

No. 1996-162

AN ACT

SB 1590

Authorizing and directing the Department of General Services, with the approval of the Governor, to grant and convey oil, gas and mineral rights, including coal, that the Commonwealth possesses in a certain parcel of land situate in Cambria Township, Cambria County, Pennsylvania, to Jack L. Scansaroli of Ebensburg, Cambria County, Pennsylvania; authorizing the State Armory Board of the Department of Military and Veterans Affairs and the Department of General Services, with the approval of the Governor, to sell and convey three tracts of land, together with the building and structures thereto, in the Borough of Mt. Pleasant, Westmoreland County, Pennsylvania, and the Borough of Warren, Warren County, Pennsylvania, and the Borough of Ford City, Armstrong County, Pennsylvania; authorizing the State Armory Board of the Department of Military and Veterans Affairs and the Department of General Services, with the approval of the Governor, to exchange a tract of land and building in the Borough of Wellsboro, Tioga County, with Tioga County, Pennsylvania; authorizing the Department of General Services, with the approval of the Governor and the Secretary of Conservation and Natural Resources, to sell and convey to the Williamsport Sanitary Authority certain land situate in the City of Williamsport, Lycoming County; authorizing the Department of General Services, with the approval of the Governor, to grant and convey a tract of land situate in Conewango Township, Warren County, Pennsylvania, to the Warren County Commissioners; authorizing and directing the Department of General Services, with the approval of the Governor, to convey a tract of land and buildings known as the Eastern State School, located in Bensalem Township, Bucks County; authorizing the Department of General Services, with the approval of the Governor, to sell and convey to Growth Horizons, Inc., certain improved land situate in the Township of Bristol, Bucks County; authorizing and directing the Department of General Services, with the approval of the Governor, to convey tracts of land and buildings, consisting of a portion of the former Philadelphia State Hospital, located in the 58th Ward of the City of Philadelphia; and making a repeal.

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

Section 1. Conveyance of oil, gas and mineral rights.

(a) Upon receipt of a consideration of \$1, the Department of General Services, with the approval of the Governor, is authorized and directed to convey all right, title and interest in oil, gas and mineral rights, including coal, that the Commonwealth reserved and excepted in its deed dated June 2, 1987, and recorded in the Office of the Recorder of Deeds of Cambria County in Deed Book 1188, Page 575, unto Jack L. Scansaroli.

(b) The deed of conveyance of the rights referred to in 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) Costs and fees incidental to this conveyance shall be borne by Jack L. Scansaroli.

Section 2. State Armory Board.

(a) The State Armory Board of the Department of Military and Veterans Affairs having determined in accordance with 51 Pa.C.S. § 1507 (relating to sale of unusable armories and land; sale or lease of timber and mineral rights) that Mt. Pleasant, Warren and Ford City Armories and the real estate to which it is appurtenant are no longer suitable for military services due to changes in the needs of the military service; therefore, the State Armory Board of the Department of Military and Veterans Affairs and the Department of General Services, with the approval of the Governor, are hereby authorized to sell and convey the real estate and structures hereinafter described, by general warranty deed, acting on behalf of the Commonwealth of Pennsylvania, to the highest responsible bidder with the right to refuse all bids, the right, title and interest of the Commonwealth in the tracts of land as follows:

(1) The armory building known as Mount Pleasant, appurtenant thereto, in the Borough of Mt. Pleasant, Westmoreland County, Pennsylvania, containing approximately 17,250 square feet with an armory building thereon erected, more particularly described as follows:

All that certain lot, piece or parcel or ground lying and situate in the First Ward of the Borough of Mt. Pleasant, County of Westmoreland, Pennsylvania, bounded and described as follows: Beginning at a point at the intersection of the East Building line of Eagle Street and the South Building line of Spring Street, produced; thence along said East Building line of Eagle Street south 34 degrees 5 minutes west 42.5 feet; thence by the same south 7 degrees 5 minutes west 47 feet to the corner of lot; 193 feet to a lot formerly owned by W. S. Overholt, now a part of Frick Park; thence along said lot north 34 degrees 35 minutes east 80.3 feet; thence through the lot formerly owned by Dr. James McConaughy, now a part of Frick Park, north 55 degrees 55 minutes west 215 feet to the place of beginning.

Containing 0.396 of an acre.

