeds from the conveyance under this
30 section shall be deposited into the General Fund.

1 (g) Alternate disposition.--In the event that the conveyance
2 authorized under this section is not completed within two years
3 of the effective date of this subsection, the authority to
4 convey the property as specified in subsection (a) shall expire,
5 and the property may be disposed of in accordance with section
6 2405-A of the act of April 9, 1929 (P.L.177, No.175), known as
7 The Administrative Code of 1929.

8 SECTION 2. RELEASE OF RESTRICTIONS IN OVERFIELD TOWNSHIP, <--
9 WYOMING COUNTY.

10 (A) AUTHORIZATION.--PURSUANT TO THE REQUIREMENTS OF SECTION
11 20(B) OF THE ACT OF JUNE 22, 1964 (SP.SESS.1, P.L.131, NO.8),
12 KNOWN AS THE PROJECT 70 LAND ACQUISITION AND BORROWING ACT, THE
13 GENERAL ASSEMBLY AUTHORIZES THE RELEASE OF PROJECT 70
14 RESTRICTIONS ON LAND OWNED BY THE PENNSYLVANIA FISH AND BOAT
15 COMMISSION IN OVERFIELD TOWNSHIP, WYOMING COUNTY, WHICH IS MORE
16 PARTICULARLY DESCRIBED IN SUBSECTION (B).

17 (B) LAND TO BE RELEASED FROM PROJECT 70 RESTRICTIONS.--THE
18 TWO PARCELS OF LAND TO BE RELEASED FROM PROJECT 70 RESTRICTIONS
19 ARE LOCATED IN OVERFIELD TOWNSHIP, WYOMING COUNTY, AND MORE
20 PARTICULARLY ARE DESCRIBED AS FOLLOWS:

21 FIRST PARCEL

22 COMMENCING AT A POINT LOCATED ALONG THE EASTERLY RIGHT-OF-WAY
23 LINE OF LAKE ROAD (S.R.2031) AT A COMMON CORNER OF LANDS NOW OR
24 FORMERLY OF TCO, INC. AS DESCRIBED IN DEED BOOK 338 AT PAGE 633,
25 SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LANDS CONVEYED
26 TO STERLING REALITY, LLC, AS DESCRIBED IN INSTRUMENT 2021-3766;
27 THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAKE ROAD, NORTH
28 12°31'02" EAST A DISTANCE OF 49.47 FEET TO A POINT, THE POINT OF
29 BEGINNING;

30 THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAKE ROAD, NORTH

1 11°27'57" EAST A DISTANCE OF 34.63 FEET TO A POINT;
2 THENCE ALONG NOW OR FORMERLY OF THE COMMONWEALTH OF PENNSYLVANIA
3 FOR USE OF THE PENNSYLVANIA FISH COMMISSION AS DESCRIBED IN DEED
4 BOOK 170 AT PAGE 320, SOUTH 61°44'57" EAST A DISTANCE OF 76.26
5 FEET TO AN IRON PIN AT A COMMON CORNER;
6 THENCE ALONG LANDS NOW OR FORMERLY OF STERLING REALITY, LLC.
7 NORTH 88°19'45" WEST A DISTANCE OF 74.09 FEET TO A POINT ALONG
8 THE EASTERLY RIGHT-OF-WAY LINE OF LAKE ROAD, THE POINT OF
9 BEGINNING.
10 CONTAINING AN AREA OF 1,264 S.F. OR 0.029 ACRES OF LAND, MORE OR
11 LESS.
12 SECOND PARCEL
13 COMMENCING AT A POINT LOCATED ALONG THE EASTERLY RIGHT-OF-WAY
14 LINE OF LAKE ROAD (S.R.2031) AT A COMMON CORNER OF LANDS NOW OR
15 FORMERLY OF TCO, INC. AS DESCRIBED IN DEED BOOK 338 AT PAGE 633,
16 SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LANDS CONVEYED
17 TO STERLING REALITY, LLC. AS DESCRIBED IN INSTRUMENT: 2021-3766;
18 THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAKE ROAD, NORTH
19 12°31'02" EAST A DISTANCE OF 49.47 FEET TO A POINT;
20 THENCE ALONG THE SAME, NORTH 11°27'57" EAST A DISTANCE OF 34.63
21 FEET TO A POINT;
22 THENCE NORTH 61°44'57" WEST A DISTANCE OF 20.55 FEET TO A
23 RAILROAD SPIKE FOUND AT THE CENTERLINE OF LAKE ROAD (SR 2031),
24 THE POINT OF BEGINNING;
25 THENCE ALONG THE CENTERLINE OF LAKE ROAD, NORTH 11°06'25" EAST A
26 DISTANCE OF 57.36 FEET TO A RAILROAD SPIKE FOUND;
27 THENCE SOUTH 47°22'38" EAST A DISTANCE OF 102.10 FEET TO A
28 POINT;
29 THENCE SOUTH 01°33'55" WEST A DISTANCE OF 32.98 FEET TO AN IRON
30 PIN FOUND AT THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY

1 OF STERLING REALITY, LLC.;
2 THENCE NORTH 61°44'57" WEST A DISTANCE OF 96.81 FEET TO A POINT;
3 THE POINT OF BEGINNING.
4 CONTAINING AN AREA OF 3,923 S.F. OR 0.090 ACRES OF LAND, MORE OR
5 LESS.

6 (C) DEPOSIT OF PROCEEDS.--ALL PROCEEDS FROM THE SALE OF THE
7 PROPERTY DESCRIBED IN SUBSECTION (B) SHALL BE DEPOSITED INTO A
8 RESTRICTED REVENUE ACCOUNT WITHIN THE FISH FUND AND USED FOR THE
9 ACQUISITION OF LANDS MEETING THE STANDARDS FOR ACQUISITION
10 DESCRIBED IN SECTION 18(B) OF THE PROJECT 70 LAND ACQUISITION
11 AND BORROWING ACT.

