

ATTACHMENT H – FORM OF DEED

DRAFT

DEED

THIS DEED IS MADE AND ENTERED into this ____ day of _____, 20__, between the **COMMONWEALTH OF PENNSYLVANIA**, acting by and through the Department of General Services, an administrative department of the Commonwealth of Pennsylvania, with the approval of the Governor of the Commonwealth of Pennsylvania, herein referred to as **GRANTOR**,

A

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_____, hereinafter referred to as **GRANTEE**,

WHEREAS, under authority of Act 71 of 2019, the General Assembly of the Commonwealth of Pennsylvania authorized the Department of General Services, with the approval of the Governor, to grant and convey to **GRANTEE**, two tracts of land situate in the City of Allentown and City of Bethlehem, Lehigh County, Pennsylvania, hereinafter described.

WITNESSETH, that the said **GRANTOR** for and in consideration of _____ **DOLLARS AND** ___/100 (**\$**_____) has granted and conveyed and by these presents does grant and convey to **GRANTEE**, its successors and assigns two tracts of land, together with all buildings and improvements thereon, situate in the City of Allentown and City of Bethlehem, Lehigh County, Pennsylvania, bounded and described as follows:

LOT #1

ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the City of Allentown and City of Bethlehem, Lehigh County, bounded and described as follows, to wit:

BEGINNING at a concrete monument found on the South side of Hanover Avenue said point being at the Northeast Corner of the lands of N/F 1514 Inc., thence **FROM THE PLACE OF BEGINNING** along the South line of Hanover Avenue the following courses and distances:

1. S 55°31'17" E for a distance of 511.16' to a point, thence
2. Along a curve to the Right having a Delta Angle of 5°45'00", a radius of 957.11' for an arc length of 96.05' to a point, thence
3. N 61°16'18" E for a distance of 5.96' to a point, thence
4. Along a curve to the Left having a Delta Angle of 5°47'00", a radius of 1034.11' for an arc length of 104.38' to a point, thence
5. N 55°29'17" E for a distance of 45.13' to the Northwest corner of Hanover Avenue and North Quebec Street; thence along the West line North Quebec Street S 7°57'43" E for a distance of 553.45' to a point at the Southwest corner of North Quebec Street and East Allen Street; thence along the South line of East Allen Street N 81°23'17" E for a distance of 678.83' to an iron pin set at the Northwest corner of Lot #2;

Thence along Lot #2 the following course and distances:

1. S 27°11'30" E for a distance of 1032.47' to an iron pin set; thence
2. S 55°10'20" W for a distance of 243.03' to an iron pin set; thence
3. S 34°49'40" E for a distance of 160.00' to an iron pin set; thence
4. N 54°56'04" E for a distance of 603.06' to an iron pin set; thence
5. N 43°48'06" E for a distance of 727.05' to an iron pin set; thence
6. N 72°56'55" E for a distance of 285.07' to an iron pin set; thence
7. N 76°19'04" E for a distance of 378.08' to an iron pin set on the City of Allentown and the City of Bethlehem line; thence
8. Along the City of Allentown and the City of Bethlehem line N 6°55'39" W for a distance of 413.29' to an iron pin set; thence along the lands of N/F Bruce Loch and James Burkos, N/F A-town Development Company, and

N/F Raymond Perez , N 82°59'59" E for a distance of 396.87' to a point; thence along the lands of N/F Raymond Perez, the South line of Grandview Boulevard, and N/F Geraldine P. Holzinger N 81°45'17" E for a distance of 396.71' to a concrete monument found; thence along the lands of PA Lines LCC S 8°31'43" E for a distance of 469.16' to a point on the North line of Central Boulevard;

Thence along the North line of Central Boulevard the following courses and distances:

1. Along a curve to the Right having a Delta Angle of 30°53'14", a radius of 798.97' for an arc length of 430.71' to a point, thence
2. S 75°44'07" W for a distance of 205.24' to a point, thence
3. S 66°28'27" W for a distance of 232.14' to a point,

Thence along the North line of River Drive the following courses and distances:

