

No. 1984-233

AN ACT

HB 2368

Authorizing the Department of General Services, with the approval of the Governor and the Department of Health, to convey two tracts of land located in Westtown Township, Chester County, Pennsylvania, to Gaudenzia, Inc., a not-for-profit corporation, and the Township of Westtown; authorizing and directing the Department of General Services, with the approval of the Governor and the Department of Environmental Resources, to convey to the Catholic Diocese of Altoona-Johnstown 0.810 acres and to Mrs. Edith Casper 0.885 acres of land situate in Noyes Township, Clinton County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Governor and the Department of Agriculture, to convey to the East Allen Township Volunteer Ambulance Corps a certain tract of land, with improvements, situate in East Allen Township, Northampton County, Pennsylvania; with the approval of the Governor, to join with Conewango Township in Warren County in the conveyance of a parcel of land, at a fair market value, to West Penn Oil Corporation, Inc.; authorizing and directing the Department of General Services, with the approval of the Governor, to convey a right-of-way to Jeffrey W. Shank and Roberta L. Shank, his wife, over certain lands in Mount Joy Township, Lancaster County, Pennsylvania; authorizing and directing the Department of General Services and the Department of Agriculture, with the approval of the Governor, to convey to Lifecare Associates, Inc., a tract of land and the buildings erected thereon in Penn Township, Snyder County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Governor and the Secretary of Public Welfare, to convey to the City of Allentown a parcel of land situate in the City of Allentown, Lehigh County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Governor and the Department of Public Welfare, to convey a tract of land to the Fraternal Order of Police, Lodge 5 of Philadelphia, situate in the city and county of Philadelphia, Pennsylvania; and authorizing the Department of General Services, with the approval of the Governor and the Department of Agriculture, to convey to East Norriton Fire Company 2.2856 acres of land, more or less, situate in East Norriton Township, Montgomery County, Pennsylvania.

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

Section 1. Conveyance to Gaudenzia, Inc. and Township of Westtown.

(a) Gaudenzia, Inc.—The Department of General Services is authorized, with the approval of the Governor and the Department of Health, to convey to Gaudenzia, Inc., a not-for-profit Pennsylvania corporation, upon demonstration of equivalent or greater return to the Commonwealth within five years due to the ongoing program for care of and service to addicted persons as prescribed in section 2405-A(3) of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929, a tract of land with the buildings and improvements thereon, situate in Westtown Township, Chester County, Pennsylvania, hereinafter described, together with the following easements and subject to the following conditions and restrictions:

Beginning at a point in the title line in the bed of Concord Road, which point is a corner in the property line of J. C. Smith Memorial Home; thence along the south property line of said memorial home, crossing a monument at the edge of Concord Road, south 66 degrees 42 minutes west 1060.47 feet to a railroad spike; thence along same north 22 degrees 29 minutes 20 seconds west 60.00 feet to another railroad spike; thence along tract about to be conveyed to Westtown Township, the following 8 courses and distances:

(1) South 57 degrees 48 minutes 02 seconds west 446.28 feet to an iron pin.

(2) South 08 degrees 03 minutes 20 seconds east 135.26 feet to an iron pin.

(3) North 86 degrees 03 minutes 50 seconds east 396.85 feet to an iron pin.

(4) South 71 degrees 18 minutes 23 seconds east 110.42 feet to a railroad spike.

(5) South 23 degrees 18 minutes east 105.00 feet to an iron pin.

(6) North 66 degrees 42 minutes east 425.00 feet to an iron pin.

(7) North 04 degrees 49 minutes 14 seconds west 216.15 feet to an iron pin.

(8) North 66 degrees 42 minutes east (crossing an iron pin at the edge of Concord Road) 605.11 feet to a point in the title line in the bed of Concord Road; thence in and along said road north 27 degrees 44 minutes west 245.74 feet to the point and place of beginning.

Containing 10.83 acres, more or less.