12 SECTION 3. CONVEYANCE IN THE CITY OF PHILADELPHIA.

13 (A) AUTHORIZATION.--THE DEPARTMENT OF CONSERVATION AND
14 NATURAL RESOURCES, WITH THE APPROVAL OF THE GOVERNOR, IS
15 AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA TO
16 GRANT AND CONVEY TO THE CITY OF PHILADELPHIA A RIGHT-OF-WAY
17 EASEMENT SITUATE IN THE CITY OF PHILADELPHIA, PHILADELPHIA
18 COUNTY, IN EXCHANGE FOR IMPROVEMENTS TO BENJAMIN RUSH STATE PARK
19 AND MONETARY CONSIDERATION TO THE COMMONWEALTH TO BE USED TOWARD
20 THE ACQUISITION OF A TRACT OF LAND TO BE ADDED TO FRENCH CREEK
21 STATE PARK IN ACCORDANCE WITH SUBSECTION (C).

22 (B) PROPERTY DESCRIPTION.--THE PROPERTY INTEREST TO BE
23 CONVEYED IN ACCORDANCE WITH SUBSECTION (A) CONSISTS OF A RIGHT-
24 OF-WAY EASEMENT TOTALING APPROXIMATELY 0.32869 ACRES AND
25 IMPROVEMENTS THEREON, BOUNDED AND MORE PARTICULARLY DESCRIBED AS
26 FOLLOWS:

27 ALL THAT CERTAIN PIECE OF GROUND, SITUATE IN THE 66TH WARD OF
28 THE CITY OF PHILADELPHIA AND DESCRIBED IN ACCORDANCE WITH A
29 SURVEY PLAN BY PENNONI ASSOCIATES INC., ENTITLED "PROPOSED RIGHT
30 OF WAY PLAN", DRAWING NUMBER V-0601, PROJECT NUMBER BRRTX20015,

1 DATED 05/16/2022, AND BEING MORE PARTICULARLY DESCRIBED AS
2 FOLLOWS:

3 BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF
4 SOUTHAMPTON-BYBERRY ROAD (70 FEET WIDE, LEGALLY OPEN, ON CITY
5 PLAN NUMBER 385), SAID POINT BEING MEASURED NORTH 02 DEGREES 15
6 MINUTES 31 SECONDS WEST, THE DISTANCE OF 934.38 FEET FROM A
7 POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 25.000 FEET AND AN
8 ARC DISTANCE OF 38.495 FEET, WHICH CONNECTS THE NORTHEASTERLY
9 SIDE OF SOUTHAMPTON-BYBERRY ROAD AND WITH THE NORTHWESTERLY SIDE
10 OF MCNULTY ROAD (70 FEET WIDE, LEGALLY OPEN, ON CITY PLAN NUMBER
11 385); THENCE EXTENDING FROM SAID BEGINNING POINT, ALONG THE
12 NORTHEASTERLY SIDE OF SOUTHAMPTON-BYBERRY ROAD, NORTH 02 DEGREES
13 15 MINUTES 31 SECONDS 150.000 FEET TO A POINT; THENCE ALONG A
14 CURVE TO THE LEFT, RADIUS 734.407 FEET, AN ARC DISTANCE OF
15 464.950 FEET, A CHORD BEARING OF NORTH 20 DEGREES 26 MINUTES 36
16 SECONDS WEST, AND A CHORD DISTANCE OF 457.223 FEET TO A POINT;
17 THENCE ALONG A CURVE TO THE RIGHT, RADIUS OF 25.029 FEET, AN ARC
18 DISTANCE OF 37.900 FEET, A CHORD BEARING OF NORTH 04 DEGREES 47
19 MINUTES 40 SECONDS EAST, AND A CHORD DISTANCE OF 34.378 FEET TO
20 A POINT; THENCE SOUTH 48 DEGREES 05 MINUTES 49 SECONDS WEST, A
21 DISTANCE OF 25.047 FEET, TO A POINT; THENCE ALONG A CURVE TO THE
22 LEFT, RADIUS OF 25.554, AN ARC DISTANCE OF 39.060 FEET, A CHORD
23 BEARING OF SOUTH 03 DEGREES 10 MINUTES 36 SECONDS WEST, AND A
24 CHORD DISTANCE OF 35.370 FEET TO A POINT; THENCE ALONG A CURVE
25 TO THE RIGHT, RADIUS 760.000 FEET, AN ARC DISTANCE OF 480.840
26 FEET, A CHORD BEARING OF SOUTH 20 DEGREES 26 MINUTES 23 SECONDS
27 EAST, AND A CHORD DISTANCE OF 472.857 FEET TO A POINT; THENCE
28 SOUTH 07 DEGREES 12 MINUTES, 20 SECONDS WEST, 152.095 FEET TO
29 THE FIRST MENTIONED POINT OF BEGINNING.

30 EASEMENT CONTAINS 14,318 SQUARE FEET OR 0.32869 ACRES.

1 BEING A PORTION OF THE LANDS, NOW AND FORMERLY OF THE
2 COMMONWEALTH OF PENNSYLVANIA, OPA NUMBER 88-4291485, AND LISTED
3 AS MAP NUMBER 150-N-08.

4 (C) AUTHORIZATION TO RECEIVE PROPERTY.--THE DEPARTMENT OF
5 CONSERVATION AND NATURAL RESOURCES, WITH THE APPROVAL OF THE
6 GOVERNOR, IS AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF
7 PENNSYLVANIA TO RECEIVE THAT CERTAIN TRACT OF LAND SITUATE IN
8 UNION TOWNSHIP, BERKS COUNTY, IN EXCHANGE FOR THAT PROPERTY
9 INTEREST TO BE CONVEYED TO THE CITY OF PHILADELPHIA IN
10 ACCORDANCE WITH SUBSECTION (A) .