(2) A tract of land in the Borough of Warren, Warren County, Pennsylvania, more particularly described as follows:

Beginning at a point on the easterly side of Hickory Street, the boundary line between the lands hereinabove described and lands of Warren Borough School District; thence easterly parallel with the northern boundary of Third Street and along said division line 160 feet; thence northerly 4 feet; thence westerly parallel with and 4 feet distant from said school district's north line 160 feet to Hickory Street; thence southerly 4 feet to the place of beginning.

All that certain piece or parcel of land situate, lying and being in the Borough of Warren, Warren County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a stake, the southwest corner of lands of Caroline Reig in the eastern boundary line of Hickory Street; thence southerly along said boundary line 64 feet to a stake, the northwest corner of lands of the school district of Warren Borough; thence easterly parallel with Hickory Street along said

School District lands to a stake 160 feet distant from Hickory Street; thence northerly about 64 feet to the Methodist Episcopal Parsonage lot; thence westerly along the same and said lands of Caroline Reig to the place of beginning.

Having erected thereon an Armory Building and containing approximately 10,127 square feet, more or less.

Excepting and reserving therefrom unto the Commissioners of Warren County, their successors and assigns, a free and unobstructed right-of-way or passage 4 feet in width along the southern side of the property hereinabove described.

(3) A tract of land in the Borough of Ford City, Armstrong County, Pennsylvania, more particularly described as follows:

All those certain pieces, parcels or lots of land lying, situate and being in the Borough of Ford City, Armstrong County, Pennsylvania, known as designated in the general plot of lots of said borough as lot numbers 256, 258, 260, 262 and 264, lying between Third and Fourth Avenues, fronting on northern side of Tenth Street 110 feet and no inches and running back 106 feet and no inches to a 13-foot-wide alley; being all of lots numbered 256, 258, 260 and 264, as per plan of lots duly recorded in Plan Book Deed Book, Volume 90, Pages 16 to 20, inclusive, of the deed records of said county.

Having erected thereon an armory building and containing approximately 11,660 square feet, more or less.

The conveyances shall also be made under and subject to any reservations set forth in the prior deeds to the Commonwealth of Pennsylvania.

(b) The State Armory Board of the Department of Military and Veterans Affairs having determined in accordance with 51 Pa.C.S. § 1507 (relating to sale of unusable armories and land; sale or lease of timber or mineral rights) that the Wellsboro Armory and the real estate to which it is appurtenant is no longer suitable for military services due to changes in the needs of the military service, the State Armory Board and the Department of General Services, acting on behalf of the Commonwealth of Pennsylvania, with the approval of the Governor, are hereby authorized to convey by general warranty deed to Tioga County, in exchange for approximately 12 acres of land, more or less, of equal or greater value, to be conveyed by general warranty deed, the right, title and interest of the Commonwealth in the tract of land and the armory building known as the Wellsboro Armory, appurtenant thereto, in the Borough of Wellsboro, Tioga County, Commonwealth of Pennsylvania, containing approximately 15,000 square feet of land with an armory building hereon erected, more particularly described as follows:

Beginning at a point 153 feet distant and in the direction of north 45 degrees west from the intersection of the inside of the sidewalk on the northwest side of Main Street and the southwest side of Central Avenue; thence by land of Tioga County south 45 degrees west 190 feet; thence still by land of Tioga County north 45 degrees west 60 feet and south 45 degrees west 50 feet to Charles Street; thence by Charles Street north 45 degrees west

15 feet; thence by other land of Tioga County along the southeast side of Kelsey Creek north 45 degrees east 240 feet to Central Avenue; thence by Central Avenue south 45 degrees east 75 feet to the place of beginning.

Containing 15,000 square feet of land, more or less.

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

(d) The deed of conveyance shall be approved as provided by law and shall be executed by the Adjutant General for the State Armory Board of the Department of Military and Veterans Affairs and the Secretary of General Services, with the approval of the Governor, in the name of the Commonwealth of Pennsylvania.

(e) The Ford City Armory shall not be conveyed until the Department of Military and Veterans Affairs ceases operations at the site.

(f) All moneys received from the sale of the lands and armories authorized to be conveyed under this section shall be deposited in the State Treasury Armory Fund.

Section 3. Williamsport Sanitary Authority.

(a) The Department of General Services, with the approval of the Governor and the Secretary of Conservation and Natural Resources, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to grant, sell and convey to the Williamsport Sanitary Authority for consideration of \$1,000 the tract of land described in subsection (b).