Together with the right, liberty and privilege of ingress, egress and regress as and for a roadway 25 feet wide over an existing road to and from East Pleasant Grove Road, the westerly line of which is described from the iron pin at the end of the 5th and beginning of the 6th course and distance above defined as following: south 21 degrees 50 minutes 05 seconds east 239.80 feet to a bend in the road; thence south 40 degrees 33 minutes 07 seconds east 256.50 feet to the north right-of-way line of East Pleasant Grove Road; subject to the obligation of maintenance and repair. Said right, liberty and privilege shall exist only until such time as public sewage services are available to service the above property to be conveyed to Gaudenzia, Inc.

Also together with such easements for and access rights to all existing water, sewer and drainage pipes servicing, as well as for and to any replacement pipes necessary to serve, including installation and connection thereof to public lines, the above property and facilities about to be conveyed to Gaudenzia, Inc. Upon conveyance to Gaudenzia, Inc., the owner of the remaining 38.26 acres will permit Gaudenzia, Inc. to continue using the existing water tower for a maximum of six months after the date of conveyance to Gaudenzia, Inc.

Also together with an easement and access right to and from the existing sewage treatment plant located south of the above described tract and west of the 25-foot roadway, subject to the obligation of maintenance and repair, said easement and access rights to exist only until such time as public sewage services are available to service the above property to be conveyed to Gaudenzia, Inc.

(b) Township of Westtown.—The Department of General Services is further authorized, with the approval of the Governor and the Department of Health, to convey to the Township of Westtown, Chester County, for a sum of \$181,750, which consideration is equal to one-half the fair market value of the land, a tract of land with the improvements thereon situate in Westtown Township, Chester County, Pennsylvania, hereinafter described, subject to the following easements and restrictions:

Beginning at the point of intersection of the title line in the bed of East Pleasant Grove Road and the title line in the bed of Concord Road; thence extending along the title line in the bed of East Pleasant Grove Road, the 6 following courses and distances:

- (1) South 67 degrees 45 minutes west 540.40 feet to a point.
- (2) South 67 degrees 34 minutes west 314.70 feet to a point.
- (3) South 53 degrees 49 minutes west 213.27 feet to a point in the bed of a 25-foot-wide easement.
- (4) Continuing along the title line in the bed of East Pleasant Grove Road south 46 degrees 54 minutes west 419.46 feet to a point.
- (5) South 58 degrees 22 minutes west 281.90 feet to a point.
- (6) South 55 degrees 21 minutes west 203.90 feet to an existing spike a corner of land of Westtown Woods Development; thence extending along same and lands of Margaret S. Goodwin, north 08 degrees 03 minutes 20 seconds west 2710.45 feet to an existing monument; thence extending along land of Margaret S. Goodwin, north 31 degrees 19 minutes east 144.69 feet to a point a corner of lands of J. C. Smith Memorial Home; thence extending along same and partly through the bed of a private drive and partly through a 15-foot-wide easement south 22 degrees 29 minutes 20 seconds east 1466.20 feet;

thence along the property about to be conveyed to Gaudenzia, Inc., the following 8 courses and distances:

- (1) South 57 degrees 48 minutes 02 seconds west 446.28 feet.
- (2) South 08 degrees 03 minutes 20 seconds east 135.26 feet.
- (3) North 86 degrees 03 minutes 50 seconds east 396.85 feet.
- (4) South 71 degrees 18 minutes 23 seconds east 110.42 feet.
- (5) South 23 degrees 18 minutes east 105.00 feet.
- (6) North 66 degrees 42 minutes east 425.00 feet.
- (7) North 04 degrees 49 minutes 14 seconds west 216.15 feet.
- (8) North 66 degrees 42 minutes east 605.11 feet to a point in the title

line in the bed of Concord Road;

thence in and along same the following 2 courses and distances:

- (1) South 27 degrees 44 minutes east 321.67 feet to a monument.
- (2) South 27 degrees 02 minutes 30 seconds east 351.97 feet to the point and place of beginning.

Containing 38.26 acres, more or less.

Under and subject to an easement for ingress and egress over an existing road to and from East Pleasant Grove Road for the benefit of Gaudenzia, Inc., and its successors in title, until such time as public sewage services are available to service the property about to be conveyed to Gaudenzia, Inc.