11 (D) MONETARY CONSIDERATION AND IMPROVEMENTS.--THE CITY OF
12 PHILADELPHIA, THROUGH FUNDING AND ASSISTANCE PROVIDED BY
13 BRANDYWINE BYBERRY, LP, ITS SUCCESSORS OR ASSIGNS, SHALL
14 CONTRIBUTE \$203,500 TOWARD THE ACQUISITION AND CONVEYANCE OF
15 PROPERTY TO THE COMMONWEALTH, ACTING BY AND THROUGH THE
16 DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THE PROPERTY
17 TO BE CONVEYED IN ACCORDANCE WITH SUBSECTION (C) CONSISTS OF
18 APPROXIMATELY 12.016 ACRES AND IMPROVEMENTS THEREON DESCRIBED AS
19 FOLLOWS:

20 ALL THAT CERTAIN PARCEL OF LAND SITUATE IN UNION TOWNSHIP,
21 BERKS COUNTY, PENNSYLVANIA, BEING SHOWN ON BOUNDARY PLAN
22 PREPARED FOR NATURAL LANDS TRUST, INC., DATED APRIL 7, 2022 BY
23 REGESTER ASSOCIATES, INC., KENNETT SQUARE, PENNSYLVANIA, AND
24 BEING MORE FULLY DESCRIBED AS FOLLOWS:

25 BEGINNING AT THE SOUTHERLY CORNER IN COMMON OF LANDS NOW OR
26 LATE OF DANIEL A. AND KAREN L. STAUFFER (A/K/A TAX PARCEL NO.
27 88-5343-00-43-1337) AND LANDS NOW OR LATE OF THE COMMONWEALTH OF
28 PENNSYLVANIA PARKS DEPARTMENT (A/K/A TAX PARCEL NO. 88-5352-00-
29 57-9606) IN THE BED OF GEIGERTOWN ROAD; THENCE FROM THE POINT OF
30 BEGINNING, ALONG SAID LANDS OF THE COMMONWEALTH OF PENNSYLVANIA

1 PARKS DEPARTMENT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
2 (1) LEAVING THE BED OF SAID ROAD, PASSING OVER A REBAR (FOUND)
3 AT A DISTANCE OF 18.41 FEET, NORTH 70 DEGREES 00 MINUTES 21
4 SECONDS WEST 594.00 FEET TO A REBAR (FOUND); (2) NORTH 33
5 DEGREES 44 MINUTES 39 SECONDS EAST 404.26 FEET TO A CAPPED REBAR
6 (FOUND); (3) ALSO ALONG LANDS NOW OR LATE OF THOMAS M. AND
7 CHRISTINE L. GATZ, NORTH 65 DEGREES 30 MINUTES 21 SECONDS WEST
8 1,124.15 FEET TO A POINT ON LINE OF THE AFORESAID LANDS OF THE
9 COMMONWEALTH OF PENNSYLVANIA PARKS DEPARTMENT; THENCE ALONG SAID
10 LANDS OF THE COMMONWEALTH OF PENNSYLVANIA PARKS DEPARTMENT,
11 NORTH 07 DEGREES 10 MINUTES 46 SECONDS EAST 182.02 FEET TO A
12 CAPPED REBAR (SET), A CORNER OF LANDS NOW OR LATE OF WILLIAM J.,
13 JR. AND FELICIA A. O'NEIL; THENCE ALONG SAID LANDS OF O'NEIL AND
14 ALONG THE AFORESAID LANDS OF THE COMMONWEALTH OF PENNSYLVANIA
15 PARKS DEPARTMENT, SOUTH 65 DEGREES 30 MINUTES 21 SECONDS EAST
16 1,783.87 FEET TO A CAPPED REBAR (SET); THENCE CONTINUING ALONG
17 SAID LANDS OF THE COMMONWEALTH OF PENNSYLVANIA PARKS DEPARTMENT,
18 THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 30
19 DEGREES 59 MINUTES 39 SECONDS WEST 174.90 FEET TO A CAPPED REBAR
20 (FOUND); (2) PASSING OVER A REBAR (FOUND) 112.22 FEET FROM THE
21 SOUTHWESTERLY TERMINUS OF THIS COURSE, SOUTH 33 DEGREES 55
22 MINUTES 46 SECONDS WEST 357.22 FEET TO THE POINT OF BEGINNING;
23 AND ENCOMPASSING 12.016 ACRES OF LAND, BE THE SAME, MORE OR
24 LESS.

25 (E) EASEMENTS AND ENCUMBRANCES.--THE CONVEYANCES DESCRIBED
26 IN THIS SECTION SHALL BE MADE CONCURRENTLY AND UNDER AND SUBJECT
27 TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND RIGHTS
28 OF OTHERS, INCLUDING, BUT NOT CONFINED TO, STREETS, ROADWAYS AND
29 RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER, ELECTRIC, GAS OR
30 PIPELINE COMPANIES, AS WELL AS UNDER AND SUBJECT TO ANY LAWFUL

1 AND ENFORCEABLE ESTATES OR TENANCIES VESTED IN THIRD PERSONS
2 APPEARING OF RECORD, FOR ANY PORTION OF THE LAND OR IMPROVEMENTS
3 ERECTED THEREON.

4 (F) DEED.--THE DEED TO THE COMMONWEALTH, FOR THE CONVEYANCE
5 OF THE PROPERTY AS DESCRIBED IN SUBSECTION (D), SHALL BE BY
6 SPECIAL WARRANTY DEED.

7 (G) COSTS AND FEES.--ALL COSTS AND FEES INCIDENTAL TO THE
8 CONVEYANCES CONTAINED IN THIS SECTION SHALL BE BORNE BY THEIR
9 RESPECTIVE PARTIES.

10 SECTION 4. TRANSFER OF ADMINISTRATIVE JURISDICTION.

11 (A) AUTHORIZATION.--THE DEPARTMENT OF CONSERVATION AND
12 NATURAL RESOURCES, WITH THE APPROVAL OF THE GOVERNOR, IS
13 AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA TO
14 TRANSFER ADMINISTRATIVE JURISDICTION OF PORTIONS OF STATE PARK
15 LANDS DESCRIBED UNDER SUBSECTION (C), FREE OF RESTRICTIONS
16 IMPOSED BY SECTION 20 OF THE ACT OF JUNE 22, 1964 (SP.SESS. 1,
17 P.L.131, NO.8), KNOWN AS THE PROJECT 70 LAND ACQUISITION AND
18 BORROWING ACT, TO THE DEPARTMENT OF TRANSPORTATION, SITUATE IN
19 VARIOUS STATE PARKS, IN EXCHANGE FOR CERTAIN PROPERTY TO BE
20 CONVEYED TO THE DEPARTMENT OF CONSERVATION AND NATURAL
21 RESOURCES, WHICH SHALL BE SUBJECT TO THE RESTRICTIONS SPECIFIED
22 IN THE PROJECT 70 LAND ACQUISITION AND BORROWING ACT.

