

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1884 Session of 2011

INTRODUCED BY STERN AND FLECK, SEPTEMBER 29, 2011

SENATOR MCILHINNEY, STATE GOVERNMENT, IN SENATE, AS AMENDED, OCTOBER 15, 2012

AN ACT

1 ~~Authorizing the Department of General Services, with the~~ ←  
2 ~~approval of the Department of Military and Veterans Affairs~~  
3 ~~and the Governor, to grant and convey to the Borough of~~  
4 ~~Tyrone certain land and improvements situate in the Borough~~  
5 ~~of Tyrone, Blair County, known as the Tyrone Armory.~~  
6 AUTHORIZING THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES ←  
7 TO RELEASE, UPON THE SATISFACTION OF CERTAIN CONDITIONS,  
8 PROJECT 70 RESTRICTIONS ON CERTAIN LAND OWNED BY THE WEST  
9 ROCKHILL - SELLERSVILLE JOINT RECREATION AUTHORITY, BUCKS  
10 COUNTY; AUTHORIZING THE CONVEYANCE OF AN EASEMENT AND THE  
11 RELEASE OF PROJECT 70 RESTRICTIONS IMPOSED ON A PORTION OF  
12 LAND OWNED BY THE PENNSYLVANIA FISH AND BOAT COMMISSION IN  
13 GAMBLE TOWNSHIP, LYCOMING COUNTY, IN RETURN FOR THE  
14 IMPOSITION OF PROJECT 70 RESTRICTIONS ON CERTAIN LAND BEING  
15 CONVEYED TO THE COMMISSION IN GAMBLE TOWNSHIP, LYCOMING  
16 COUNTY, AND OTHER TERMS AND CONDITIONS; AUTHORIZING THE SALE  
17 AND TRANSFER OF TITLE FOR PROJECT 70 LANDS OWNED BY ERIE  
18 COUNTY TO SPRINGFIELD TOWNSHIP, ERIE COUNTY; AUTHORIZING  
19 WESTMORELAND COUNTY TO CONVEY AND TRANSFER A FEE INTEREST IN  
20 CERTAIN PROJECT 70 LAND IN UNITY TOWNSHIP FREE OF PROJECT 70  
21 RESTRICTIONS IN RETURN FOR THE IMPOSITION OF PROJECT 70  
22 RESTRICTIONS ON OTHER LAND IN UNITY TOWNSHIP TO BE ACQUIRED  
23 BY WESTMORELAND COUNTY; AUTHORIZING THE DEPARTMENT OF GENERAL  
24 SERVICES, WITH THE APPROVAL OF THE DEPARTMENT OF MILITARY AND  
25 VETERANS AFFAIRS AND THE GOVERNOR, TO GRANT AND CONVEY TO QRS  
26 REALTY CORP. CERTAIN LANDS AND BUILDING SITUATE IN THE CITY  
27 OF ERIE, ERIE COUNTY; AND APPROVING THE RELEASE OF PROJECT 70  
28 RESTRICTIONS ON CERTAIN LAND OWNED BY THE BOROUGH OF  
29 DOWNINGTOWN, CHESTER COUNTY, IN RETURN FOR THE DEVELOPMENT OF  
30 PUBLIC PARK IMPROVEMENTS WITHIN KARDON PARK WITHIN THE  
31 BOROUGH OF DOWNINGTOWN AND EAST CALN TOWNSHIP, CHESTER  
32 COUNTY.

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

3 ~~Section 1. Conveyance in Borough of Tyrone, Blair County.~~ ←

4 ~~(a) Authorization. The Department of General Services, with~~  
5 ~~the approval of the Department of Military and Veterans Affairs~~  
6 ~~and the Governor, is hereby authorized on behalf of the~~  
7 ~~Commonwealth of Pennsylvania to grant and convey to the Borough~~  
8 ~~of Tyrone, certain land and improvements situate in the Borough~~  
9 ~~of Tyrone, Blair County, for \$80,000 and under terms and~~  
10 ~~conditions to be established in an Agreement of Sale with the~~  
11 ~~Department of General Services.~~

12 ~~(b) Property description. The property to be conveyed~~  
13 ~~pursuant to subsection (a) consists of a tract of land totaling~~  
14 ~~0.57 acres ± and improvements thereon, bounded and more~~  
15 ~~particularly described as follows:~~

16 ~~ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the~~  
17 ~~Borough of Tyrone, County of Blair and State of Pennsylvania,~~  
18 ~~bounded and described as follows, to wit:~~

19 ~~BEGINNING at the Northeasterly corner of Logan Avenue and~~  
20 ~~Alley K; thence along the Easterly side of Logan Avenue South~~  
21 ~~eighteen degrees six minutes (18° 6') West one hundred thirty~~  
22 ~~(130) feet to line of premises conveyed by Ella M. Bell to G.~~  
23 ~~Wood Miller by deed recorded in said county in Deed Book Vol.~~  
24 ~~159, Page 37; thence along said Miller's line South seventy one~~  
25 ~~degrees fifty four minutes (71° 54') East one hundred thirty two~~  
26 ~~and seven tenths (132.7) feet to a post; thence North seventy~~  
27 ~~three degrees thirty minutes (73° 30') East fifty two (52) feet~~  
28 ~~to a post on line of premises of A. A. Stevens, formerly land~~  
29 ~~conveyed by P. Sneeringer and others to David T. Caldwell by~~  
30 ~~deed recorded in said county in Deed Book Vol. 27, page 498;~~

1 ~~thence along said Stevens' line, North eighteen degrees six~~  
2 ~~minutes (18° 6') East one hundred and five tenths (100.5) feet~~  
3 ~~to the Southerly side of Alley K; thence along said side of~~  
4 ~~Alley K, North seventy one degrees fifty four minutes (71° 54')~~  
5 ~~West one hundred seventy five and five tenths (175.5) feet to~~  
6 ~~the place of beginning.~~

7 ~~BEING Tax Parcel No. 22.2 006 064~~

8 ~~BEING the same premises conveyed to the Commonwealth of~~  
9 ~~Pennsylvania from Thomas C. Heims, Mrs. E. Grace Kolbenschlag~~  
10 ~~and Joseph E. Kolbenschlag, her husband, and Miss A. May Heims,~~  
11 ~~all of the Borough of Osceola, County of Clearfield and State of~~  
12 ~~Pennsylvania, and Mrs. Lillie W. Mills, widow of James K. Mills,~~  
13 ~~of the City of Braddock, County of Allegheny and State of~~  
14 ~~Pennsylvania, by deed dated February 15, 1912 and recorded~~  
15 ~~February 26, 1912, in the County of Blair, Pennsylvania in Deed~~  
16 ~~Book 206, Page 661.~~

17 ~~(c) Conditions. The conveyance shall be made under and~~  
18 ~~subject to all lawful and enforceable easements, servitudes and~~  
19 ~~rights of others, including but not confined to streets,~~  
20 ~~roadways and rights of any telephone, telegraph, water,~~  
21 ~~electric, gas or pipeline companies, as well as under and~~  
22 ~~subject to any lawful and enforceable estates or tenancies~~  
23 ~~vested in third persons appearing of record, for any portion of~~  
24 ~~the land or improvements erected thereon.~~

25 ~~(d) Deed restrictions. Any conveyance authorized under this~~  
26 ~~act shall be made under and subject to the condition, which~~  
27 ~~shall be contained in the deed of conveyance, that no portion of~~  
28 ~~the property conveyed shall be used as a licensed facility, as~~  
29 ~~defined in 4 Pa.C.S. § 1103 (relating to definitions), or any~~  
30 ~~other similar type of facility authorized under State law. The~~

1 ~~condition shall be a covenant running with the land and shall be~~  
2 ~~binding upon the Grantee, its successors and assigns. Should the~~  
3 ~~Grantee, its successors or assigns, permit any portion of the~~  
4 ~~property authorized to be conveyed in this act to be used in~~  
5 ~~violation of this subsection, the title shall immediately revert~~  
6 ~~to and revest in the Grantor.~~

7 ~~(e) Deed. The deed of conveyance shall be by special~~  
8 ~~warranty deed and shall be executed by the Secretary of General~~  
9 ~~Services in the name of the Commonwealth of Pennsylvania.~~

10 ~~(f) Costs and fees. Costs and fees incidental to this~~  
11 ~~conveyance shall be borne by the Grantee.~~

12 ~~(g) Proceeds. The proceeds from the sale shall be deposited~~  
13 ~~in the State Treasury Armory Fund.~~

14 ~~(h) Alternate disposal. In the event that this conveyance~~  
15 ~~is not executed per the terms and conditions as established in~~  
16 ~~the Agreement of Sale, with the Department of General Services,~~  
17 ~~the property may be disposed of in accordance with Article 2405~~  
18 ~~A of the act of April 9, 1929 (P.L.177, No.175), known as The~~  
19 ~~Administrative Code of 1929.~~

20 ~~Section 2. Effective date.~~

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

22 SECTION 1. RELEASE OF RESTRICTIONS IN BUCKS COUNTY. ←

23 (A) AUTHORIZATION.--PURSUANT TO SECTION 20(B) OF THE ACT OF  
24 JUNE 22, 1964 (SP.SESS., P.L.131, NO.8), KNOWN AS THE PROJECT 70  
25 LAND ACQUISITION AND BORROWING ACT, AND IN ACCORDANCE WITH THE  
26 REQUIREMENTS IN SECTION 2 OF THAT ACT, THE GENERAL ASSEMBLY  
27 AUTHORIZES THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
28 TO RELEASE PROJECT 70 RESTRICTIONS FROM THE LAND OWNED BY THE  
29 WEST ROCKHILL - SELLERSVILLE JOINT RECREATION AUTHORITY, BUCKS  
30 COUNTY, WHICH IS MORE PARTICULARLY DESCRIBED IN SUBSECTION (B),

1 SUBJECT TO THE FOLLOWING CONDITIONS:

2 (1) THE LAND MUST BE SOLD FOR AN AMOUNT EQUAL TO OR  
3 GREATER THAN THE FAIR MARKET VALUE OF THE LAND AS ESTABLISHED  
4 BY A SELF-CONTAINED APPRAISAL REPORT PREPARED BY A REAL  
5 ESTATE APPRAISER CERTIFIED UNDER THE ACT OF JULY 10, 1990  
6 (P.L.404, NO.98), KNOWN AS THE REAL ESTATE APPRAISERS  
7 CERTIFICATION ACT.