The western line of said easement of a width of 25 feet for access to East Pleasant Grove Road is described as follows:

Beginning at an interior point which is measured from the centerline of Concord Road the following 3 courses and distances: south 66 degrees 42 minutes west 605.11 feet, south 04 degrees 49 minutes 14 seconds east 216.15 feet and south 66 degrees 42 minutes west 425.00 feet to the point of beginning; thence south 21 degrees 50 minutes 05 seconds east 239.80 feet; thence south 40 degrees 33 minutes 07 seconds east 256.50 feet to the north right-of-way line of East Pleasant Grove Road.

Also subject to an easement and access right to and from the existing sewage treatment plant until public sewage services are available to service the property about to be conveyed to Gaudenzia, Inc.

Subject to easements for and access rights to all existing and future water, sewer and drainage pipes servicing the property and facilities about to be conveyed to Gaudenzia, Inc., the conveyance of the 38.26 acres, hereinabove described, is conditioned upon the right of Gaudenzia, Inc. to continue using the existing water tower for a maximum of 6 months after the date of conveyance to Gaudenzia, Inc.

Subject to the restriction, that the hereinabove described property shall not be used for laying out lots or tracts for development and subject to the covenant and condition that no part of the above described 38.26 acres shall be used for building or constructing residences by or under the Township of Westtown, its successors or assigns, which covenant shall run with the land and bind any party in title whether or not subdivided.

(c) Title source.—Tracts 1 and 2 described in subsections (a) and (b) are the same premises which The General State Authority, by deed, dated January, 1984, and intended to be recorded, granted and conveyed to the Commonwealth of Pennsylvania in fee, for the use of the Department of Health.

(d) Utilization of proceeds.—The proceeds of the sale described in subsection (b) shall be paid into the State Treasury and deposited in the Capital Facilities Redemption Fund.

(e) Utilization and reversion.—

(1) Tract 1.—The conveyance in subsection (a) shall be subject to the condition that Gaudenzia, Inc. shall not use the described property for any other purpose except for public health and social services rendered to the Commonwealth and to its citizens, and shall not transfer or convey the above property for any other purpose; in the event Gaudenzia, Inc. fails to use the premises or uses the premises for any other purpose than for public health and social services, or shall transfer or convey the premises for any other purpose, the above property shall immediately revert to the Commonwealth.

(2) Tract 2.—The deed of conveyance for the lands as described in subsection (b) shall also contain a clause that the lands conveyed shall be used for open space, agricultural and recreational purposes by the Township of Westtown and if at any time, the said Township of Westtown or its successor in function uses or authorizes or permits said property to be used

or conveys said property for any purpose other than open space, agricultural or recreational purposes, the title thereto shall immediately revert to and revest in the Commonwealth of Pennsylvania.

(f) Costs and fees.—Costs and fees relating to the title searches and preparation and recording of deeds and settlement under subsections (a) and (b) shall be borne by the respective grantees.

(g) Execution of deeds.—The execution and acknowledgments and the deeds of conveyance under subsections (a) and (b) shall be signed and approved as provided by law.

Section 2. Conveyance to Catholic Diocese of Altoona-Johnstown and Mrs. Edith Casper.

(a) Conveyance.—The Department of General Services, with the approval of the Governor and the Department of Environmental Resources, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to grant and convey the following two tracts of land, Tract No.1 for a consideration of \$810 to be paid by the Catholic Diocese of Altoona-Johnstown and Tract No.2 for a consideration of \$885, which consideration is equal to the fair market value of the land, to be paid by Mrs. Edith Casper, situate in Noyes Township, Clinton County, Pennsylvania, bounded and described as follows:

Tract No.1

Beginning at a point in the centerline of Township Road 307, being the westernmost corner of the lands herein described; thence along the centerline of Township Road 307, the following three courses: (1) south 83 degrees 23 minutes 32 seconds east 22.14 feet to a point; (2) south 87 degrees 45 minutes 29 seconds east 230.66 feet to a point; and (3) north 89 degrees 08 minutes 12 seconds east 25.78 feet; thence south 05 degrees 52 minutes 09 seconds west 184.15 minutes; thence north 71 degrees 43 minutes 25 seconds west 195.57 minutes to an iron rod; thence north 29 degrees west 152.10 minutes and passing through an iron rod to the point of beginning.