23 (B) HIGHWAY IMPROVEMENT PROJECT REPLACEMENT LAND.--THE LAND
24 ACQUIRED BY THE DEPARTMENT OF TRANSPORTATION AND DESCRIBED UNDER
25 SUBSECTION (D) SHALL BE CONVEYED TO THE DEPARTMENT OF
26 CONSERVATION AND NATURAL RESOURCES FOR PURPOSES OF REPLACING
27 STATE PARK LANDS NEEDED FOR HIGHWAY IMPROVEMENT PROJECTS.

28 (C) TRANSFER OF ADMINISTRATIVE JURISDICTION.--

29 (1) THE TRANSFER OF ADMINISTRATIVE JURISDICTION OF STATE
30 PARK LANDS FROM THE DEPARTMENT OF CONSERVATION AND NATURAL

1 RESOURCES TO THE DEPARTMENT OF TRANSPORTATION, IN ACCORDANCE
 2 WITH SUBSECTION (A), SHALL CONSIST OF PORTIONS OF STATE PARK
 3 LAND, WITH MOST RANGING FROM APPROXIMATELY 0.03 ACRES TO 1.5
 4 ACRES PER A DEPARTMENT OF TRANSPORTATION HIGHWAY IMPROVEMENT
 5 PROJECT. THE EXACT ACREAGE TO BE TRANSFERRED FOR EACH HIGHWAY
 6 IMPROVEMENT PROJECT WILL BE DETERMINED UPON THE COMPLETION OF
 7 THE DEPARTMENT OF TRANSPORTATION'S SCHEMATIC DESIGN FOR EACH
 8 TRANSPORTATION PROJECT, WHICH ARE LIMITED TO THE PRE-
 9 IDENTIFIED PROJECTS IN PARAGRAPH (2). THE SCHEMATIC DESIGN
 10 FOR EACH HIGHWAY IMPROVEMENT PROJECT, WHICH HAVE NOT BEEN
 11 COMPLETED AT THIS TIME, IS REQUIRED TO DETERMINE THE
 12 PROJECT'S IMPACT TO THE STATE PARK LAND.

13 (2) PRE-IDENTIFIED HIGHWAY IMPROVEMENT PROJECTS:

14 PROJECT

15 STATE PARK	DESCRIPTION	PROJECT NARRATIVE	COUNTY
16 BALD EAGLE	BRIDGE	SR 0026 OVER BALD EAGLE	CENTRE
17 STATE PARK	IMPROVEMENTS	CREEK, HOWARD TOWNSHIP	
18 BUCKTAIL	BRIDGE	SR 0120 OVER DRY RUN,	CLINTON
19 STATE PARK	IMPROVEMENTS	NOYES TOWNSHIP	
20 CLEAR CREEK	RESURFACING	SR 2001 (GREENWOOD ROAD) FOREST	
21 STATE PARK		FROM SR 0089 TO COON	
22		ROAD, BARNETT TOWNSHIP	
23 CODORUS STATE	BRIDGE	SR 3070 (BLACK ROCK	YORK
24 PARK	REPLACEMENT	ROAD) OVER TRIBUTARY OF	
25		WEST BRANCH OF CODORUS	
26		CREEK, WEST MANHEIM	
27		TOWNSHIP	
28 COOK FOREST	RESURFACING	SR 0899 FROM JEFFERSON	FOREST
29 STATE PARK		COUNTY LINE TO BEAR RUN	
30		ROAD, BARNETT TOWNSHIP	

1 KETTLE CREEK MAINTENANCE BOX SR 4001 OVER SUMMERSON CLINTON
2 STATE PARK CULVERT RUN, LEIDY TOWNSHIP
3 LAUREL HILLS BRIDGE OVER LAUREL HILL CREEK, SOMERSET
4 STATE PARK IMPROVEMENTS JEFFERSON TOWNSHIP
5 LEHIGH GORGE BRIDGE I-80 OVER SR 1005, CARBON
6 STATE PARK REPLACEMENT LEHIGH RIVER AND READING
7 BLUE MOUNTAIN AND
8 NORTHERN RAILROAD
9 OIL CREEK BRIDGE SR 0008 (WILLIAM FLINN VENANGO
10 STATE PARK PRESERVATION HIGHWAY), RYND FARM
11 BRIDGE OVER OIL CREEK,
12 CORNPLANTER TOWNSHIP
13 OIL CREEK BRIDGE SR 1004 (PETROLEUM VENANGO
14 STATE PARK PRESERVATION, CENTER ROAD), BRIDGE
15 REHABILITATION OVER OIL CREEK,
16 OR REPLACEMENT CORNPLANTER TOWNSHIP
17 PROMISED LAND BRIDGE SR 0390 (PROMISED LAND PIKE
18 STATE PARK REPLACEMENT ROAD) OVER OUTLET TO
19 PROMISED LAND LAKE,
20 GREENE TOWNSHIP
21 PYMATUNING BRIDGE SR 3011 (HARTSTOWN CRAWFORD
22 STATE PARK PRESERVATION OR ROAD), BRIDGE OVER
23 REHABILITATION PYMATUNING RESERVOIR,
24 PINE TOWNSHIP
25 TYLER STATE BRIDGE SWAMP ROAD AT PENNSWOOD BUCKS
26 PARK REPLACEMENT ROAD OVER BRANCH OF
27 NESHAMINY CREEK

28 (D) DEED OF CONVEYANCE.--THE REPLACEMENT LAND TO BE CONVEYED
29 IN ACCORDANCE WITH SUBSECTION (B) CONSISTS OF APPROXIMATELY
30 19.51 ACRES AND IMPROVEMENTS THEREON AS FOLLOWS:

1 ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE TOWNSHIP OF
2 NEW VERNON, COUNTY OF MERCER, COMMONWEALTH OF PENNSYLVANIA.

3 BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROAD NO. 308
4 AT THE WEST LINE OF LAND OF PALERMINO LACHIATTO; HENCE SOUTH 0°
5 55' 13" EAST ALONG THE WEST LINE OF THE LAND OF LACHIATTO A
6 DISTANCE OF 540.0 FEET TO A POINT; THENCE NORTH 72° 11' 27" WEST
7 ALONG THE LAND OF MERLE AND FRAN ELDER A DISTANCE OF 610.10 FEET
8 TO A POINT; THENCE CONTINUING ALONG THE LAND OF ELDER OR ALONG
9 THE PROPERTY OF THE OTHER ABUTTING OWNER NORTH 0° 43' 39" WEST A
10 DISTANCE OF 365.39 FEET TO A POINT IN THE CENTER LINE OF SAID
11 TOWNSHIP ROAD NO. 308; THENCE ALONG THE CENTER LINE OF SAID ROAD
12 SOUTH 55° 36' 50" EAST 1115.31 FEET TO A POINT AND SOUTH 53° 22'
13 57" EAST A DISTANCE OF 295.54 FEET TO THE PLACE OF BEGINNING.
14 CONTAINING 19.51 ACRES.; AND BEING UNIFORM PARCEL IDENTIFIER NO.
15 19-062-032.