8 (2) THE PROCEEDS OF THE SALE OF THE LAND MUST BE  
9 DEPOSITED INTO AN INTEREST-BEARING ACCOUNT ESTABLISHED BY THE  
10 AUTHORITY AND DESIGNATED SOLELY FOR THE PURPOSES OF THE  
11 CONDITIONS UNDER THIS SUBSECTION.

12 (3) THE MONEY IN THE ACCOUNT MUST BE USED BY THE  
13 AUTHORITY FOR THE SOLE PURPOSE OF IMPROVEMENTS TO THE HOLIDAY  
14 HOUSE POOL COMPLEX IN ACCORDANCE WITH A PLAN PREAPPROVED IN  
15 WRITING BY THE DEPARTMENT.

16 (4) WITHIN FIVE YEARS AFTER THE DATE OF CONVEYANCE OF  
17 THE LAND BY THE AUTHORITY ANY MONEY REMAINING IN THE ACCOUNT  
18 MUST BE PAID TO THE COMMONWEALTH FOR DEPOSIT IN THE KEYSTONE  
19 RECREATION, PARK AND CONSERVATION FUND. FAILURE TO COMPLY  
20 WITH THIS PARAGRAPH SHALL RESULT IN THE AMOUNT OF MONEY IN  
21 THE ACCOUNT CONSTITUTING A DEBT BY THE AUTHORITY TO THE  
22 COMMONWEALTH.

23 (B) LAND SUBJECT TO THE RELEASE FROM PROJECT 70  
24 RESTRICTIONS.--THE LAND WHICH IS SUBJECT TO THE RELEASE FROM  
25 PROJECT 70 RESTRICTIONS IN ACCORDANCE WITH THE PROVISIONS UNDER  
26 SUBSECTION (A) IS DESCRIBED AS FOLLOWS:

27 ALL THAT CERTAIN TRACT OF LAND LYING NORTHEAST OF THE  
28 INTERSECTION OF WASHINGTON AVENUE (T-348) AND HOLIDAY HOUSE ROAD  
29 (T-491) SITUATE WITHIN THE TOWNSHIP OF WEST ROCKHILL, COUNTY OF  
30 BUCKS, COMMONWEALTH OF PENNSYLVANIA, AS REFERENCED BY "EXCEPTION

1 AREA" ON THE PLAN TITLED, "HOLIDAY HOUSE JOINT RECREATION  
2 AUTHORITY TMP 52-014-145" DATED MARCH 13, 2012, PREPARED BY C.  
3 ROBERT WYNN ASSOCIATES, INC., MORE PARTICULARLY DESCRIBED AS  
4 FOLLOWS:

5 BEGINNING AT A POINT, THE WESTERN-MOST CORNER OF LANDS NOW OR  
6 LATE OF HOLIDAY HOUSE JOINT RECREATION AUTHORITY  
7 (TMP# 52-014-145), SAID POINT BEING AT THE  
8 APPROXIMATE CENTER LINE INTERSECTION OF WASHINGTON  
9 AVE (T-348) AND HOLIDAY HOUSE ROAD (T-491), AND BEING  
10 LOCATED NORTH 52° 53' 46" WEST A DISTANCE OF 939.58  
11 FEET FROM A RAILROAD SPIKE WITHIN THE CARTWAY OF  
12 WASHINGTON AVE IN LINE WITH ADJOINING LANDS NOW OR  
13 LATE OF ROBERT AND LUCILLE MOORE (TMP# 39-3-109);  
14 SAID POINT ALSO BEING THE PLACE OF BEGINNING; THENCE,  
15 IN AND ALONG THE CARTWAY OF HOLIDAY HOUSE RD NORTH  
16 34° 28' 46" EAST A DISTANCE OF 169.70 FEET TO A  
17 POINT; THENCE, LEAVING THE CARTWAY OF HOLIDAY HOUSE  
18 RD AND EXTENDING IN AND THRU LANDS NOW OR LATE OF  
19 HOLIDAY HOUSE JOINT RECREATION AUTHORITY SOUTH 52°  
20 53' 46" EAST A DISTANCE OF 246.90 FEET TO A POINT;  
21 THENCE, CONTINUING THRU LANDS NOW OR LATE OF HOLIDAY  
22 HOUSE JOINT RECREATION AUTHORITY SOUTH 37° 06' 14"  
23 WEST A DISTANCE OF 169.52 FEET TO A POINT WITHIN THE  
24 CARTWAY OF WASHINGTON AVE; THENCE, CONTINUING ALONG  
25 THE CARTWAY OF WASHINGTON AVE NORTH 52° 53' 46" WEST  
26 A DISTANCE OF 239.13 FEET TO A POINT, THE PLACE OF  
27 BEGINNING;

28 CONTAINING A CALCULATED AREA OF 0.9457 ACRES, MORE OR LESS, OF  
29 LAND.

30 SECTION 2. CONVEYANCE OF EASEMENT AND RELEASE OF RESTRICTIONS

1           IN ROSE VALLEY LAKE, GAMBLE TOWNSHIP, LYCOMING  
2           COUNTY.

3           (A) AUTHORIZATION.--THE GENERAL ASSEMBLY HEREBY AUTHORIZES  
4 THE PENNSYLVANIA FISH AND BOAT COMMISSION TO GRANT AND CONVEY TO  
5 ROBERT MAGUIRE, SUBJECT TO RESIDENTIAL USE AND UTILITY LINE  
6 ACCESS ONLY RESTRICTIONS, AND FREE OF RESTRICTIONS ON USE AND  
7 ALIENATION IMPOSED BY SECTION 20 OF THE ACT OF JUNE 22, 1964  
8 (SP.SESS., P.L.131, NO.8), KNOWN AS THE PROJECT 70 LAND  
9 ACQUISITION AND BORROWING ACT, AN ACCESS EASEMENT ON LAND  
10 SITUATE IN GAMBLE TOWNSHIP, LYCOMING COUNTY AND DESCRIBED IN  
11 SUBSECTION (B) IN EXCHANGE FOR THAT CERTAIN PROPERTY TO BE  
12 CONVEYED TO THE COMMISSION DESCRIBED IN SUBSECTION (C) AND  
13 SUBJECT TO PROJECT 70 RESTRICTIONS AND UNDER OTHER TERMS AND  
14 CONDITIONS DESCRIBED IN SUBSECTION (D).

15           (B) DESCRIPTION OF PROPERTY TO BE CONVEYED BY  
16 COMMISSION.--THE 33-FEET-WIDE ACCESS EASEMENT TO BE CONVEYED BY  
17 THE COMMISSION AND TO BE RELEASED FROM PROJECT 70 RESTRICTIONS  
18 IS DESCRIBED AS ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE  
19 IN GAMBLE TOWNSHIP, COUNTY OF LYCOMING, COMMONWEALTH OF  
20 PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS A PORTION OF THE  
21 LANDS CONVEYED IN THE DEED FOUND IN LYCOMING COUNTY DEED BOOK  
22 553, PAGE 470, AND FURTHER DESCRIBED AS THE AREA EXTENDING 16.5  
23 FEET PERPENDICULAR FROM AND RUNNING PARALLEL TO THE CENTERLINE  
24 DESCRIBED AS FOLLOWS:

25           BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF  
26 TOWNSHIP ROAD 691 (TRIMBLE ROAD), AT THE CENTERLINE OF AN  
27 EXISTING FARM DRIVE LEADING TO THE PROPOSED TOAD HALL  
28 SUBDIVISION, SAID SUBDIVISION BEING LANDS NOW OR FORMERLY OF  
29 ROBERT A. MAGUIRE; THENCE THROUGH LANDS NOW OR FORMERLY OF THE  
30 PENNSYLVANIA FISH AND BOAT COMMISSION'S ROSE VALLEY LAKE

1 PROPERTY ALONG THE CENTERLINE OF SAID EXISTING FARM DRIVE THE  
2 FOLLOWING COURSES AND DISTANCES:

3 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 256.00 FEET, AN  
4 ARC LENGTH OF 132.89 FEET, CHORD BEARING OF S 33°35'42"E AND A  
5 CHORD DISTANCE OF 131.40 FEET TO A POINT,

6 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 912.00 FEET, AN  
7 ARC LENGTH OF 140.64 FEET, CHORD BEARING OF S 44°02'52"E AND A  
8 CHORD DISTANCE OF 140.50 FEET TO A POINT,