Containing 0.810 acres of land, more or less.

Tract No.2

Beginning at a point in the centerline of Township Road 307, being the northeast corner of lands about to be conveyed to the Catholic Diocese of Altoona; thence along the centerline of Township Road 307 north 89 degrees 08 minutes 12 seconds east 180.00 feet; thence south 05 degrees 24 minutes 57 seconds west 245.00 feet to an iron rod; thence north 71 degrees 43 minutes 25 seconds west 185.00 feet; thence north 05 degrees 52 minutes 09 seconds east 184.15 feet to the point of beginning.

Containing 0.885 acres, more or less.

Containing a total of 1.695 acres of land, more or less, and comprising a portion of the Thomas Willing Warrant 4310.

Being a portion of those lands conveyed by Edgar Munson, Attorney-in-fact for the heirs and devisees of Jesse Munson and Hiram Merriman to the Commonwealth of Pennsylvania by deed dated August 25, 1930 and recorded in Clinton County Deed Book 115, Page 518.

(b) Expenses.—Costs and fees incidental to the conveyance under subsection (a) shall be borne by the respective grantees.

(c) Approval.—The deeds of conveyance under subsection (a) shall be approved in accordance with law and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

Section 3. Conveyance to East Allen Township Volunteer Ambulance Corps.

(a) Conveyance.—The Department of General Services, with the approval of the Governor and the Department of Agriculture, is further authorized and directed on behalf of the Commonwealth of Pennsylvania to grant and convey for one-half of fair market value, \$13,750, as was determined by an independent appraiser selected by the Department of General Services, to the East Allen Township Volunteer Ambulance Corps the following tract of land situate in East Allen Township, Northampton County, Pennsylvania, bounded and described as follows:

All that certain piece or tract of land situate in the Township of East Allen, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows to wit:

Beginning at an iron pin set along the northerly right-of-way line of Pennsylvania Route No.329 (also known as the Nor-Bath Boulevard), and being a distance of 40.00 feet from the centerline of the aforementioned road; thence along the northerly right-of-way line of Pennsylvania Route No.329 south 83 degrees 58 minutes 42 seconds west 300.11 feet to an iron pin set, said iron pin being a corner in the lands now or formerly of the Commonwealth of Pennsylvania, of which this tract was once part; thence along the lands now or formerly of the Commonwealth of Pennsylvania the following two courses and distances:

(1) north 04 degrees 30 minutes 00 seconds west 443.57 feet to an iron pin set;

(2) north 85 degrees 30 minutes 00 seconds east 300.00 feet to an iron pin set along the lands now or formerly of Stephen L. Trinkl and Elizabeth M. Trinkl; thence along the lands now or formerly of Stephen L. Trinkl and Elizabeth M. Trinkl, and along the lands now or formerly of Jennie A. Landes and Arlene A. Landes south 04 degrees 30 minutes 00 seconds east 435.60 feet to an iron pin set along the northerly right-of-way line of Pennsylvania Route No.329, being the place of the beginning.

Containing 131,856.12 square feet or 3.027 acres, more or less.

(b) Restrictions.—The conveyance under subsection (a) shall be made under and subject to all easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of telephone, telegraph, water, electric, sewer, gas or pipeline companies, as well as under and subject to any interest, estates or tenancies vested in third persons, whether or not appearing of record, for any portion of the land or improvements erected thereon.

(c) Reversion.—The deed of conveyance under subsection (a) shall contain a clause that the property conveyed shall be used for ambulance and emergency medical purposes by the East Allen Township Volunteer Ambu-

lance Corps and if, at any time, the East Allen Township Volunteer Ambulance Corps or its successor in function conveys the property or permits the property to be used for any purpose other than those specified in this subsection, the title to the property shall immediately revert to and revest in the Commonwealth of Pennsylvania.

(d) Approval.—The deed of conveyance under subsection (a) shall be approved as provided by law and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(e) Expenses.—Costs and fees incidental to the conveyance under subsection (a) shall be borne by the grantee.