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

25 (F) RESTRICTIONS.--THE REPLACEMENT LAND REFERENCED IN
26 SUBSECTION (D) WILL BE UNDER AND SUBJECT TO THE FOLLOWING
27 RESTRICTION: "THIS INDENTURE IS GIVEN TO PROVIDE LAND FOR
28 RECREATION, CONSERVATION AND HISTORICAL PURPOSES, AS SAID
29 PURPOSES ARE DEFINED IN THE 'PROJECT 70 LAND ACQUISITION AND
30 BORROWING ACT,' APPROVED JUNE 22, 1964, P.L.131."

1 (G) DEEDS OF CONVEYANCE.--THE DEED FOR THE CONVEYANCE OF THE
2 REPLACEMENT LAND REFERENCED IN SUBSECTION (D) SHALL BE BY QUIT
3 CLAIM DEED.

4 (H) COSTS AND FEES.--ALL COSTS AND FEES INCIDENTAL TO THE
5 CONVEYANCES CONTAINED IN THIS SECTION SHALL BE BORNE BY THEIR
6 RESPECTIVE PARTIES.

7 SECTION 5. CONVEYANCE IN WINDSOR TOWNSHIP, BERKS COUNTY.

8 (A) AUTHORIZATION FOR CONVEYANCE OF PARCEL.--THE DEPARTMENT
9 OF GENERAL SERVICES, WITH THE APPROVAL OF THE DEPARTMENT OF
10 AGRICULTURE AND THE GOVERNOR, IS AUTHORIZED ON BEHALF OF THE
11 COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO JOSHUA R.
12 SNYDER A CERTAIN TRACT OF LAND SITUATE IN WINDSOR TOWNSHIP,
13 BERKS COUNTY, PART OF HAMBURG STATE FARM. THE PURCHASE PRICE
14 SHALL BE \$63,000. ANY SUCH CONVEYANCE SHALL BE MADE UNDER TERMS
15 AND CONDITIONS TO BE ESTABLISHED IN AN AGREEMENT OF SALE.

16 (B) PROPERTY DESCRIPTION.--THE LANDS TO BE CONVEYED UNDER
17 SUBSECTION (A) CONSIST OF APPROXIMATELY 5.23 ACRES AND
18 IMPROVEMENTS THEREON, BOUNDED AND DESCRIBED AS FOLLOWS:

19 ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND WITH
20 IMPROVEMENTS THEREON LOCATED IN WINDSOR TOWNSHIP, BERKS COUNTY,
21 BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

22 BEGINNING AT A POINT IN THE CENTERLINE OF A TOWNSHIP ROAD
23 (MOUNTAIN ROAD T-816) ON THE LINE N/F OF CANDANCE M. BROWN AND
24 AT A CORNER N/F OF BYRON A. & KAY L. FRITZ; THENCE ALONG THE
25 PROPERTY N/F OF CANDANCE M. BROWN THROUGH AN IRON PIN SET ON THE
26 TWENTY-FIVE FOOT DEDICATED RIGHT-OF-WAY N07°16'38''E A DISTANCE
27 OF 33.59'. THENCE ALONG THE LINE N/F OF CANDANCE M. BROWN,
28 N07°16'38''E A DISTANCE OF 881.33' TO A CONCRETE MONUMENT ON THE
29 LINE N/F OF BROWN AND MARKING THE CORNER N/F OF RALPH W. &
30 PATRICIA A. SENSENIG. THENCE ALONG THE LINE N/F OF SENSENIG,

1 N85°41'47''E FOR A DISTANCE OF 261.68' TO A CONCRETE MONUMENT
2 MARKING THE CORNER OF SAID SENSENIG AND OTHER LANDS OF N/F OF
3 RALPH W. & PATRICIA A. SENSENIG ALSO BEING THE NORTH WEST CORNER
4 N/F OF JOHN V. HEFFNER. THENCE ALONG THE LINE N/F OF SAID
5 HEFFNER, S7°38'00''W A DISTANCE 420.91' TO AN IRON PIN AT THE
6 SOUTHWEST CORNER N/F OF SAID HEFFNER AND THE NORTHWEST CORNER
7 N/F OF JOHN MARKO, JR. THENCE ALONG LANDS N/F OF JOHN MARKO, JR
8 AND ALSO ANOTHER TRACT OF LAND N/F OF JOHN MARKO, JR
9 S10°58'33''E FOR A DISTANCE 382.27' TO A MAGNAIL IN THE
10 CENTERLINE OF THE ROAD MARKING THE CORNER OF PROPOSED LOT 6 AND
11 RESIDUAL LOT 1 BEING LANDS N/F OF COMM. OF PA, DEPT. OF PROPERTY
12 SUPPLIES. ALSO BEING A CORNER WITH LANDS N/F OF JOHN MARKO, JR
13 AND LANDS N/F OF JOESPH & BONNIE L. MASTROMATTO. THENCE THROUGH
14 THE CENTERLINE OF MOUNTAIN ROAD AND ALONG RESIDUAL LOT 1 A CURVE
15 TO THE LEFT, HAVING A RADIUS OF 383.50' AN ARC LENGTH OF 129.07'
16 HAVING A CHORD BEARING S73°59'02''W A CHORD DISTANCE OF 128.46'
17 TO A POINT. THENCE ALONG THE SAME, S64°20'31''W A DISTANCE OF
18 100.36' TO A CONCRETE MONUMENT AND MARKING THE CORNER N/F OF
19 BYRON A. & KAY L. FRITZ. THENCE ALONG THE LINE N/F OF SAID
20 FRITZ, S60°43'39''W A DISTANCE OF 201.10', THE POINT OF
21 BEGINNING.