9 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET, AN  
10 ARC LENGTH OF 81.50 FEET, CHORD BEARING OF S 32°13'05"E AND A  
11 CHORD DISTANCE OF 81.27 FEET TO A POINT,

12 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET, AN  
13 ARC LENGTH OF 159.10 FEET, CHORD BEARING OF S 16°02'30"E AND A  
14 CHORD DISTANCE OF 158.48 FEET TO A POINT,

15 S 01°55'35"W AND A DISTANCE OF 99.55 FEET TO A POINT,

16 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 136.00 FEET, AN  
17 ARC LENGTH OF 55.91 FEET, CHORD BEARING OF S 09°51'06"E AND A  
18 CHORD DISTANCE OF 55.52 FEET TO A IRON PIN AT THE COMMON CORNER  
19 OF LOT #1 AND LOT #3 AT THE WESTERLY SIDE OF THE SAID PROPOSED  
20 SUBDIVISION AND CORNER BEING LOCATED S 05°51'24"W A DISTANCE OF  
21 12.58 FEET FROM AN IRON PIN IN THE NORTHWESTERLY CORNER OF LOT  
22 #1 OF THE SAID PROPOSED SUBDIVISION AND BEING DEPICTED AS CORNER  
23 #11 ON THE PENNSYLVANIA FISH COMMISSION, MILL CREEK DAM SITE  
24 (NOW ROSE VALLEY LAKE), COMPOSITE PROPERTY PLAN", DATED FEBRUARY  
25 29, 1968.

26 CONTAINING APPROXIMATELY 0.5 ACRES (670 LINEAR FEET).  
27 EASEMENT LINES EXTENDED OR CONTRACTED AS REQUIRED TO INTERSECT  
28 THE PROPERTY LINES.

29 FINAL AREA AND CONFIGURATION IS SUBJECT TO LOCAL ZONING AND  
30 SUBDIVISION REQUIREMENTS.

1 (C) DESCRIPTION OF PROPERTY TO BE CONVEYED TO  
2 COMMISSION.--THE PROPERTY TO BE CONVEYED TO THE COMMISSION AND  
3 ON WHICH PROJECT 70 RESTRICTIONS WILL BE IMPOSED IS DESCRIBED AS  
4 FEE TITLE TO ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN  
5 GAMBLE TOWNSHIP, COUNTY OF LYCOMING, COMMONWEALTH OF  
6 PENNSYLVANIA MORE PARTICULARLY DESCRIBED AS A PORTION OF THE  
7 LANDS CONVEYED IN THE DEED FOUND IN LYCOMING COUNTY DEED BOOK  
8 5317, PAGE 86, DESCRIBED AS ALL THAT CERTAIN PIECE OR PARCEL OF  
9 LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

10 COMMENCING AT A IRON PIN, IN THE NORTHWESTERLY CORNER OF LOT  
11 #1 OF THE PROPOSED TOAD HALL SUBDIVISION, AND BEING THE CORNER  
12 OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA FISH AND BOAT  
13 COMMISSION, DEPICTED AS CORNER #11 ON THE PENNSYLVANIA FISH  
14 COMMISSION, MILL CREEK DAM SITE (NOW ROSE VALLEY LAKE),  
15 COMPOSITE PROPERTY PLAN", DATED FEBRUARY 29, 1968; THENCE ALONG  
16 THE COMMON LINE OF LOT #1 AND LOT #3 OF SAID SUBDIVISION AND THE  
17 SAID LANDS OF THE PENNSYLVANIA FISH AND BOAT COMMISSION, PASSING  
18 OVER AN IRON PIN AT 12.58 FEET IN THE CENTERLINE OF A 33 FEET  
19 ACCESS EASEMENT RUNNING SOUTHERLY FROM TOWNSHIP ROAD T-691  
20 (TRIMBLE ROAD), S 05°51'24"W A DISTANCE OF 356.86 FEET TO THE  
21 POINT OF BEGINNING, BEING A IRON PIN IN THE WESTERLY LINE OF LOT  
22 #3 OF THE SAID SUBDIVISION AND DEPICTED AS CORNER #10 ON THE  
23 SAID PENNSYLVANIA FISH COMMISSION COMPOSITE PROPERTY PLAN;  
24 THENCE ALONG SAID LOT #3 AND RESIDUAL LOT OF THE SAID  
25 SUBDIVISION, PASSING OVER AN IRON PIN AT 256.46 FEET AT THE  
26 COMMON CORNER OF LOT #3 AND RESIDUAL LOT, S 19°01'45"W A  
27 DISTANCE OF 428.66 FEET TO IRON PIN IN THE EASTERLY LINE OF  
28 LANDS NOW OR FORMERLY OF GEORGE E. COOK; THENCE ALONG SAID LANDS  
29 OF COOK, N 25°58'53"W A DISTANCE OF 287.37 FEET TO AN EXISTING  
30 IRON PIN IN SAID LANDS OF THE PENNSYLVANIA FISH AND BOAT

1 COMMISSION AND DEPICTED AS CORNER #9 ON THE SAID PENNSYLVANIA  
2 FISH COMMISSION COMPOSITE PROPERTY PLAN; THENCE ALONG SAID LANDS  
3 OF THE PENNSYLVANIA FISH AND BOAT COMMISSION, N 61°03'29"E A  
4 DISTANCE OF 303.57 FEET TO AN IRON PIN AND THE POINT OF  
5 BEGINNING.

6 CONTAINING 1.000 ACRES AND BEING LOT #4 OF THE PROPOSED TOAD  
7 HALL SUBDIVISION.

8 FINAL AREA AND CONFIGURATION IS SUBJECT TO LOCAL ZONING AND  
9 SUBDIVISION REQUIREMENTS.

10 (D) OTHER TERMS AND CONDITIONS.--THE CONVEYANCE OF THE  
11 ACCESS EASEMENT UNDER SUBSECTION (B) WILL BE SUBJECT TO ALL  
12 EASEMENTS AND ENCUMBRANCES OF RECORD AND THE FOLLOWING TERMS AND  
13 CONDITIONS:

14 (1) THE ACCESS EASEMENT SHALL BE EXPRESSLY LIMITED TO THE  
15 COMMISSION'S USE AND TO SERVING THE MAGUIRE PROPERTY, BEING A  
16 PORTION OF THE LANDS DESCRIBED IN THE LYCOMING COUNTY DEED BOOK  
17 5317, PAGE 86, AND MORE PARTICULARLY DESCRIBED AS LOT #S 1, 2  
18 AND 3 AND RESIDUAL LOT AS DEPICTED ON THE PROPOSED TOAD HALL  
19 SUBDIVISION PLAN.

20 (2) USE OF THE ACCESS EASEMENT SHALL BE LIMITED TO  
21 RESIDENTIAL USE AND UTILITY LINE ACCESS FOR UNDERGROUND  
22 ELECTRICAL, GAS, WATER, TELECOMMUNICATION AND SEWER LINES  
23 SERVICING RESIDENTIAL DWELLINGS OR FARMING OPERATIONS ONLY.

24 (3) SAID ROBERT MAGUIRE SHALL GRANT THE COMMISSION A  
25 CONSERVATION EASEMENT RESTRICTING DEVELOPMENT TO FOUR  
26 RESIDENTIAL LOTS ON THE PROPERTY DESCRIBED IN PARAGRAPH (1).

27 (4) SAID ROBERT MAGUIRE SHALL PAY THE COMMISSION \$15,000.

28 (5) THE PARTIES WILL RESOLVE ISSUES RELATING TO THE FEDERAL  
29 LAND AND WATER CONSERVATION FUND.

30 (E) DEED RESTRICTION.--THE RESTRICTION TO BE INCLUDED IN THE

1 DEED OF CONVEYANCE FOR THE PARCEL DESCRIBED IN SUBSECTION (C)  
2 SHALL BE AS FOLLOWS:

3 THIS INDENTURE IS GIVEN TO PROVIDE LAND FOR RECREATION,  
4 CONSERVATION AND HISTORICAL PURPOSES, AS SAID PURPOSES ARE  
5 DEFINED IN THE ACT OF JUNE 22, 1964 (SP.SESS., P.L.131, NO.8),  
6 KNOWN AS THE PROJECT 70 LAND ACQUISITION AND BORROWING ACT.

7 (F) COST.--COSTS AND FEES INCIDENTAL TO THE CONVEYANCES  
8 SHALL BE BORNE BY SAID ROBERT MAGUIRE.

9 SECTION 3. SALE AND TRANSFER OF TITLE IN ERIE COUNTY.

10 (A) AUTHORIZATION.--PURSUANT TO THE REQUIREMENTS OF SECTION  
11 20(B) OF THE ACT OF JUNE 22, 1964 (SP.SESS., P.L.131, NO.8),  
12 KNOWN AS THE PROJECT 70 LAND ACQUISITION AND BORROWING ACT, THE  
13 GENERAL ASSEMBLY HEREBY AUTHORIZES THE SALE AND TRANSFER OF  
14 TITLE FOR THE PROJECT 70 LANDS OWNED BY ERIE COUNTY WHICH ARE  
15 MORE PARTICULARLY DESCRIBED IN SUBSECTION (C).

16 (B) PROJECT 70 RESTRICTIONS.--THE LANDS DESCRIBED IN  
17 SUBSECTION (C) SHALL BE TRANSFERRED WITH ALL EXISTING  
18 RESTRICTIONS CURRENTLY IMPOSED BY THE PROJECT 70 LAND  
19 ACQUISITION AND BORROWING ACT UPON CONVEYANCE TO SPRINGFIELD  
20 TOWNSHIP.