Section 4. Conveyance to West Penn Oil Corporation, Inc.

(a) Authorization.—The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to join with Conewango Township in Warren County, in the conveyance of a parcel of land situate in Conewango Township, Warren County, to West Penn Oil Corporation, Inc., for the fair market value of the land to be determined by an independent appraiser approved by the Department of General Services.

(b) Description of land.—The land to be conveyed is as follows:

All that certain piece or parcel of land situate in the Township of Conewango, Warren County, Commonwealth of Pennsylvania and being more particularly bounded and described as follows:

Beginning at an iron pipe which marks the northwest corner of the grantee's (West Penn) premises; thence the following bearings and distances along the westerly line of the grantee's (West Penn): south 50 degrees 10 minutes west 78.22 feet to an iron pipe; south 78 degrees 50 minutes west 154 feet to an iron pipe; south 78 degrees 50 minutes west 48.07 feet to a point on the southeastern bank of the Old Creek Bed; thence north 30 degrees 37 minutes east along the southeastern bank of the Old Creek Bed severing the grantor (Conewango Township) premises, 223.29 feet to a point on the southeastern bank of the Old Creek Bed; thence south 54 degrees 32 minutes east approximately 20 feet, more or less, to an iron pipe which is situate on a southerly line of premises belonging to others; thence south 54 degrees 32 minutes east along premises belonging to others, 151.08 feet to the place of beginning.

Containing approximately one-half acre of land, more or less.

Being a part of the same land which the Commonwealth of Pennsylvania conveyed to Conewango Township by deed dated April 10, 1974, and recorded in the Warren County Recorder's Office in Deed Book 383, Page 734.

(c) Restrictions.—The conveyance under this section shall be made under and subject to all easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of telephone, telegraph, water, electric, sewer, gas or pipeline companies, as well as under and subject to any interest, estates or tenancies vested in third persons, whether or not appearing of record, for any portion of the land or improvements erected thereon.

(d) Execution of deed.—The deed of conveyance under this section shall be approved as provided by law and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(e) Disposition of proceeds.—The Commonwealth of Pennsylvania shall receive the full amount of the consideration paid by the grantee under this section.

(f) Waiver of reversion.—The provisions of this section and the joinder in the deed by the Department of General Services shall waive any right, title or interest the Commonwealth of Pennsylvania may have in the tract of land described in this section pursuant to section 2 of the act of January 23, 1974 (P.L.7, No.3), entitled “An act authorizing the Department of Property and Supplies with the approval of the Governor and the Department of Public Welfare to sell and convey to the Township of Conewango, Warren County, a certain lot or tract of land containing 12 acres, more or less, in Conewango Township, Warren County.”

(g) Costs and fees.—Costs and fees incidental to the conveyance under this section shall be borne by the grantee.

Section 5. Conveyance to Jeffrey W. and Roberta L. Shank.

(a) Conveyance.—The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania, to grant and convey a right-of-way to Jeffrey W. Shank and Roberta L. Shank, his wife, and their heirs, executors or assigns for a consideration of \$575 over a tract of land situate in the Township of Mount Joy, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows:

All that certain lot or tract of land situate in the Township of Mount Joy, County of Lancaster and State of Pennsylvania, being more particularly bounded and described as follows, to wit:

Beginning at a point on the west right-of-way line of T-310, Cassel Road corner of property of the State Hospital for Crippled Children, Commonwealth of Pennsylvania, and said point being further located north of the intersection of T-310, Cassel Road with Pennsylvania Traffic Route No.230 by a distance of 2,000 feet more or less; thence leaving the west right-of-way line of T-310, Cassel Road and continuing in along and through the aforesaid property of the State Hospital for Crippled Children of the Commonwealth of Pennsylvania the following two courses: (1) on a curve line to the left, having a radius of 20 feet, an arc length of 18.86 feet and said arc being subtended by a chord of north 05 degrees 32 minutes 20 seconds west, a distance of 18.17 feet to a point; and (2) north 31 degrees 33 minutes 04 seconds west, a distance of 240.77 feet to a point in line of property of Jeffrey W. and Roberta L. Shank; thence continuing along the same on a course of north 34 degrees 32 minutes 15 seconds east, a distance of 54.69 feet to a point a corner of property of the aforesaid State Hospital for Crippled Children of the Commonwealth of Pennsylvania; thence continuing along the same the following two courses: (1) south 31 degrees 33 minutes 04 seconds east, a distance of 197.61 feet to a point; and (2) on another curve line to the left having a radius of 20 feet, an arc length of 43.97 feet and said