(b) The property to be conveyed pursuant to subsection (a) is the following tract of land situate in the City of Williamsport, Lycoming County, bounded and described as follows:

Beginning at a point in the southern right-of-way line of S.R. 0220 leading from Lock Haven to Williamsport, said beginning point being located south 36 degrees 26 minutes 38 seconds east 150 feet from construction center line station 215 + 44 and said beginning point being also located the three following courses and distances from the intersection of said construction center line with the eastern right-of-way line of Arch Street (50 feet wide): (1) north 47 degrees 34 minutes 31 seconds east 282.24 feet; (2) south 42 degrees 25 minutes 29 seconds east 150 feet; and (3) north 50 degrees 33 minutes 56 seconds east 325.96 feet to said beginning point; thence from said beginning point in a northeasterly direction along the right-of-way line of said S.R. 0220 by a line curving to the right with a radius of 3,124.05 feet for an arc distance of 196.56 feet (chord being north 55 degrees 21 minutes 31 seconds east 196.53 feet) to a point; thence along the same north 32 degrees 50 minutes 20 seconds west 30 feet to a point being located south 32 degrees 50 minutes 20 seconds east 120 feet from construction center line station 217

+ 50 of S.R. 0220; thence northeasterly along the same by a line curving to the right with a radius of 3,154.05 feet for an arc distance of 68.40 feet (chord north 57 degrees 46 minutes 56.5 seconds east 68.40 feet) to a point being located south 31 degrees 35 minutes 47 seconds east 120 feet from construction center line station 218 + 21 of S.R. 0220; thence along other land of the Commonwealth of Pennsylvania, Department of Forests and Waters (Grantor herein) south 48 degrees 11 minutes 52 seconds east 120.20 feet to a point being located south 30 degrees 56 minutes 56 seconds east 235 feet from construction center line station 218 + 58 of S.R. 0220, said point being the northeast corner of land conveyed by Sweet's Steel Company, by deed dated June 10, 1953, and recorded in the Lycoming County Courthouse in the Register and Recorder's Office in Deed Book Volume 387 at Page 565, to the Williamsport Sanitary Authority (Grantee herein); thence along the northern line of said land previously conveyed to the Grantee herein south 72 degrees 20 minutes 16 seconds west 307.38 feet to the point and place of beginning.

Containing 14,487 square feet or 0.33258 acre of land.

Being a portion of land conveyed by the Industrial Properties Corporation, by deed dated July 20, 1967, and recorded in the Lycoming County Courthouse in the Register and Recorder's Office in Deed Book Volume 529 at Page 813, to Met-Fab, Inc., a predecessor in title to the Commonwealth of Pennsylvania, Department of Forests and Waters.

(c) 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.

(d) The proceeds of this sale shall be paid into the State Treasury and deposited in the General Fund. The proceeds shall be reserved for the purchase of State forest land.

(e) 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 incidental to the conveyance shall be borne by the grantee.

Section 4. Conewango Township, Warren County.

(a) 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, sell and convey to the Warren County Commissioners for consideration equal to \$1 the tract of land described in subsection (b).

(b) The property to be conveyed pursuant to subsection (a) is described as follows:

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

Beginning at a point on the westerly right-of-way line of the Warren-Jamestown Road (United States Route 62), approximately 0.7 miles north of the intersection of United States Route 62 with Hatch Run Road (State Route 1008), said point also being the intersection of the southerly property line of the subject property with the westerly right-of-way line of the Warren-Jamestown Road (United States Route 62); thence north 89 degrees 08 minutes 16 seconds west along the northerly property lines of those residential lots of the Conewango Park Site Subdivision fronting on Elm Boulevard a distance of 313.92 feet to a 1 1/2-inch iron pipe; thence continuing north 89 degrees 08 minutes 16 seconds west along the same northerly line of the Conewango Park Site Subdivision a distance of 109.25 feet to a one-inch iron pipe; thence along lands of the County of Warren by the following courses:

north 07 degrees 49 minutes 26 seconds west a distance of 687.84 feet to a set one-inch iron pipe;

north 60 degrees 05 minutes 20 seconds east a distance of 200.74 feet to a one-inch iron pipe;

north 15 degrees 02 minutes 19 seconds west a distance of 233.30 feet to a one-inch iron pipe;