21 (C) LANDS TO BE RELEASED FROM RESTRICTIONS.--THE LAND TO BE  
22 SOLD WITH EXISTING PROJECT 70 RESTRICTIONS ARE SITUATED IN  
23 SPRINGFIELD TOWNSHIP, ERIE COUNTY, AND ARE MORE PARTICULARLY  
24 DESCRIBED AS FOLLOWS:

25 ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP  
26 OF SPRINGFIELD, COUNTY OF ERIE AND COMMONWEALTH OF PENNSYLVANIA,  
27 BEING PART OF TRACTS "C" AND "D" AND BOUNDED AND DESCRIBED AS  
28 FOLLOWS, TO WIT:

29 BEGINNING AT THE NORTHWEST CORNER OF THE PIECE AT A POINT ON THE  
30 SHORE OF LAKE ERIE, SAID POINT BEING ALSO A CORNER OF LAND OF

1 CARNEGIE STEEL COMPANY; THENCE BY THE MEANDERS OF THE SHORE OF  
2 LAKE ERIE AT LOW WATER LINE, THE GENERAL COURSE OF WHICH IS  
3 NORTH 58 DEGREES AND 00 MINUTES EAST, FIVE HUNDRED FIFTY-NINE  
4 AND NINETY FIVE HUNDREDTHS (559.95) FEET; AND NORTH 77 DEGREES  
5 AND 31 MINUTES EAST ONE HUNDRED SEVENTY-ONE AND NINE HUNDREDTHS  
6 (171.09) FEET; THENCE NORTH 74 DEGREES AND 05 MINUTES EAST,  
7 CROSSING THE MOUTH OF RACCOON CREEK, FOUR HUNDRED EIGHTY-NINE  
8 AND NINETY-THREE HUNDREDTHS (489.93) FEET; THENCE SOUTH 87  
9 DEGREES AND 11 MINUTES EAST, TWO HUNDRED TEN AND SIX TENTHS  
10 (210.6) FEET; THENCE NORTH 59 DEGREES AND 23 MINUTES EAST, NINE  
11 HUNDRED FOUR AND SIX TENTHS (904.6) FEET; THENCE NORTH 66  
12 DEGREES AND 38 MINUTES EAST, EIGHT HUNDRED AND NINETEEN (819)  
13 FEET; THENCE NORTH 89 DEGREES AND 33 MINUTES EAST, FOUR HUNDRED  
14 NINETEEN AND TWENTY-FIVE HUNDREDTHS (419.25) FEET; THENCE NORTH  
15 60 DEGREES AND 01 MINUTES EAST, TWO HUNDRED FORTY AND TWENTY-  
16 FIVE HUNDREDTHS (240.25) FEET; THENCE BY LAND NOW OR FORMERLY  
17 OWNED BY S. A. SISSON, SOUTH 19 DEGREES AND 20 MINUTES EAST,  
18 PASSING THROUGH A ROW OF APPLE TREES, FIVE HUNDRED FIFTY AND  
19 FIFTEEN HUNDREDTHS (550.15) FEET TO AN OLD STONE MONUMENT AT THE  
20 SOUTH MARGIN OF THE LAKE ROAD; THENCE BY LANDS OF SAID S. A.  
21 SISSON, SOUTH 04 DEGREES AND 23 MINUTES EAST, EIGHT HUNDRED  
22 THIRTY-EIGHT AND TWENTY-NINE HUNDREDTHS (838.29) FEET TO A  
23 STAKE; THENCE BY LAND OF SAID SISSON AND OTHER LAND OF CARNEGIE  
24 LAND COMPANY AND CARNEGIE STEEL COMPANY, SOUTH 00 DEGREES AND 31  
25 MINUTES EAST, PASSING OVER OLD STONE MONUMENTS AT DISTANCES OF  
26 858.7 FEET AND 3802 FEET, FORTY-THREE HUNDRED FIFTY-FIVE (4355)  
27 FEET TO A STAKE ON THE SOUTH SIDE OF THE BANK; THENCE BY OTHER  
28 LANDS OF CARNEGIE STEEL COMPANY, SOUTH 89 DEGREES AND 35 MINUTES  
29 WEST, FOUR HUNDRED TWENTY-FIVE AND EIGHTY-ONE HUNDREDTHS  
30 (425.81) FEET TO A SPIKE IN THE CENTERLINE OF THE EAGLEY ROAD;

1 THENCE ALONG THE CENTER OF SAID ROAD, NORTH 45 DEGREES AND 52  
2 MINUTES WEST TWO THOUSAND FIVE HUNDRED FIFTY-SIX AND EIGHTY-  
3 EIGHT HUNDREDTHS (2556.88) FEET TO A STAKE AT POINT OF  
4 INTERSECTION OF A CURVE IN SAID ROAD; THENCE BY SAME, NORTH 30  
5 DEGREES AND 45 MINUTES WEST, EIGHT HUNDRED FIFTY-THREE AND FIFTY  
6 TWO HUNDREDTHS (853.52) FEET TO A SPIKE IN THE CENTERLINE OF  
7 SAID ROAD; THENCE SOUTH 88 DEGREES AND 10 MINUTES WEST, PASSING  
8 THROUGH A SPIKE IN THE NORTH LINE OF A PRIVATE LANE (SAID POINT  
9 BEING SOUTH, 88 DEGREES AND 10 MINUTES WEST, 34.02 FEET FROM THE  
10 CENTERLINE OF EAGLEY ROAD) ALONG THE NORTH LINE OF SAID LAND,  
11 PASSING THROUGH A SPIKE IN A LARGE MAPLE TREE NEAR THE MARGIN OF  
12 THE ROAD, FIVE HUNDRED SEVENTY-EIGHT AND THIRTY-TWO HUNDREDTHS  
13 (578.32) FEET TO AN OLD STONE MONUMENT; THENCE CONTINUING ALONG  
14 THE NORTH LINE OF SAID LANE, NORTH 87 DEGREES AND 16 MINUTES  
15 WEST; ONE HUNDRED THIRTY-THREE AND SIXTY-FOUR HUNDREDTHS  
16 (133.64) FEET TO THE CENTER OF A LARGE MAPLE TREE: THENCE ALONG  
17 LAND OF THE CARNEGIE STEEL COMPANY, NORTH 10 DEGREES AND 59  
18 MINUTES WEST, PASSING OVER AN OLD STONE MONUMENT ON THE SOUTH  
19 MARGIN OF THE LAKE ROAD AT A DISTANCE OF 1454.78 FEET AND A  
20 STAKE NEAR THE BANK OF LAKE ERIE, EIGHTEEN HUNDRED SEVENTY-EIGHT  
21 AND EIGHT TENTHS (1878.8) FEET TO THE PLACE OF  
22 BEGINNING, AND CONTAINING 309.62 ACRES OF LAND, BE THE SAME MORE  
23 OR LESS, ACCORDING TO A SURVEY MADE BY T. WOODS STERRETT, ET AL,  
24 SURVEYORS, IN OCTOBER, 1933; TOGETHER WITH ALL BUILDINGS ERECTED  
25 THEREON.  
26 EXCEPTING AND RESERVING THEREFROM ALL THAT CERTAIN PROPERTY  
27 CONVEYED IN DEED DATED FEBRUARY 27, 1953 AND RECORDED MARCH 2,  
28 1953 IN ERIE COUNTY DEED BOOK 644 PAGE 143, BEING PROPERTY  
29 CONVEYED TO GERALD KRAUS AND BEATRICE M. KRAUS, HIS WIFE,  
30 CONTAINING APPROXIMATELY ONE HUNDRED (100) ACRES OF LAND, AND

1 HAVING ERECTED THEREON A ONE AND ONE-HALF (11/2) STORY FRAME  
2 DWELLING AND FRAME BARN AND OTHER OUTBUILDINGS.  
3 ALSO EXCEPTING AND RESERVING THEREFROM SO MUCH OF THE ABOVE  
4 DESCRIBED LAND AS LIES BETWEEN THE CENTERLINE OF RACCOON CREEK,  
5 SO CALLED, AND THE WEST LINE OF THE LAND ABOVE DESCRIBED, AND  
6 BETWEEN THE CENTERLINE OF THE LAKE ROAD AND THE WATERS OF LAKE  
7 ERIE. THE RESERVATION MAY BE MORE CORRECTLY DESCRIBED AS THE  
8 LAND WHICH LIES NORTH OF THE CENTERLINE OF THE LAKE ROAD AND  
9 ALSO WEST OF THE CENTERLINE OF RACCOON CREEK.  
10 TOGETHER WITH ALL RIPARIAN AND LITTORAL RIGHTS ACQUIRED BY AND  
11 FORMERLY OWNED BY ERIE COUNTY IN AND TO THE BANK, SHORE, BEACH  
12 AND WATERS OF LAKE ERIE ADJOINING LANDS HEREIN CONVEYED, BEING  
13 BETWEEN THE CENTERLINE OF RACCOON CREEK, SO CALLED, AND THE LINE  
14 DIVIDING LAND HEREIN CONVEYED AND LAND CONVEYED TO GERALD KRAUS  
15 BY DEED RECORDED IN ERIE COUNTY DEED BOOK 644, PAGE 143.  
16 EXCEPTING AND RESERVING UNTO GRANTORS IN DEED BOOK 929 PAGE 265,  
17 THEIR HEIRS AND ASSIGNS, THE RIGHT TO OBTAIN WATER AND GAS FROM  
18 WELLS LOCATED ON THE LAND HEREIN CONVEYED, WHICH FURNISH WATER  
19 AND GAS TO THE HOUSE LOCATED NORTH OF THE LAKE ROAD AND WEST OF  
20 RACCOON CREEK RESERVED BY SAID GRANTORS; THE RIGHT TO OCCUPY  
21 SAID LAND WITH SAID WELLS TOGETHER WITH THE SYSTEMS WHICH PUMP  
22 AND TRANSPORT SAID WATER AND GAS TO THE HOUSE ON LAND HEREIN  
23 RESERVED. TOGETHER WITH THE RIGHT TO ENTER UPON LAND HEREIN  
24 CONVEYED FOR THE PURPOSE OF MAINTAINING, CLEANING, PUMPING AND  
25 REPAIRING, KEEPING IN REPAIR AND RECONSTRUCTING SAID WELLS, PUMP  
26 HOUSES AND LINE LEADING FROM SAID WELLS AND PUMP HOUSES TO THE  
27 ABOVE HOUSE LOCATED ON LAND ABOVE RESERVED.  
28 EXCEPTING AND RESERVING TO THE GRANTOR, ITS SUCCESSORS AND  
29 ASSIGNS FOREVER, ANY AND ALL MINERAL RIGHTS, INCLUDING GAS AND  
30 OIL, NOT OTHERWISE RESERVED ABOVE, IN THE PROPERTY HEREBY