22 CONTAINING AN AREA OF 227,789.63 S.F. OR 5.23-ACRES, MORE OR
23 LESS. BEING A PORTION OF UPI 46449514431213.

24 (C) EXISTING ENCUMBRANCES.--THE CONVEYANCE AUTHORIZED BY
25 THIS SECTION SHALL BE MADE UNDER AND SUBJECT TO EXISTING
26 ENCROACHMENTS, ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES
27 AND RIGHTS OF OTHERS, INCLUDING, BUT NOT CONFINED TO, STREETS,
28 ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,
29 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND
30 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES

1 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF
2 THE LAND OR IMPROVEMENTS ERECTED THEREON.

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

15 (E) EASEMENTS.--THE SECRETARY OF GENERAL SERVICES MAY GRANT
16 ANY EASEMENTS TO BENEFIT, OR RETAIN ANY EASEMENTS FROM, THE
17 PROPERTY TO BE CONVEYED PURSUANT TO THIS SECTION AS THE
18 SECRETARY OF GENERAL SERVICES DEEMS NECESSARY OR APPROPRIATE.

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

21 (G) TIME FOR CONVEYANCE AND ALTERNATE DISPOSITION.--IN THE
22 EVENT THE CONVEYANCE AUTHORIZED BY THIS SECTION IS NOT EXECUTED
23 WITHIN TWO YEARS AFTER THE EFFECTIVE DATE OF THIS SUBSECTION,
24 THE PROPERTY MAY BE DISPOSED OF IN ACCORDANCE WITH SECTION 2405-
25 A OF THE ACT OF APRIL 9, 1929 (P.L.177, NO.175), KNOWN AS THE
26 ADMINISTRATIVE CODE OF 1929.

27 (H) PROCEEDS.--THE PROCEEDS FROM THE CONVEYANCE AUTHORIZED
28 IN THIS SECTION SHALL BE DEPOSITED INTO THE DEPARTMENT OF
29 AGRICULTURE'S AGRICULTURAL FARM OPERATIONS RESTRICTED ACCOUNT.
30 SECTION 6. CONVEYANCE IN HAVERFORD TOWNSHIP, DELAWARE COUNTY.

1 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
2 THE APPROVAL OF THE GOVERNOR, IS AUTHORIZED ON BEHALF OF THE
3 COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY THE TRACT OF
4 LAND DESCRIBED UNDER SUBSECTION (B) TOGETHER WITH ANY
5 IMPROVEMENTS THEREON, BEING A PORTION OF THE LANDS OF THE FORMER
6 HAVERFORD STATE HOSPITAL, SITUATE IN HAVERFORD TOWNSHIP,
7 DELAWARE COUNTY, TO CARELINK COMMUNITY SUPPORT SERVICES OF PA,
8 INC., FOR \$300,000, UNDER TERMS AND CONDITIONS TO BE ESTABLISHED
9 IN AN AGREEMENT OF SALE.

10 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED
11 PURSUANT TO SUBSECTION (A) CONSISTS OF THE FOLLOWING:

12 ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATED IN
13 HAVERFORD TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, BEING PARCEL
14 - 2 AS SHOWN ON A PLAN TITLED "HAVERFORD HOSPITAL PROPERTY"
15 PREPARED BY PRECISION LAND SURVEYORS, DATED JULY 12, 1998, AND
16 BEING FURTHER DESCRIBED AS FOLLOWS, TO WIT:

17 BEGINNING AT A POINT IN THE BED OF HAVERFORD AND DARBY ROAD,
18 A CORNER IN COMMON WITH PARCEL - 1 OF THE HAVERFORD HOSPITAL
19 PROPERTY PLAN; THENCE LEAVING THE ROAD AND CONTINUING ALONG
20 PARCEL - 1 THE FOLLOWING TWO COURSES AND DISTANCES: 1.) SOUTH 34
21 DEGREES 5 MINUTES 28 SECONDS WEST A DISTANCE OF 318.67 FEET TO
22 AN IRON ROD AND 2.) SOUTH 79 DEGREES 29 MINUTES 35 SECONDS WEST
23 A DISTANCE OF 790.88 FEET TO AN IRON ROD, A CORNER IN COMMON
24 WITH PARCEL - 1 OF THE HAVERFORD HOSPITAL PROPERTY PLAN AND
25 LANDS NOW OR FORMERLY OF ALLGATES WEST DEVELOPMENT; THENCE ALONG
26 LANDS NOW OR FORMERLY OF ALLGATES WEST DEVELOPMENT THE FOLLOWING
27 THREE COURSES AND DISTANCES: 1.) NORTH 51 DEGREES 56 MINUTES 10
28 SECONDS WEST A DISTANCE OF 165.76 FEET TO A STONE MONUMENT; 2.)
29 NORTH 3 DEGREES 23 MINUTES 36 SECONDS EAST A DISTANCE OF 284.94
30 FEET TO A STONE MONUMENT AND 3.) NORTH 38 DEGREES 38 MINUTES 53

1 SECONDS EAST A DISTANCE OF 370.43 FEET TO A POINT, A CORNER IN
2 THE BED OF HAVERFORD AND DARBY ROAD; THENCE CONTINUING IN THE
3 BED OF HAVERFORD AND DARBY ROAD THE FOLLOWING FOUR COURSES AND
4 DISTANCES:

5 1.) SOUTH 67 DEGREES 44 MINUTES 32 SECONDS EAST A DISTANCE OF
6 88.36 FEET TO A POINT; 2.) SOUTH 62 DEGREES 46 MINUTES 20
7 SECONDS EAST A DISTANCE OF 201.01 FEET TO A POINT; 3.) SOUTH 77
8 DEGREES 35 MINUTES 38 SECONDS EAST A DISTANCE OF 217.42 FEET TO
9 A POINT AND 4.) SOUTH 75 DEGREES 20 MINUTES 21 SECONDS EAST A
10 DISTANCE OF 377.98 FEET TO A POINT, THE PLACE OF BEGINNING.

11 CONTAINING 10.43 ACRES, MORE OR LESS, AS SHOWN ON SAID PLAN.
12 TAX ID / PARCEL NO. 22-04-00185-00. KNOWN AS 3520 DARBY ROAD,
13 HAVERFORD, PENNSYLVANIA, 19041.