north 07 degrees 48 minutes 53 seconds west a distance of 433.74 feet to a one-inch iron pipe on the southerly property line of the Conewango Valley Country Club; thence south 88 degrees 38 minutes 48 seconds east along the southerly property line of the Conewango Valley Country Club a distance of 534 feet to a one-inch iron pipe on the westerly right-of-way line of the Warren-Jamestown Road (United States Route 62); thence continuing south 88 degrees 38 minutes 48 seconds east, crossing the connection rights-of-way of United States Route 62 and the former Penn Central Railroad, respectively, a total distance of 124.72 feet to a one-inch iron pipe, on the easterly right-of-way line of the Penn Central Railroad; thence continuing south 66 degrees 38 minutes 48 seconds east along the southerly property line of the Conewango Valley Country Club a distance of 281.64 feet to a two-inch iron pipe on the westerly bank of the Conewango Creek; thence continuing south 88 degrees 38 minutes 48 seconds east along the southerly property line of the Conewango Valley Country Club a distance of 18.75 feet to a point on the westerly water's edge of the Conewango Creek; thence along the westerly water's edge of the Conewango Creek by the following courses:

south 06 degrees 00 minutes 13 seconds west a distance of 465.60 feet to a point;

south 00 degrees 23 minutes 00 seconds west a distance of 673.75 feet to a point;

south 09 degrees 17 minutes 26 seconds east a distance of 294.74 feet to a point; thence north 89 degrees 08 minutes 16 seconds west along the

northerly property line of the Warren Mall property owned by George Zamias a distance of 24.82 feet to a two-inch iron pipe on the westerly bank of the Conewango Creek; thence continuing north 89 degrees 08 minutes 16 seconds west along the northerly property line of the Warren Mall a distance of 346.39 feet to a one-inch iron pipe on the easterly right-of-way line of the property now or formerly owned by the Penn Central Railroad; thence continuing north 89 degrees 08 minutes 16 seconds west, crossing the connecting rights-of-way of the former Penn Central Railroad and United States Route 62, respectively, a total distance of 120.18 feet to a one-inch iron pipe on the westerly right-of-way line of United States Route 62, said point being the point of beginning.

Containing an area of 671,095 square feet or 15.41 acres lying west of the United States Route 62 right-of-way and also containing an area of 440,929 square feet or 10.12 acres lying east of the right-of-way now or formerly belonging to Penn Central Railroad.

(c) 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.

(d) The deed of conveyance shall contain a clause that the property conveyed shall be used for economic and community development purposes by the Warren County Commissioners who shall ensure a return of the Commonwealth's investment on the residual value of the property over a five-year period. If the Warren County Commissioners do not return the Commonwealth's investment of the property in the specified period or if the property is used for any purpose other than those specified in this section, the title to the property shall immediately revert to and revest in the Commonwealth of Pennsylvania.

(e) The proceeds of this sale shall be paid into the State Treasury and deposited in the General Fund.

(f) 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.

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

Section 5. Bensalem Township, Bucks County.

(a) With the approval of the Governor, the Department of General Services on behalf of the Commonwealth of Pennsylvania is hereby authorized to sell and convey by the means prescribed hereafter the following described tract of land and improvement thereon:

All that certain tract of land with improvements thereon erected, known as Eastern State School, situate in Bensalem Township, Bucks County, Pennsylvania, bounded on the southern boundary by the Pennsylvania

Turnpike, on the western boundary by Old Lincoln Highway, on the northern boundary by Rockhill Drive and on the eastern boundary by U.S. Route 1.

Containing approximately 110 acres, more or less.

(b) Notwithstanding the provisions of Article XXIV-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929, the Department of General Services shall, through sealed bids, auction or request for proposal, select the purchaser of the tracts and sell the property. Acceptance of an offer shall be subject to a minimum price requirement as established by the department which shall be within a range of fair market value as established through independent appraisal. Proposals submitted in response to a request for proposal must demonstrate a value to the Commonwealth equivalent to the fair market value range as established by the department through independent appraisal. In establishing the value equivalent, the department shall consider the following factors: actual monetary consideration, creation of construction jobs, creation of permanent jobs, expansion of local tax base, economic growth, community development, highest and best use and public purpose.

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

(e) The cost and fees incurred by the Department of General Services for preparing the property for sale, including, but not limited to, environmental assessments, marketing services, title searches, advertising, appraisals, auctioneer fees and surveys, and by the Department of Public Welfare for protecting and securing the property shall be deducted from the purchase price, and that amount shall be an executively authorized augmentation to the appropriation from which the costs and fees were paid by the departments, with priority reimbursements being made to the Department of General Services and the Department of Public Welfare.

Section 6. Bristol Township, Bucks County.

(a) 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, sell and convey to Growth Horizons, Inc., for consideration of \$1 the tract of land described in subsection (b).