1 CONVEYED, SAID RESERVATION INCLUDES THE RIGHT TO STORAGE AND  
2 ACCESS, SUBJECT TO AN AGREEMENT BETWEEN GRANTOR & GRANTEE AS TO  
3 USE OF FUNDS RECEIVED.

4 TO HAVE AND HOLD THE ABOVE DESCRIBED PROPERTY FOR USE AS A PARK  
5 FOR ALL THE MEMBERS OF THE PUBLIC; HOWEVER, IN THE EVENT THE  
6 GRANTEE CEASES TO USE SAID PROPERTY AS A PARK OR LIMITS EQUAL  
7 ACCESS TO ALL RESIDENTS IN ERIE COUNTY, THEN AND IN THAT EVENT  
8 THE PROPERTY CONVEYED HEREIN SHALL REVERT TO THE COUNTY OF ERIE,  
9 ITS SUCCESSORS OR ASSIGNS.

10 THE FIRST PARTY HAS NO ACTUAL KNOWLEDGE OF ANY HAZARDOUS WASTE  
11 AS DEFINED IN ACT NO. 1980-97 OF THE COMMONWEALTH OF  
12 PENNSYLVANIA, HAVING BEEN OR WHICH IS PRESENTLY BEING DISPOSED  
13 ON OR ABOUT PROPERTY DESCRIBED IN THIS DEED.

14 BEING THE SAME PREMISES CONVEYED TO THE COUNTY OF ERIE BY DEED  
15 DATED NOVEMBER 9, 1965 AND  
16 RECORDED NOVEMBER 18, 1965 IN ERIE COUNTY DEED BOOK 929, PAGE  
17 265.

18 THIS CONVEYANCE BY THE COUNTY EXECUTIVE IS PURSUANT TO A  
19 RESOLUTION OF THE COUNTY COUNCIL OF ERIE, PENNSYLVANIA, BO. 78  
20 OF 1982 PASSED THE 21ST DAY OF DECEMBER 1982.

21 (D) EXISTING RESTRICTIONS.--THE FOLLOWING RESTRICTION SHALL  
22 REMAIN IN THE DEEDS FOR THE LAND DESCRIBED UNDER SUBSECTION (C):  
23 THIS INDENTURE IS GIVEN TO PROVIDE LAND FOR RECREATION,  
24 CONSERVATION AND HISTORICAL PURPOSES AS SAID PURPOSES ARE  
25 DEFINED IN THE "PROJECT 70 LAND ACQUISITION AND BORROWING ACT,"  
26 APPROVED JUNE 22, 1964, P.L.131, NO.8.  
27 SECTION 4. TRANSFER IN WESTMORELAND COUNTY.

28 (A) AUTHORIZATION.--PURSUANT TO SECTION 20(B) OF THE ACT OF  
29 JUNE 22, 1964 (SP.SESS., P.L.131, NO.8), KNOWN AS THE PROJECT 70  
30 LAND ACQUISITION AND BORROWING ACT, THE GENERAL ASSEMBLY

1 AUTHORIZES THE RELEASE OF PROJECT 70 RESTRICTIONS ON A PORTION  
2 OF LANDS OWNED BY WESTMORELAND COUNTY, WHICH ARE MORE  
3 PARTICULARLY DESCRIBED IN SUBSECTION (C), IN RETURN FOR  
4 IMPOSITION OF PROJECT 70 RESTRICTIONS ON OTHER LAND TO BE  
5 CONVEYED AND DEEDED TO THE COUNTY, AS DESCRIBED IN SUBSECTION  
6 (D).

7 (B) FREEDOM OF RESTRICTIONS.--THE LAND DESCRIBED IN  
8 SUBSECTION (C) SHALL BE FREE OF RESTRICTIONS ON USE AND  
9 ALIENATION IMPOSED BY THE PROJECT 70 LAND ACQUISITION AND  
10 BORROWING ACT UPON CONVEYANCE OF LAND BY WESTMORELAND COUNTY.

11 (C) LAND TO BE RELEASED FROM RESTRICTIONS.--THE SECTION OF  
12 LAND TO BE RELEASED FROM PROJECT 70 RESTRICTIONS IS TO BE  
13 CONVEYED FROM WESTMORELAND COUNTY TO ROBERT S. SITES AND IT IS  
14 SITUATED IN THE TOWNSHIP OF UNITY, WESTMORELAND COUNTY, AND MORE  
15 PARTICULARLY DESCRIBED AS FOLLOWS:

16 ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE TOWNSHIP OF  
17 UNITY, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA AS  
18 SHOWN ON THE PROPERTY LINE ADJUSTMENT PLAN PREPARED FOR  
19 WESTMORELAND COUNTY AND ROBERT S. SITES BY LAUREL HIGHLANDS  
20 SURVEY COMPANY, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

21 BEGINNING AT A POINT IN SR 1051, SAID POINT BEING NORTH 64  
22 DEGREES 42 MINUTES 42 SECONDS WEST, 269.39 FEET FROM THE  
23 WESTMORELAND COUNTY PROPERTY CORNER LOCATED IN THE INTERSECTION  
24 OF SR 1051 AND SR 1049; THENCE ALONG SR 1051 SOUTH 64 DEGREES 42  
25 MINUTES 42 SECONDS EAST 91.56 FEET TO A POINT IN SR 1051; THENCE  
26 LEAVING SR 1051 ALONG THE COMMON PROPERTY LINE OF WESTMORELAND  
27 COUNTY AND ROBERT S. SITES SOUTH 21 DEGREES 12 MINUTES 00  
28 SECONDS WEST TO AN IRON PIN; THENCE NORTH 13 DEGREES 02 MINUTES  
29 30 SECONDS WEST TO A POINT IN SR 1051 AT THE PLACE OF BEGINNING.  
30 CONTAINING 0.1336 ACRES OF LAND.

1 (D) LAND TO BE RESTRICTED.--THE SECTION OF LAND TO BE  
2 RESTRICTED PURSUANT TO PROJECT 70 RESTRICTIONS IS TO BE CONVEYED  
3 FROM ROBERT S. SITES TO WESTMORELAND COUNTY AND IS SITUATED IN  
4 THE TOWNSHIP OF UNITY, WESTMORELAND COUNTY, AND MORE  
5 PARTICULARLY DESCRIBED AS FOLLOWS:

6 ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE TOWNSHIP OF  
7 UNITY, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA AS  
8 SHOWN ON THE PROPERTY LINE ADJUSTMENT PLAN PREPARED FOR  
9 WESTMORELAND COUNTY AND ROBERT S. SITES BY LAUREL HIGHLANDS  
10 SURVEY COMPANY, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

11 BEGINNING AT AN IRON PIN, SAID IRON PIN BEING THE WESTERN  
12 MOST POINT OF THE ROBERT S. SITES PARCEL AND BEING LOCATED ON  
13 THE EDGE OF THE ABANDONED RIGHT-OF-WAY OF THE FORMER ALEXANDRIA  
14 BRANCH OF THE PENNSYLVANIA RAILROAD, THENCE NORTH 19 DEGREES 48  
15 MINUTES 20 SECONDS EAST 47.22 FEET ALONG THE WESTERN MOST SITE'S  
16 PROPERTY LINE TO AN IRON PIN LOCATED IN THE ABANDONED RAILROAD  
17 RIGHT-OF-WAY; THENCE ALONG THE ABANDONED RAILROAD RIGHT-OF-WAY  
18 SOUTH 73 DEGREES 13 MINUTES 36 SECONDS EAST 156.32 FEET TO AN  
19 IRON PIN; THENCE CONTINUING ALONG THE ABANDONED RAILROAD RIGHT-  
20 OF-WAY SOUTH 70 DEGREES 00 MINUTES 16 SECONDS EAST 43.68 FEET TO  
21 AN IRON PIN; THENCE CONTINUING ALONG THE ABANDONED RAILROAD  
22 RIGHT-OF-WAY NORTH 21 DEGREES 12 MINUTES 00 SECONDS EAST 32.50  
23 FEET TO AN IRON PIN AT THE EDGE OF THE ABANDONED RAILROAD RIGHT-  
24 OF-WAY AT A CORNER COMMON TO SITES AND WESTMORELAND COUNTY;  
25 THENCE ALONG THE EDGE OF THE ABANDONED RAILROAD RIGHT-OF-WAY AND  
26 PROPERTY OF WESTMORELAND COUNTY SOUTH 74 DEGREES 38 MINUTES 05  
27 SECONDS EAST 78.75 FEET TO AN IRON PIN; THENCE CONTINUING ALONG  
28 THE EDGE OF THE ABANDONED RAILROAD RIGHT-OF-WAY AND PROPERTY OF  
29 WESTMORELAND COUNTY SOUTH 57 DEGREES 43 MINUTES 27 SECONDS EAST  
30 28.97 FEET TO A POINT AT SR 1049; THENCE ALONG SR 1049 SOUTH 44