arc being subtended by a chord of north 85 degrees 27 minutes 40 seconds east, a distance of 35.64 feet to a point on the aforesaid west right-of-way line of T-310, Cassel Road; thence continuing along the west right-of-way line of T-310, Cassel Road on a course of south 22 degrees 28 minutes 24 seconds west, a distance of 111.21 feet to a point the place of beginning.

Containing a total right-of-way area of 12,554.46 square feet or 0.288 acre of land, more or less.

The conveyance shall be made under and subject to all other easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of telephone, telegraph, water, electric, sewer, gas or pipeline companies, as well as under and subject to any interest, estates or tenancies vested in any third persons, whether or not appearing of record, for any portion of the land or improvement erected thereon.

(b) Approval.—The deed conveying the right-of-way under subsection (a) shall be approved as provided by law and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(c) Expenses.—Costs and fees incidental to the conveyance under subsection (a) shall be borne by the grantee.

Section 6. Conveyance to Lifecare Associates, Inc.

(a) Conveyance.—The Department of General Services and the Department of Agriculture, with the approval of the Governor, are hereby authorized and directed on behalf of the Commonwealth of Pennsylvania, to grant and convey for a consideration equal to the fair market value as determined by an independent appraiser selected by the Department of General Services to Lifecare Associates, Inc., the following described tract of land and the buildings erected thereon:

All that certain piece or parcel of land situate in Penn Township, Snyder County, Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a spike in the centerline of L.R. 54068 at the southwest corner of the described tract of land, said spike being 4,083.00 feet along the centerline of L.R. 54068 from the centerline intersection with L.R. 54042, also being north 01 degree 59 minutes west, a distance of 62.90 feet from the northeast corner of Well House No.6; thence along lands of the Commonwealth of Pennsylvania, north 15 degrees 14 minutes west, a distance of 345.82 feet to an iron pin; thence along the same, north 42 degrees 02 minutes west, a distance of 130.49 feet to an iron pin; thence along the same, north 32 degrees 18 minutes west, a distance of 105.06 feet to an iron pin; thence along the same, north 81 degrees 18 minutes east, a distance of 482.38 feet to an iron pin; thence along the same south 01 degree 02 minutes west, a distance of 220.35 feet to an iron pin; thence along the same south 66 degrees 22 minutes east, a distance of 155.90 feet to an iron pin; thence along the same south 45 degrees 45 minutes east, a distance of 247.34 feet to a spike in the centerline of L.R. 54068; thence along the centerline of L.R. 54068 on a curve to the left with a radius of 572.96 feet, arc distance of 100.13 feet and a chord bearing and distance of south 86 degrees 41 minutes west, a distance of 100.06 feet to a spike in the centerline of L.R. 54068; thence along the same

on a curve to the left with a radius of 1,637.02 feet, arc distance of 478.68 feet and a chord bearing and distance of south 74 degrees and 02 minutes west, a distance of 476.98 feet to the point of beginning.

Containing 5.21 acres, including 0.22 acre road right-of-way.

(b) Restrictions.—The conveyance under subsection (a) shall be made under and subject to all easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, sewer, gas or pipeline companies, as well as under and subject to any interest, estates or tenancies vested in third persons, whether or not appearing of record, for any portion of the land or improvements erected thereon.

(c) Approval.—The deed of conveyance under subsection (a) shall be approved as provided by law and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(d) Expenses.—All costs and fees incidental to the conveyance under subsection (a) shall be borne by the grantee.

Section 7. Conveyance to City of Allentown.