(b) The property to be conveyed pursuant to subsection (a) is the following tract of land situate in the Township of Bristol, Bucks County, bounded and described as follows:

All that certain lot or piece of ground, with the buildings and improvements erected thereon, situate in the Township of Bristol, County of

Bucks, Commonwealth of Pennsylvania, and being known as Block No. 5, Lot 63, on a plan of Headley Manor, and being more particularly described according to a survey and plan thereof made by William G. Major Associates, engineers and surveyors, Bristol, Pennsylvania, dated July 26, 1967, as follows, to wit:

Beginning at a point in the center line of Hartel Street, 50 feet wide (formerly known as Pennsylvania Avenue), at a corner of Lot Number 64, said point of beginning being at a distance of 731.5 feet southeast of the center line of Curtis Avenue, 50 feet wide (formerly known as Cedar Lane); thence extending from said beginning point along the center line of Hartel Street south 29 degrees 47 minutes east a distance of 146.3 feet to a point for a corner of Lot Number 62; thence extending along the side of Lot Number 62 south 60 degrees 13 minutes west a distance of 325.46 feet to a point for a corner in line of lands now or formerly of Minnesota Mining and Manufacturing Company; thence extending along lands now or formerly of Minnesota Mining and Manufacturing Company north 29 degrees 53 minutes west a distance of 146.3 feet to a point for a corner Lot Number 64; thence extending along the side of Lot Number 64 north 60 degrees 13 minutes east a distance of 325.71 feet to the first-mentioned point and place of beginning.

Being known as County Tax Parcel No. 5-70-64.

Containing therein in area 47,650 square feet.

Being the same premises conveyed by John J. Camerlengo and Virginia J. Camerlengo, his wife, to the General State Authority by deed recorded in Bucks County Deed Book 2118, Page 78.

(c) 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.

(d) The proceeds of this sale shall be paid into the State Treasury and deposited in the General Fund.

(e) 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 incidental to the conveyance shall be borne by the grantee.

Section 7. Philadelphia.

(a) 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 the following described tracts of land and the improvements erected thereon:

All those certain tracts or parcels of land, with improvements thereon erected, situate in the 58th Ward of the City of Philadelphia, Pennsylvania, more particularly bounded and described as follows:

TRACT NO. 1

Beginning at a point of intersection of the northeasterly side of Southampton Road (60 feet wide) and the northwesterly side of Roosevelt Boulevard (254 feet wide - S.R. 0001); thence extending along the northeasterly side of Southampton Road north 42 degrees 54 minutes 40 seconds west the distance of 200.031 feet to the point of beginning of Tract No. 1; thence along the northeasterly side of Southampton Road north 42 degrees 54 minutes 40 seconds west the distance of 675.511 feet to a point; continuing along said road north 45 degrees 6 minutes 40 seconds west the distance of 1,245.784 feet to a point on the southeasterly side of Carter Road (46.5 feet wide); thence along said road north 41 degrees 4 minutes 22 seconds east the distance of 1,142.357 feet to a point, being the west corner of Benjamin Rush State Park; thence along said State Park land the following eleven courses and distances: south 41 degrees 41 minutes 49 seconds east the distance of 201.603 feet to a point; thence north 41 degrees 4 minutes 22 seconds east the distance of 277.530 feet to a point; thence north 46 degrees 6 minutes 32 seconds east the distance of 919.647 feet to a point; thence south 43 degrees 53 minutes 28 seconds east the distance of 200 feet to a point; thence south 88 degrees 53 minutes 28 seconds east the distance of 200 feet to a point; thence north 46 degrees 6 minutes 32 seconds east the distance of 412.292 feet to a point; thence south 41 degrees 54 minutes 11 seconds east the distance of 851.168 feet to a point; south 48 degrees 5 minutes 49 seconds west the distance of 440.587 feet to a point; thence south 3 degrees 5 minutes 49 seconds west the distance of 159.687 feet to a point; thence south 41 degrees 54 minutes 11 seconds east the distance of 524.168 feet to a point; thence south 86 degrees 54 minutes 11 seconds east the distance of 159.687 feet to a point; thence south 48 degrees 5 minutes 49 seconds west the distance of 2,370.634 feet to the point of beginning on the northeastern side of Southampton Road, said line being 200 feet northwest and parallel to the northwest side of Roosevelt Boulevard (254 feet wide).

Containing a total area of 113.3522 acres.