1 DEGREES 02 MINUTES 13 SECONDS WEST 97.79 FEET TO A POINT; THENCE  
2 LEAVING SR 1049 ALONG THE EDGE OF THE ABANDONED RAILROAD RIGHT-  
3 OF-WAY AND PROPERTY OF WESTMORELAND COUNTY BY THE ARC OF A  
4 CIRCLE CURVING TO THE LEFT IN A NORTH WESTERLY DIRECTION HAVING  
5 A RADIUS OF 528.69 FEET AN ARC DISTANCE OF 136.10 FEET AND ALSO  
6 HAVING A CHORD BEARING AND DISTANCE OF NORTH 66 DEGREES 14  
7 MINUTES 09 SECONDS WEST 135.73 FEET TO AN IRON PIN; THENCE  
8 CONTINUING ALONG THE EDGE OF THE ABANDONED RAILROAD RIGHT-OF-WAY  
9 AND ALONG PROPERTY OF WESTMORELAND COUNTY NORTH 73 DEGREES 36  
10 MINUTES 42 SECONDS WEST 132.06 FEET TO AN IRON PIN AT THE PLACE  
11 OF BEGINNING. CONTAINING 0.3930 ACRES OF LAND.

12 (E) PROJECT 70 DEED CLAUSE.--THE FOLLOWING RESTRICTIONS  
13 SHALL BE INCLUDED IN THE DEED FOR THE REPLACEMENT LAND: "THIS  
14 INDENTURE IS GIVEN TO PROVIDE LAND FOR RECREATION, CONSERVATION,  
15 AND HISTORICAL PURPOSES, AS SAID PURPOSES ARE DEFINED IN THE ACT  
16 OF JUNE 22, 1964 (SP.SESS., P.L.131, NO.8), KNOWN AS THE PROJECT  
17 70 LAND ACQUISITION AND BORROWING ACT."

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

20 SECTION 5. GRANT AND CONVEYANCE OF ERIE ARMORY.

21 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH  
22 THE APPROVAL OF THE DEPARTMENT OF MILITARY AND VETERANS AFFAIRS  
23 AND THE GOVERNOR, IS AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF  
24 PENNSYLVANIA TO GRANT AND CONVEY TO QRS REALTY CORP. CERTAIN  
25 LANDS AND BUILDING THEREON, BEING KNOWN AS THE ERIE ARMORY,  
26 SITUATE IN THE CITY OF ERIE, ERIE COUNTY, FOR \$330,000 AND UNDER  
27 TERMS AND CONDITIONS TO BE ESTABLISHED IN AN AGREEMENT OF SALE  
28 WITH THE DEPARTMENT OF GENERAL SERVICES.

29 (B) DESCRIPTION.--THE PROPERTY TO BE CONVEYED PURSUANT TO  
30 SUBSECTION (A) CONSISTS OF APPROXIMATELY 2.29 ACRES, MORE OR

1 LESS, AND AN ARMORY BUILDING BOUNDED, AND MORE PARTICULARLY  
2 DESCRIBED AS FOLLOWS:

3 ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE FIRST WARD OF  
4 THE CITY OF ERIE, COUNTY OF ERIE, COMMONWEALTH OF PENNSYLVANIA,  
5 BEING ALL OF IN-LOTS 1993, 1996, 1998, 1999, 2002, 2003 AND  
6 PARTS OF IN-LOTS 1994, 1995, 1997 AND 2006, AND BEING MORE  
7 PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

8 BEGINNING AT A POINT AT THE NORTHWESTERLY INTERSECTION OF  
9 EAST SIXTH STREET AND PARADE STREET, BEING THE SOUTHEASTERLY  
10 CORNER OF IN-LOT 1993; THENCE WESTWARDLY ALONG THE NORTHERLY  
11 LINE OF EAST SIXTH STREET 165 FEET TO A POINT ON THE DIVIDING  
12 LINE BETWEEN IN-LOTS 1996 AND 1997; THENCE NORTHWARDLY ALONG  
13 SAID DIVIDING LINE A DISTANCE OF 127.5 FEET TO A POINT; THENCE  
14 WESTWARDLY AND PARALLEL TO THE NORTHERLY LINE OF EAST SIXTH  
15 STREET A DISTANCE OF 5 FEET TO A POINT; THENCE NORTHWARDLY AND  
16 PARALLEL TO THE WESTERLY LINE OF PARADE STREET A DISTANCE OF  
17 37.5 FEET TO A POINT ON THE DIVIDING LINE BETWEEN IN-LOTS 1997  
18 AND 1998; THENCE WESTWARDLY ALONG THE SOUTHERLY LINE OF IN-LOTS  
19 1998 AND 1999, 2002, 2003 AND PART OF 2006 AND PARALLEL TO THE  
20 NORTHERLY LINE OF EAST SIXTH STREET A DISTANCE OF 365 FEET TO A  
21 POINT ON THE DIVIDING LINE OF IN-LOTS 2005 AND 2006; THENCE  
22 NORTHWARDLY AND PARALLEL TO THE EASTERLY LINE OF GERMAN STREET A  
23 DISTANCE OF 165 FEET TO A POINT ON THE SOUTHERLY LINE OF EAST  
24 FIFTH STREET, SAID POINT BEING 125 FEET DISTANT FROM THE  
25 SOUTHEASTERLY CORNER OF THE INTERSECTION OF GERMAN STREET AND  
26 EAST FIFTH STREET; THENCE ALONG SAID SOUTHERLY LINE OF EAST  
27 FIFTH STREET A DISTANCE OF 402.5 FEET TO A POINT, BEING 132.5  
28 FEET DISTANT FROM THE SOUTHWESTERLY CORNER OF THE INTERSECTION  
29 OF EAST FIFTH STREET AND PARADE STREET; THENCE SOUTHWARDLY AND  
30 PARALLEL TO THE WESTWARDLY LINE OF PARADE STREET A DISTANCE OF

1 120 FEET TO A POINT; THENCE EASTWARDLY AND PARALLEL TO THE  
2 SOUTHERLY LINE OF EAST FIFTH STREET A DISTANCE OF 132.5 FEET TO  
3 A POINT ON THE WESTERLY LINE OF PARADE STREET, SAID POINT BEING  
4 DISTANT 120 FEET FROM THE SOUTHWESTERLY CORNER OF EAST FIFTH  
5 STREET AND PARADE STREET; THENCE ALONG SAID WESTERLY LINE OF  
6 PARADE STREET A DISTANCE OF 210 FEET TO THE NORTHWESTERLY CORNER  
7 OF THE INTERSECTION OF EAST SIXTH STREET AND PARADE STREET,  
8 BEING THE PLACE OF BEGINNING.

9 BEING THE SAME PREMISES CONVEYED TO THE COMMONWEALTH OF  
10 PENNSYLVANIA BY:

11 (1) DEED OF ARTHUR W. BREVILLIER, EXECUTOR AND TRUSTEE  
12 UNDER THE WILL OF C.M. CONRAD, DECEASED, TO THE COMMONWEALTH  
13 OF PENNSYLVANIA, DATED DECEMBER 8, 1919 AND RECORDED IN THE  
14 OFFICE OF RECORDER OF DEEDS OF ERIE COUNTY, PENNSYLVANIA,  
15 DEED BOOK 241, PAGE 524, CONVEYING PART OF IN-LOTS 1994 AND  
16 1995.

17 (2) DEED OF ARTHUR W. BREVILLIER, EXECUTOR AND TRUSTEE  
18 UNDER THE WILL OF C.M. CONRAD, DECEASED, TO THE COMMONWEALTH  
19 OF PENNSYLVANIA, DATED DECEMBER 8, 1919 AND RECORDED IN THE  
20 OFFICE OF RECORDER OF DEEDS OF ERIE COUNTY, PENNSYLVANIA,  
21 DEED BOOK 241, PAGE 526, CONVEYING IN-LOT 1993 AND PART OF  
22 1996.

23 (3) DEED OF ERIE BREWING COMPANY TO THE COMMONWEALTH OF  
24 PENNSYLVANIA DATED DECEMBER 30, 1939 AND RECORDED IN THE  
25 OFFICE OF RECORDER OF DEEDS OF ERIE COUNTY, PENNSYLVANIA,  
26 DEED BOOK 399, PAGE 663, CONVEYING IN-LOTS 1998, 1999, 2002  
27 AND PARTS OF IN-LOTS 1995 AND 1996.