(a) Conveyance.—The Department of General Services, with the approval of the Governor and the Secretary of Public Welfare, is hereby authorized on behalf of the Commonwealth of Pennsylvania, to grant and convey for a consideration of \$1,500, which represents one-half of the fair market value as determined by an independent appraisal, to the City of Allentown, the following tract of land situate in the City of Allentown, Lehigh County, Pennsylvania, bounded and described as follows:

All that certain tract or parcel of land situate on the southerly side of River Drive as located and defined according to City Council Bill No.2060, in the 15th Ward of the City of Allentown, County of Lehigh, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning on the southerly right-of-way line of the aforementioned River Drive, said point lying on the course north 46 degrees 40 minutes 10 seconds west a distance of 137.47 feet from Station 761 + 75.81 of the stone monumented centerline of the Lehigh and Susquehanna Railroad (now Consolidated Rail Corporation); thence along the southerly right-of-way line of River Drive the following four courses and distances: north 19 degrees 13 minutes 40 seconds east 52.73 feet to a point; around a curve to the right with a central angle of 38 degrees 59 minutes, a radius of 176.69 feet, an arc length of 120.21 feet, the chord of which bears north 38 degrees 43 minutes 10 seconds east 117.92 feet to a point; north 58 degrees 12 minutes 40 seconds east 388.28 feet to a point; north 51 degrees 57 feet 10 seconds east 152.51 feet to a point; thence along lands of the Consolidated Rail Corporation the following three courses and distances: south 44 degrees 06 minutes 50 seconds west 96.32 feet to a point; south 46 degrees 46 minutes 40 seconds west 528.50 feet to a point; south 84 degrees 04 minutes 30 seconds west 89.56 feet to a point, the point or place of beginning.

Containing 35,219.0876 square feet.

Being a portion of the same premises which Matilda Ritter by deed dated April 3, 1903, and recorded in the Office of the Recorder of Deeds in and for

the County of Lehigh at Allentown, Pennsylvania, in Deed Book Volume 179, Page 116, did grant and convey unto the Commonwealth of Pennsylvania.

(b) **Restrictions.**—The conveyance under subsection (a) shall be made under and subject to all easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, sewer, gas or pipeline companies, as well as under and subject to any interest, estates or tenancies vested in third persons, whether or not appearing of record, for any portion of the land or improvements erected thereon.

(c) **Proceeds.**—The proceeds of the sale under subsection (a) shall be paid into the State Treasury and deposited in the Capital Facilities Redemption Fund.

(d) **Reversion.**—The deed of conveyance under subsection (a) shall contain a clause that the lands conveyed shall be used by the City of Allentown for highway purposes and if at any time the City of Allentown or its successor in function conveys said property or authorizes or permits said property to be used for any purpose other than highway purposes, the title thereto shall immediately revert to and revest in the Commonwealth of Pennsylvania.

(e) **Approval.**—The deed of conveyance under subsection (a) shall be approved as provided by law and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(f) **Expenses.**—Costs and fees incidental to the conveyance under subsection (a) shall be borne by the grantee.

Section 8. Conveyance to Fraternal Order of Police, Lodge 5 of Philadelphia.

(a) **Conveyance.**—The Department of General Services, with the approval of the Governor and the Department of Public Welfare, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania, to grant and convey in fee simple to the Fraternal Order of Police, Lodge 5 of Philadelphia, or their successors or assigns, for a consideration of \$148,750, a tract of land for use as a senior citizens home, situate in the City and County of Philadelphia, Pennsylvania, bounded and described as follows:

All that certain lot or tract of land situate in the City and County of Philadelphia and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

From a point of beginning run northerly along the East right-of-way line of Carter Road from the north right-of-way line of Southampton Road 300 feet more or less to a point on a line 30 feet north of Clinton Drive centerline projected; thence continue along same right-of-way line 851 feet more or less to a point on a line 30 feet south of Allegheny Drive centerline projected; thence eastwardly along same projected line 436 feet more or less to a point 10 feet west of the west curb line of Chester Drive; thence southwardly and parallel to curb line 845 feet more or less to a point on a line 30 feet north of Clinton Drive centerline projected; and thence westwardly along same projected line 335 feet more or less to the point of beginning.