14 BEING A PORTION OF THE SAME PREMISES CONDEMNED BY THE GENERAL
15 STATE AUTHORITY, PREDECESSOR TO THE DEPARTMENT OF GENERAL
16 SERVICES, IN 1956 FROM ECKLEY B. COXE & MARY OWENS COXE, IN
17 ACCORDANCE WITH THE ACT OF MARCH 31, 1949, P.L. 372, SECTION 12,
18 WHICH TAKING IS EVIDENCED BY THE PETITION FOR APPOINTMENT OF
19 VIEWERS RECORDED AT THE OFFICE OF THE RECORDER OF DEEDS OF
20 DELAWARE COUNTY AT DEED BOOK 1807 PAGE 34.

21 ALSO BEING A PORTION OF THE SAME PREMISES CONVEYED BY ELMER
22 H. HUTCHINSON AND SALLY M. HUTCHINSON, HIS WIFE, TO THE GENERAL
23 STATE AUTHORITY BY DEED DATED MARCH 2, 1956, AND RECORDED AT THE
24 OFFICE OF THE RECORDER OF DEEDS OF DELAWARE COUNTY AT DEED BOOK
25 1763 PAGE 564.

26 TOGETHER WITH A 20-FOOT-WIDE SANITARY SEWER EASEMENT AS
27 DESCRIBED IN A DEED FROM THE COMMONWEALTH OF PENNSYLVANIA TO THE
28 TOWNSHIP OF HAVERFORD, DATED DECEMBER 17, 2002 AND RECORDED AT
29 DELAWARE COUNTY DEED BOOK 2631, PAGE 947 (INSTRUMENT
30 #2002138609).

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

9 (D) RESTRICTIONS.--

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

23 (2) ANY CONVEYANCE AUTHORIZED UNDER THIS SECTION SHALL
24 BE MADE UNDER AND SUBJECT TO THE CONDITION THAT CARELINK
25 COMMUNITY SUPPORT SERVICES OF PA, INC., ITS SUCCESSORS AND
26 ASSIGNS, SHALL UTILIZE THE PROPERTY SOLELY FOR RESIDENTIAL
27 SERVICES, INCLUDING BEHAVIORAL HEALTH, REHABILITATION AND
28 LIFE SKILLS TRAINING, FOR PERSONS WITH DISABILITIES, AND FOR
29 NO OTHER PURPOSE. SHOULD CARELINK COMMUNITY SUPPORT SERVICES
30 OF PA, INC., OR ITS SUCCESSORS OR ASSIGNS, UTILIZE THE

1 PROPERTY FOR ANY OTHER PURPOSE, CARELINK COMMUNITY SUPPORT
2 SERVICES OF PA, INC., OR ITS SUCCESSOR OR ASSIGNS, SHALL PAY
3 \$300,000 TO THE COMMONWEALTH OF PENNSYLVANIA, ACTING BY AND
4 THROUGH THE DEPARTMENT OF GENERAL SERVICES, WITHIN 90 DAYS
5 AFTER THE CHANGE IN USE. SHOULD CARELINK COMMUNITY SUPPORT
6 SERVICES OF PA, INC., ITS SUCCESSOR OR ASSIGNS, FAIL TO PAY
7 SUCH SUM WITHIN SUCH TIME FRAME, THE PROPERTY SHALL, AT THE
8 DEPARTMENT OF GENERAL SERVICE'S ELECTION, REVERT AND REVEST
9 IN THE COMMONWEALTH OF PENNSYLVANIA. THIS PROVISION IS
10 INTENDED TO CREATE A FEE SIMPLE SUBJECT TO A CONDITION
11 SUBSEQUENT. THIS CONDITION SHALL TERMINATE ON THE 15TH
12 ANNIVERSARY OF THE DATE OF THE DEED AND THEREAFTER BE OF NO
13 FURTHER FORCE OR EFFECT.

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

17 (F) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THIS
18 CONVEYANCE SHALL BE BORNE BY CARELINK COMMUNITY SUPPORT SERVICES
19 OF PA, INC.

20 (G) ALTERNATE DISPOSITION.--IF THE CONVEYANCE AUTHORIZED
21 HEREIN IS NOT COMPLETED WITHIN TWO YEARS AFTER THE EFFECTIVE
22 DATE OF THIS SUBSECTION, THE AUTHORITY TO CONVEY THE PROPERTY AS
23 SPECIFIED IN SUBSECTION (A) SHALL EXPIRE, AND THE PROPERTY MAY
24 BE DISPOSED OF BY A COMPETITIVE BIDDING PROCESS IN ACCORDANCE
25 WITH SECTION 2405-A OF THE ACT OF APRIL 9, 1929 (P.L.177,
26 NO.175), KNOWN AS THE ADMINISTRATIVE CODE OF 1929, EXCEPT THAT
27 NO PROPERTY DISPOSITION PLAN SHALL BE REQUIRED.

28 SECTION 7. AUTHORIZATION FOR REAL PROPERTY CONVEYANCE.

29 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
30 THE APPROVAL OF THE PENNSYLVANIA HISTORICAL AND MUSEUM

1 COMMISSION, THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
2 AND THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF THE
3 COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO THE ROLAND
4 CURTIN FOUNDATION FOR THE PRESERVATION OF EAGLE FURNACE, THE
5 FOLLOWING TRACT OF LAND TOGETHER WITH ANY BUILDINGS, STRUCTURES
6 AND IMPROVEMENTS THEREON, BEING A PORTION OF THE HISTORIC CURTIN
7 VILLAGE, SITUATE IN BOGGS TOWNSHIP, CENTRE COUNTY, FOR \$1.