28 (4) QUITCLAIM DEED OF THE CITY OF ERIE TO THE  
29 COMMONWEALTH OF PENNSYLVANIA DATED JUNE 20, 1941 AND RECORDED  
30 IN THE OFFICE OF RECORDER OF DEEDS OF ERIE COUNTY,

1 PENNSYLVANIA, DEED BOOK 413, PAGE 217, CONVEYING IN-LOT 2003  
2 AND PART OF 2006.

3 (5) TREASURER'S DEED OF JAMES D. WALKER BY THE TREASURER  
4 OF ERIE COUNTY TO THE COMMONWEALTH OF PENNSYLVANIA DATED MAY  
5 21, 1940 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF  
6 ERIE COUNTY, PENNSYLVANIA, DEED BOOK 414, PAGE 189, CONVEYING  
7 IN-LOT 2003 AND PART OF 2006.

8 (6) DEED OF ERIE BREWING COMPANY TO THE COMMONWEALTH OF  
9 PENNSYLVANIA DATED DECEMBER 31, 1956 AND RECORDED IN THE  
10 OFFICE OF RECORDER OF DEEDS OF ERIE COUNTY, PENNSYLVANIA,  
11 DEED BOOK 747, PAGE 87, CONVEYING PART OF IN-LOT 1997.  
12 BEING ERIE COUNTY TAX PARCEL NO. (14) 10-11-100.  
13 KNOWN AS THE ERIE ARMORY AT 350 EAST 6TH STREET, CITY OF  
14 ERIE, ERIE, PENNSYLVANIA.

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

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

1 GRANTEE, ITS SUCCESSORS OR ASSIGNS, PERMIT ANY PORTION OF THE  
2 PROPERTY AUTHORIZED TO BE CONVEYED IN THIS SECTION TO BE USED IN  
3 VIOLATION OF THIS SUBSECTION, THE TITLE SHALL IMMEDIATELY REVERT  
4 TO AND REVEST IN THE GRANTOR.

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

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

11 (G) PROCEEDS.--THE PROCEEDS FROM THE SALE SHALL BE DEPOSITED  
12 IN THE STATE TREASURY ARMORY FUND.

13 (H) ALTERNATE DISPOSITION.--IN THE EVENT THAT THIS  
14 CONVEYANCE IS NOT EXECUTED PER THE TERMS AND CONDITIONS AS  
15 ESTABLISHED IN THE AGREEMENT OF SALE WITH THE DEPARTMENT OF  
16 GENERAL SERVICES, THE PROPERTY MAY BE DISPOSED OF BY THE  
17 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE  
18 DEPARTMENT OF MILITARY AND VETERANS AFFAIRS AND THE GOVERNOR, AT  
19 A PRICE TO BE DETERMINED THROUGH A COMPETITIVE BIDDING PROCESS  
20 WITH PROCEEDS TO BE DEPOSITED AS PROVIDED IN SUBSECTION (G).  
21 SECTION 6. RELEASE OF RESTRICTIONS IN CHESTER COUNTY.

22 (A) AUTHORIZATION.--PURSUANT TO THE REQUIREMENTS OF SECTION  
23 20(B) OF THE ACT OF JUNE 22, 1964 (SP.SESS., P.L.131, NO.8),  
24 KNOWN AS THE PROJECT 70 LAND ACQUISITION AND BORROWING ACT, THE  
25 GENERAL ASSEMBLY HEREBY APPROVES THE RELEASE OF PROJECT 70  
26 RESTRICTIONS FROM THE LAND OWNED BY THE BOROUGH OF DOWNINGTOWN,  
27 CHESTER COUNTY, WHICH IS MORE PARTICULARLY DESCRIBED IN  
28 SUBSECTION (C) IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:

29 (1) (I) PROJECT 70 RESTRICTIONS REMOVED FROM THE LAND  
30 DESCRIBED IN SUBSECTION (C) SHALL BE FOR AN AMOUNT EQUAL

1 TO OR GREATER THAN THE FAIR MARKET VALUE OF THE  
2 RESTRICTIONS, AS ESTABLISHED BY A SELF-CONTAINED  
3 APPRAISAL REPORT PREPARED BY A STATE-CERTIFIED GENERAL  
4 APPRAISER CERTIFIED UNDER THE ACT OF JULY 10, 1990  
5 (P.L.404, NO.98), KNOWN AS THE REAL ESTATE APPRAISERS  
6 CERTIFICATION ACT.

7 (II) ANY LAND WITHIN THE AREA DESCRIBED IN  
8 SUBSECTION (C) SOLD BY THE BOROUGH OF DOWNINGTOWN,  
9 WITHOUT PROJECT 70 RESTRICTIONS, SHALL BE FOR AN AMOUNT  
10 EQUAL TO OR GREATER THAN THE FAIR MARKET VALUE OF THE  
11 LAND, AS ESTABLISHED BY A SELF-CONTAINED APPRAISAL REPORT  
12 PREPARED BY A STATE-CERTIFIED GENERAL APPRAISER CERTIFIED  
13 UNDER THE REAL ESTATE APPRAISERS CERTIFICATION ACT.

14 (2) THE PROCEEDS OF THE SALE OF THE LAND AND THE RELEASE  
15 OF THE PROJECT 70 RESTRICTIONS SHALL BE DEPOSITED INTO AN  
16 INTEREST-BEARING ACCOUNT ESTABLISHED BY THE BOROUGH OF  
17 DOWNINGTOWN AND DESIGNATED SOLELY FOR THE PURPOSES OF THE  
18 CONDITIONS UNDER THIS SUBSECTION.

19 (3) THE MONEYS IN THE INTEREST-BEARING ACCOUNT SHALL BE  
20 USED BY THE BOROUGH OF DOWNINGTOWN FOR THE SOLE PURPOSE OF  
21 IMPROVEMENTS TO KARDON PARK IN ACCORDANCE WITH A DEVELOPMENT  
22 PLAN, INCLUDING CONSTRUCTION PLANS AND SPECIFICATIONS  
23 PREPARED BY A LICENSED ENGINEER OR LANDSCAPE ARCHITECT AND  
24 PREAPPROVED IN WRITING BY THE DEPARTMENT.

25 (4) THE BOROUGH OF DOWNINGTOWN SHALL CERTIFY TO THE  
26 DEPARTMENT THAT AN AREA OF LAND MATCHING THE METES AND BOUNDS  
27 DESCRIPTION IN SUBSECTION (D) HAS BEEN DEED RESTRICTED FOR  
28 PUBLIC PARK USE, WHICH DEED RESTRICTION HAS BEEN RECORDED BY  
29 THE BOROUGH OF DOWNINGTOWN IN THE FORM AND SUBSTANCE  
30 ACCEPTABLE TO THE DEPARTMENT. THE DEPARTMENT AND THE BOROUGH

1 OF DOWNINGTOWN MAY MUTUALLY AGREE ON ADJUSTMENTS TO THE METES  
2 AND BOUNDS OF THE PUBLIC PARK LAND, PROVIDED THAT THE PUBLIC  
3 PARK LAND SHALL NOT BE LESS THAN 20.0 ACRES IN SIZE.

4 (B) USE OF FUNDS SECURING THE PUBLIC PARK IMPROVEMENTS.--IN  
5 ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SUBSECTION (A):

6 (1) THE FUNDS, INCLUDING INTEREST, SHALL BE USED SOLELY  
7 TO ENSURE THE DEVELOPMENT OF PUBLIC PARK IMPROVEMENTS WITHIN  
8 KARDON PARK CONSTRUCTED OR CAUSED TO BE CONSTRUCTED BY THE  
9 BOROUGH OF DOWNINGTOWN IN ACCORDANCE WITH THE PLAN APPROVED  
10 BY THE DEPARTMENT. THE FUNDS SHALL BE RELEASED FOR THE  
11 DEVELOPMENT OF THE KARDON PARK FOLLOWING APPROVAL OF THE  
12 DEVELOPMENT PLAN AS SET FORTH IN SUBSECTION(A) (3).

13 (2) ANY FUNDS, INCLUDING INTEREST, REMAINING FIVE YEARS  
14 AFTER THE DATE SUCH FUNDS ARE DEPOSITED, UNLESS EXTENDED BY  
15 THE DEPARTMENT FOR A PERIOD NOT TO EXCEED TWO YEARS, SHALL  
16 IMMEDIATELY BE PAID TO THE DEPARTMENT FOR DEPOSIT IN THE  
17 DEPARTMENT'S GENERAL RESTRICTED REVENUE FUND FOR THE PURPOSE  
18 OF FUNDING CONSERVATION AND RECREATION GRANTS. FAILURE TO  
19 MAKE SUCH PAYMENT SHALL RESULT IN THE AMOUNT OF FUNDS,  
20 INCLUDING INTEREST, CONSTITUTING A DEBT BY THE BOROUGH OF  
21 DOWNINGTOWN TO THE COMMONWEALTH.