Containing 7.5 acres, more or less.

The conveyance shall be made under and subject to all other easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of telephone, telegraph, water, electric, sewer, gas or pipeline companies, as well as under and subject to any interest, estates or tenancies vested in any third persons, whether or not appearing of record, for any portion of the land or improvement erected thereon.

(b) Proceeds.—The proceeds of the sale under subsection (a) shall be paid into the State Treasury and deposited in the Capital Facilities Redemption Fund.

(c) Reversion.—The deed of conveyance under subsection (a) shall contain a reverter clause providing that if the land conveyed is used for any purpose other than a senior citizens home, then the title to such land shall immediately revert to the Commonwealth of Pennsylvania.

(d) Approval.—The deed of conveyance under subsection (a) shall be approved as provided by law and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(e) Expenses.—Costs and fees incidental to the conveyance under subsection (a) shall be borne by the grantee.

Section 9. Conveyance to East Norriton Fire Company.

(a) Conveyance.—The Department of General Services, with the approval of the Governor and the Department of Agriculture, is hereby authorized and directed, on behalf of the Commonwealth of Pennsylvania, to grant and convey, for a consideration of one-half of the fair market value as determined by an independent appraisal to East Norriton Township and approved by the Department of General Services, the following tract of land situate in East Norriton, Montgomery County, Pennsylvania, described in accordance with a plan prepared for Montgomery County, dated October 31, 1984, as prepared by John L. Dzedzy, civil engineer and land surveyor, Norriton, Pennsylvania, and bounded and described as follows:

All that certain piece, parcel or tract of land lying, situate and being in the Township of East Norriton, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to witness:

Beginning at a point on the southwesterly side of Germantown Pike, 50 feet wide, said point being south 63 degrees 16 minutes 51 seconds east 101.76 feet from the intersection of the southeasterly side of Whitehall Road, 33 feet wide, extended with the southwesterly side of Germantown Pike, 50 feet wide, extended thence proceeding along this side of Germantown Pike south 63 degrees 16 minutes 51 seconds east 201.83 feet to a point a corner; thence leaving Germantown Pike and proceeding along the lands of the Commonwealth of Pennsylvania, the following courses:

(1) south 34 degrees 25 minutes 22 seconds west 450.25 feet to an iron pin; and

(2) north 39 degrees 04 minutes 58 seconds west 404.75 feet to an iron pin on the southeasterly side of Whitehall Road; thence proceeding along the southeasterly side of Whitehall Road north 50 degrees 55 minutes 02 seconds east 100 feet to an iron pin, a corner of Lot No.2; thence leaving

Whitehall Road and proceeding along Lot No.2 the following two courses and distances:

- (i) south 39 degrees 04 minutes 58 seconds east 166.55 feet to an iron pin; and
- (ii) north 34 degrees 25 minutes 22 seconds east 259.68 feet to the point of beginning.

Containing an area of 2.2856 acres, as further shown on a land subdivision plan No.84102, dated October 31, 1984, prepared by John L. Dzedzy, civil engineer and land surveyor, Norriton, Pennsylvania.

(b) Restrictions.—The conveyance shall be made under and subject to all easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, sewer, gas or pipeline companies, as well as under and subject to any interest, estates or tenancies vested in third persons, whether or not appearing of record, for any portion of the land or improvements erected thereon.

(c) Utilization and reversion.—The deed of conveyance shall contain a clause that the lands conveyed shall be used for municipal purposes by East Norriton Township and if at any time the township or its successor in function conveys said property or permits said property to be used for any purpose other than those aforementioned, the title thereto shall immediately revert to and revest in the Commonwealth of Pennsylvania.

(d) Disposition of proceeds.—The proceeds of this sale shall be paid into the State Treasury and deposited in the Capital Facilities Redemption Fund.

(e) Approval.—The deed of conveyance shall be approved as provided by law and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(f) Costs and fees.—Costs and fees incidental to this conveyance shall be borne by the grantee.

Section 10. Effective date.

This act shall take effect immediately.

APPROVED—The 21st day of December, A. D. 1984.

DICK THORNBURGH