8 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED UNDER
9 SUBSECTION (A) CONSISTS OF A TRACT OF LAND TOTALING
10 APPROXIMATELY 10.28 ACRES, INCLUDING ALL BUILDINGS, STRUCTURES
11 AND IMPROVEMENTS LOCATED THEREON, MORE PARTICULARLY DESCRIBED AS
12 FOLLOWS:

13 ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN BOGGS
14 TOWNSHIP, CENTRE COUNTY, AND COMMONWEALTH OF PENNSYLVANIA,
15 BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

16 BEGINNING AT A POINT ON THE CENTERLINE OF CURTIN VILLAGE ROAD
17 (SR 1003), SAID POINT BEING THE SOUTHWESTERN POINT OF THE LOT
18 HEREIN DESCRIBED. THENCE ALONG THE CENTERLINE OF CURTIN VILLAGE
19 ROAD (SR 1003) THE FOLLOWING FOUR COURSES:

- 20 1. N 26° 21' 16" W A DISTANCE OF 36.08 FEET TO A POINT;
- 21 2. N 54° 02' 16" W A DISTANCE OF 141.11 FEET TO A POINT;
- 22 3. N 38°15'13" W A DISTANCE OF 149.16 FEET TO A POINT;
- 23 4. N 34°22'09" W A DISTANCE OF 221.94 FEET TO A POINT;

24 THENCE ALONG LANDS OF THE UNITED STATES GOVERNMENT THE
25 FOLLOWING 5 COURSES:

- 26 1. N 55°49'09" E, PASSING OVER A CONCRETE MONUMENT AT 16.5
27 FEET FOR, A TOTAL DISTANCE OF 432.48 FEET TO A CONCRETE
28 MONUMENT;

- 29 2. S 39°39'15" E A DISTANCE OF 420.02 FEET TO A CONCRETE
30 MONUMENT;

1 3. N 77°00'34" E A DISTANCE OF 161.98 FEET TO A CONCRETE
2 MONUMENT;

3 4. S 57°03'26" E A DISTANCE OF 379.13 FEET TO A CONCRETE
4 MONUMENT;

5 5. S 70°09'30" E A DISTANCE OF 515.53 FEET TO A CONCRETE
6 MONUMENT;

7 THENCE ALONG THE SEDA COG JOINT AUTHORITY THE FOLLOWING 3
8 COURSES:

9 1. N 88°46'08" W A DISTANCE OF 445.00 FEET TO A REBAR;

10 2. S 01° 13' 52" W A DISTANCE OF 17.00 FEET TO A REBAR;

11 3. N 88°46'08" W A DISTANCE OF 793.79 FEET TO A POINT ON THE
12 CENTERLINE OF CURTIN VILLAGE ROAD (SR 1003), SAID POINT BEING
13 THE POINT OF BEGINNING.

14 ALL AS SHOWN ON A DRAWING BY KERRY A. UHLER & ASSOCIATES,
15 INC. TITLED "PA HISTORICAL MUSEUM COMMISSION CURTIN VILLAGE
16 SURVEY", DATED 07/20/22.

17 CONTAINING 10.28-ACRES OF LAND, MORE OR LESS.

18 BEING THE SAME TRACT OR TRACTS OF LAND ACQUIRED BY THE
19 COMMONWEALTH OF PENNSYLVANIA PURSUANT TO A DECLARATION OF TAKING
20 (402) FILED IN THE OFFICE OF THE PROTHONOTARY OF THE COURT OF
21 COMMON PLEAS OF CENTRE COUNTY AT NO. 1 JANUARY TERM 1971 AND
22 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CENTRE COUNTY
23 AT MISCELLANEOUS BOOK 112 PAGE 254.

24 BEING TAX ID NO. 07-009-010D

25 (C) EXISTING ENCUMBRANCES.--THE CONVEYANCE AUTHORIZED BY
26 SUBSECTION (A) SHALL BE MADE UNDER AND SUBJECT TO ALL LAWFUL AND
27 ENFORCEABLE EASEMENTS, SERVITUDES AND RIGHTS OF OTHERS,
28 INCLUDING BUT NOT CONFINED TO STREETS, ROADWAYS AND RIGHTS OF
29 ANY TELEPHONE, TELEGRAPH, WATER, ELECTRIC, GAS OR PIPELINE
30 COMPANIES, AS WELL AS UNDER AND SUBJECT TO ANY LAWFUL AND

1 ENFORCEABLE ESTATES OR TENANCIES VESTED IN THIRD PERSONS
2 APPEARING OF RECORD, FOR ANY PORTION OF THE LAND OR IMPROVEMENTS
3 ERECTED THEREON.

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

16 (E) TRANSFER OF BUILDINGS.--THE PENNSYLVANIA HISTORICAL AND
17 MUSEUM COMMISSION IS AUTHORIZED TO TRANSFER TO THE ROLAND CURTIN
18 FOUNDATION FOR THE PRESERVATION OF EAGLE FURNACE ITS BUILDINGS
19 LOCATED ON ADJACENT PROPERTY LEASED FROM THE UNITED STATES
20 DEPARTMENT OF THE ARMY.

21 (F) HISTORIC PRESERVATION COVENANTS.--THE CONVEYANCE AND
22 TRANSFER AUTHORIZED BY THIS SECTION SHALL BE MADE UNDER AND
23 SUBJECT TO HISTORIC PRESERVATION COVENANTS, WHICH COVENANTS
24 SHALL BE DETERMINED BY THE PENNSYLVANIA HISTORIC AND MUSEUM
25 COMMISSION AND MAY INCLUDE A REVERSIONARY INTEREST.

26 (G) DEED OF CONVEYANCE.--THE CONVEYANCE AUTHORIZED BY
27 SUBSECTION (A) SHALL BE MADE BY SPECIAL WARRANTY DEED TO BE
28 EXECUTED BY THE SECRETARY OF GENERAL SERVICES IN THE NAME OF THE
29 COMMONWEALTH OF PENNSYLVANIA. THE TRANSFER AUTHORIZED BY
30 SUBSECTION (E) SHALL BE BY BILL OF SALE OR OTHER APPROPRIATE

1 TRANSFER DOCUMENT, TO BE EXECUTED BY THE EXECUTIVE DIRECTOR OF
2 THE PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION.

3 (H) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THE
4 CONVEYANCE AND TRANSFER AUTHORIZED BY THIS SECTION SHALL BE
5 BORNE BY THE GRANTEE. THE CONVEYANCE UNDER THIS SECTION SHALL BE
6 EXEMPT FROM THE REALTY TRANSFER TAX ESTABLISHED UNDER ARTICLE
7 XI-C OF THE ACT OF MARCH 4, 1971 (P.L.6, NO.2), KNOWN AS THE TAX
8 REFORM CODE OF 1971.

9 (I) EXPIRATION.--IF THE CONVEYANCE AND TRANSFER ARE NOT
10 EFFECTUATED WITHIN 18 MONTHS AFTER THE EFFECTIVE DATE OF THIS
11 SECTION, THE AUTHORITY PROVIDED UNDER THIS SECTION SHALL EXPIRE.

12 Section 2 8. Effective date.

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13 This act shall take effect immediately.