TRACT NO. 2

Beginning at a point of intersection of the northeasterly side of Southampton Road (60 feet wide) and the northwesterly side of Roosevelt Boulevard (254 feet wide - S.R. 0001); thence extending along the northeasterly side of Southampton Road north 42 degrees 54 minutes 40 seconds west the distance of 200.031 feet to a point; thence south 48 degrees 5 minutes 49 seconds west the distance of 60.009 feet to a point in the southwesterly side of Southampton Road (60 feet wide); thence along said side of road north 42 degrees 54 minutes 40 seconds west the distance of 673.303 feet to a point; thence north 45 degrees 6 minutes 40 seconds west the distance of 206.169 feet to the point of beginning of Tract No. 2; thence south 48 degrees 46 minutes 50 seconds west the distance of 1,003.168 feet to a point; thence north 41 degrees 54 minutes 11 seconds west the distance of 218.861 feet to a point on the old railroad right-of-way line; thence along

said railroad the following five courses and distances: south 78 degrees 26 minutes 29 seconds west the distance of 267.343 feet to a point of curve; thence along a curved line bearing to the right, having a radius of 710 feet and an arc distance of 695.984 feet to a point of tangency; thence north 45 degrees 23 minutes 38 seconds west the distance of 798.698 feet to a point of curve; thence along a curve line bearing to the right, having a radius of 580 feet and an arc distance of 683.750 feet to a point on curve; thence north 46 degrees 38 minutes 17 seconds east the distance of 525.542 feet to a point; thence south 44 degrees 46 minutes 54 seconds east the distance of 1,310.417 feet to a point; thence north 43 degrees 9 minutes 1 second east the distance of 655.645 feet to a point in the southwesterly side of Southampton Road (60 feet wide); thence along said side of road south 54 degrees 10 minutes 8 seconds east the distance of 25.408 feet to a point; thence continuing along said road south 45 degrees 6 minutes 40 seconds east the distance of 1,027.392 feet to the point of beginning.

Containing a total area of 54.7460 acres.

(b) The two tracts or parts thereof may be offered together or separately.

(c) Notwithstanding the provisions of Article XXIV-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929, the Department of General Services shall, through sealed bids, auction or request for proposal, select the purchase of the tracts and sell the property. Acceptance of an offer shall be subject to a minimum price requirement as established by the department which shall be within a range of fair market value as established through independent appraisal. Proposals submitted in response to a request for proposal must demonstrate a value to the Commonwealth equivalent to the fair market value range as established by the department through independent appraisal. In establishing the value equivalent, the department shall consider the following factors: actual monetary consideration, creation of construction jobs, creation of permanent jobs, expansion of local tax base, economic growth, community development, highest and best use and public purpose.

(d) 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 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.

(e) 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) The cost and fees incurred by the Department of General Services for preparing the property for sale, including, but not limited to, environmental assessments, marketing services, title searches, advertising, appraisals, auctioneer fees and surveys, and by the Department of Public Welfare for protecting and securing the property shall be deducted from the purchase

price, and that amount shall be an executively authorized augmentation to the appropriation from which the costs and fees were paid by the departments, with priority reimbursements being made to the Department of General Services and the Department of Public Welfare.

(g) The tracts and parcels of land herein described and the jurisdiction and control over the same herein authorized to be transferred shall be transferred free and clear of any limitations or rights of reversion more particularly set forth in section 1 of the act of September 29, 1938 (Sp.Sess., P.L.53, No.21), entitled "An act relating to institutions of counties, cities, wards, boroughs, townships, institution districts and other political subdivisions, for the care, maintenance, and treatment of mental patients; providing for the transfer to the Commonwealth for the care, maintenance and treatment of mental patients of such institutions, and all grounds, lands, buildings and personal property of such political subdivisions used for the care and maintenance of indigent persons connected with such mental institutions; providing for the management and operation or closing and abandonment thereof; and the maintenance of mental patients therein; including the collection of maintenance in certain cases; providing for the retransfer of certain property to counties, cities, wards, boroughs, townships, institution districts and other political subdivisions under certain circumstances; conferring and imposing upon the Governor, the Department of Welfare, the courts of common pleas and counties, cities, wards, boroughs, townships, institution districts and other political subdivisions certain powers and duties; prohibiting cities, counties, wards, boroughs, townships, institution districts and other political subdivisions from maintaining and operating institutions, in whole or in part, for the care and treatment of mental patients; and repealing inconsistent laws."

Section 8. Repeal.

Section 8 of the act of December 21, 1984 (P.L.1227, No.233), entitled "An act 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," is repealed.

Section 9. Effective date.

This act shall take effect immediately.

APPROVED—The 18th day of December, A.D. 1996.

THOMAS J. RIDGE