22 (C) LAND SUBJECT TO THE RELEASE FROM PROJECT 70  
23 RESTRICTIONS.--THE LAND WHICH IS SUBJECT TO THE RELEASE FROM  
24 PROJECT 70 RESTRICTIONS IN ACCORDANCE WITH THE PROVISIONS UNDER  
25 SUBSECTION (A) IS AS FOLLOWS:

26 ALL THAT CERTAIN TRACT OF LAND SITUATE IN EAST CALN TOWNSHIP,  
27 CHESTER COUNTY, PENNSYLVANIA, AS SHOWN ON A PLAN ENTITLED "P-70  
28 PARK PLAN" PREPARED BY COMMONWEALTH ENGINEERS, INC.,  
29 DOWNINGTOWN, PENNSYLVANIA, DATED JULY 18, 2012, AND BEING MORE  
30 FULLY DESCRIBED AS FOLLOWS:

1 BEGINNING AT AN EXISTING RAILROAD SPIKE (SET) LOCATED IN THE  
2 CENTER OF NORWOOD ROAD, SAID POINT BEING THE NORTHWESTERN CORNER  
3 OF PARCEL 4001 00223010E IN EAST CALN TOWNSHIP, CHESTER COUNTY,  
4 PENNSYLVANIA, AND THE TRUE POINT OF BEGINNING;  
5 THENCEFROM THE BEGINNING OF LEFT CURVE FROM WHICH THE RADIUS  
6 POINT BEARS NORTH 28°51'05" WEST, NORTHEASTERLY AND NORTHERLY A  
7 DISTANCE OF 443.47 FEET ALONG THE CURVE CONCAVE TO THE  
8 NORTHWEST, HAVING A RADIUS OF 345.61 FEET AND A CENTRAL ANGLE OF  
9 73°31'06";  
10 THENCE NORTH 12°22'11" WEST TANGENT TO SAID CURVE, A DISTANCE OF  
11 67.97 FEET;  
12 THENCE NORTH 72°52'49" EAST, A DISTANCE OF 604.99 FEET;  
13 THENCE SOUTH 13°06'52" EAST, A DISTANCE OF 762.14 FEET;  
14 THENCE SOUTH 76°49'32" WEST, A DISTANCE OF 405.48 FEET;  
15 THENCE SOUTH 16°56'28" EAST, A DISTANCE OF 171.56 FEET;  
16 THENCE SOUTH 83°37'40" WEST, A DISTANCE OF 474.54 FEET;  
17 THENCE NORTH 14°12'52" WEST, A DISTANCE OF 130.69 FEET;  
18 THENCE NORTH 77°50'08" EAST, A DISTANCE OF 17.50 FEET;  
19 THENCE NORTH 14°12'52" WEST, A DISTANCE OF 309.33 FEET TO THE  
20 POINT OF BEGINNING.

21 CONTAINING 14.177 ACRES, MORE OR LESS.

22 (D) LANDS SUBJECT TO THE DEED RESTRICTION.--THE LANDS WHICH  
23 ARE SUBJECT TO THE DEED RESTRICTION AS REQUIRED BY SUBSECTION  
24 (A) (4) ARE AS FOLLOWS:

25 PARCEL "A"

26 ALL THAT CERTAIN TRACT OF LAND SITUATE IN DOWNINGTOWN BOROUGH  
27 AND EAST CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AS SHOWN  
28 ON A PLAN ENTITLED "PARK AREA LEGAL DESCRIPTION PLAN" PREPARED  
29 BY COMMONWEALTH ENGINEERS, INC., DOWNINGTOWN, PENNSYLVANIA,  
30 DATED SEPTEMBER 7, 2012, AND BEING MORE FULLY DESCRIBED AS

1 FOLLOWS:  
2 BEGINNING AT AN EXISTING BOLT (SET) LOCATED IN THE CENTER OF  
3 PENNSYLVANIA AVENUE, SAID POINT BEING THE SOUTHEASTERN CORNER OF  
4 PARCEL 1104 0014020E IN DOWNINGTOWN BOROUGH, CHESTER COUNTY,  
5 PENNSYLVANIA, AND THE TRUE POINT OF BEGINNING;  
6 THENCE SOUTH 43°46'50" WEST, A DISTANCE OF 500.70 FEET;  
7 THENCE SOUTH 43°02'02" WEST, A DISTANCE OF 5.40 FEET;  
8 THENCE NORTH 30°25'01" WEST, A DISTANCE OF 136.79 FEET;  
9 THENCE NORTH 02°57'50" EAST, A DISTANCE OF 361.29 FEET;  
10 THENCE SOUTH 87°02'10" EAST, A DISTANCE OF 123.32 FEET;  
11 THENCE NORTH 14°36'16" EAST, A DISTANCE OF 111.23 FEET;  
12 THENCE NORTH 01°41'02" EAST, A DISTANCE OF 237.40 FEET;  
13 THENCE NORTH 46°12'15" WEST, A DISTANCE OF 361.72 FEET;  
14 THENCE NORTH 01°41'02" EAST, A DISTANCE OF 129.44 FEET;  
15 THENCE NORTH 43°18'58" WEST, A DISTANCE OF 73.53 FEET;  
16 THENCE NORTH 01°41'02" EAST, A DISTANCE OF 83.92 FEET;  
17 THENCE NORTH 43°18'58" WEST, A DISTANCE OF 19.80 FEET;  
18 THENCE NORTH 88°18'58" WEST, A DISTANCE OF 39.21 FEET;  
19 THENCE NORTH 41°40'09" WEST, A DISTANCE OF 24.75 FEET;  
20 THENCE NORTH 88°18'58" WEST, A DISTANCE OF 136.35 FEET TO THE  
21 BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF  
22 367.00 FEET AND A CENTRAL ANGLE OF 13°35'22" AND BEING SUBTENDED  
23 BY A CHORD WHICH BEARS NORTH 33°05'05" WEST 86.84 FEET;  
24 THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 87.04 FEET;  
25 THENCE NORTH 39°52'46" WEST TANGENT TO SAID CURVE, A DISTANCE OF  
26 277.81 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE;  
27 THENCE NORTHWESTERLY A DISTANCE OF 34.60 FEET ALONG THE CURVE  
28 CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 187.00 FEET AND A  
29 CENTRAL ANGLE OF 10°36'07";  
30 THENCE NORTH 50°28'53" WEST TANGENT TO SAID CURVE, A DISTANCE OF

1 55.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST  
2 HAVING A RADIUS OF 345.61 FEET AND A CENTRAL ANGLE OF 45°44'34"  
3 AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°30'06" EAST  
4 268.65 FEET;  
5 THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE, A DISTANCE  
6 OF 275.92 FEET;  
7 THENCE NORTH 12°22'11" WEST TANGENT TO SAID CURVE, A DISTANCE OF  
8 67.97 FEET;  
9 THENCE NORTH 72°52'49" EAST, A DISTANCE OF 604.99 FEET;  
10 THENCE SOUTH 13°06'52" EAST, A DISTANCE OF 762.14 FEET;  
11 THENCE SOUTH 13°06'28" EAST, A DISTANCE OF 1148.90 FEET TO THE  
12 POINT OF BEGINNING.  
13 CONTAINING 19.107 ACRES.

14 PARCEL "B"

15 ALL THAT CERTAIN TRACT OF LAND SITUATE IN DOWNINGTOWN BOROUGH  
16 AND EAST CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AS SHOWN  
17 ON A PLAN ENTITLED "PARK AREA LEGAL DESCRIPTION PLAN" PREPARED  
18 BY COMMONWEALTH ENGINEERS, INC., DOWNINGTOWN, PENNSYLVANIA,  
19 DATED SEPTEMBER 7, 2012, AND BEING MORE FULLY DESCRIBED AS  
20 FOLLOWS:

21 BEGINNING AT AN EXISTING RAILROAD SPIKE (SET) LOCATED IN THE  
22 CENTER OF NORWOOD ROAD, SAID POINT BEING THE NORTHWESTERN CORNER  
23 OF PARCEL 4001 0023010E IN EAST CALN TOWNSHIP, CHESTER COUNTY,  
24 PENNSYLVANIA, AND THE TRUE POINT OF BEGINNING;  
25 THENCEFROM THE BEGINNING OF LEFT CURVE FROM WHICH THE RADIUS  
26 POINT BEARS NORTH 28°51'05" WEST, NORTHEASTERLY A DISTANCE OF  
27 97.93 FEET ALONG THE CURVE CONCAVE TO THE NORTHWEST, HAVING A  
28 RADIUS OF 345.61 FEET AND A CENTRAL ANGLE OF 16°14'03";  
29 THENCE SOUTH 50°28'53" EAST, A DISTANCE OF 54.93 FEET TO THE  
30 BEGINNING OF A CURVE TANGENT TO SAID LINE;

1 THENCE SOUTHEASTERLY A DISTANCE OF 21.74 FEET ALONG THE CURVE  
2 CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 117.50 FEET AND A  
3 CENTRAL ANGLE OF 10°36'07";  
4 THENCE SOUTH 39°52'46" EAST TANGENT TO SAID CURVE, A DISTANCE OF  
5 178.08 FEET;  
6 THENCE SOUTH 50°07'15" WEST, A DISTANCE OF 190.53 FEET;  
7 THENCE SOUTH 75°47'08" WEST, A DISTANCE OF 39.06 FEET;  
8 THENCE NORTH 14°12'52" WEST, A DISTANCE OF 268.18 FEET TO THE  
9 POINT OF BEGINNING.  
10 CONTAINING .990 ACRES.

11 TOTAL RESTRICTED PARK PROPERTY CONTAINS 20.097 ACRES, MORE OR  
12 LESS.

13 (E) DEFINITION.--AS USED IN THIS SECTION, THE TERM  
14 "DEPARTMENT" MEANS THE DEPARTMENT OF CONSERVATION AND NATURAL  
15 RESOURCES OF THE COMMONWEALTH.

16 SECTION 7. EFFECTIVE DATE.

17 THIS ACT SHALL TAKE EFFECT IMMEDIATELY.