1. S 69°08'28" W for a distance of 282.83' to a point; thence
2. S 54°30'17" W for a distance of 507.39' to a point; thence
3. S 50°28'17" W for a distance of 411.58' to a point; thence
4. S 56°43'17" W for a distance of 384.03' to a point; thence
5. Along a curve to the Left having a Delta Angle of 39°02'00", a radius of 256.69' for an arc length of 174.87' to a point, thence
6. S 17°41'17" W for a distance of 83.85' to a point; thence
7. Along a curve to the Right having a Delta Angle of 8°00'03", a radius of 346.78' for an arc length of 48.47' to a point,

Thence along the lands of N/F Norfolk Southern the following courses and distances:

1. S 39°24'36" W for a distance of 139.28' to a concrete monument found; thence
2. S 49°14'43" E for a distance of 6.14' to a point on the North line of River Drive;

Thence along the North line of River Drive the following courses and distances:

1. S 44°33'17" W for a distance of 159.40' to a point; thence

2. Along a curve to the Left having a Delta Angle of $14^{\circ}07'00''$, a radius of 541.84' for an arc length of 133.50' to a point, thence
3. S $30^{\circ}26'17''$ W for a distance of 799.21' to a point; thence
4. Along a curve to the Right having a Delta Angle of $18^{\circ}38'50''$, a radius of 891.50' for an arc length of 290.14' to a point, thence
5. S $49^{\circ}05'07''$ W for a distance of 392.66' to a point; thence
6. Along a curve to the Right having a Delta Angle of $8^{\circ}09'10''$, a radius of 536.50' for an arc length of 76.34' to a point, thence
7. S $57^{\circ}14'17''$ W for a distance of 332.83' to a point; thence
8. Along a curve to the Right having a Delta Angle of $10^{\circ}36'40''$, a radius of 663.50' for an arc length of 122.88' to a point, thence
9. S $46^{\circ}37'37''$ W for a distance of 729.66' to a point; thence
10. Along a curve to the Right having a Delta Angle of $8^{\circ}41'30''$, a radius of 536.50' for an arc length of 81.39' to a point, thence
11. S $55^{\circ}19'07''$ W for a distance of 126.31' to a point at the Southeast limit of unopened South Maxwell Street; thence along East line of unopened South Maxwell Street N $7^{\circ}40'54''$ W for a distance of 1981.82' to a concrete monument found;

Thence along the lands of N/F the Community Services for Children the following courses and distances:

1. N $77^{\circ}27'55''$ E for a distance of 343.59' to a point; thence
2. N $82^{\circ}36'13''$ E for a distance of 264.92' to a point; thence
3. N $7^{\circ}34'12''$ W for a distance of 48.78' to a point; thence
4. N $10^{\circ}07'23''$ E for a distance of 18.41' to a point; thence
5. N $33^{\circ}51'14''$ E for a distance of 77.17' to a point; thence
6. N $6^{\circ}18'35''$ W for a distance of 41.34' to a point; thence
7. S $83^{\circ}24'45''$ W for a distance of 56.39' to a point; thence
8. N $6^{\circ}18'23''$ W for a distance of 35.42' to a point; thence
9. N $83^{\circ}44'46''$ E for a distance of 56.41' to an iron pipe found; thence
10. N $6^{\circ}16'03''$ W for a distance of 223.32' to a point; thence
11. S $83^{\circ}06'05''$ W for a distance of 6.70' to a point; thence

12. N 7°22'55" W for a distance of 78.48' to an iron pipe found; thence
13. S 76°24'27" W for a distance of 46.07' to a point; thence
14. N 13°36'19" W for a distance of 35.10' to an iron pipe found; thence
15. N 76°12'08" E for a distance of 49.86' to an iron pipe found; thence
16. N 7°25'05" W for a distance of 258.86' to an iron pipe found; thence
17. S 83°23'26" W for a distance of 257.59' to a point;

Thence along the lands of N/F Baldeu Raj Sharma Trust, the East limit of East Pine Street and N/F Richard C. Birch Sr. N 1°54'54" W for a distance of 250.32' to a concrete monument found on the South line of East Gordon Street; thence along the South line of East Gordon street N 82°02'47" E for a distance of 319.05' to an iron pipe found at the Southeast corner of East Gordon North Oswego Streets; thence along the East line of North Oswego Street N 6°39'00" W for a distance of 8.01' to a point; thence along the lands of Kelly Brookhart and Mark MacNemara N 81°51'17" E for a distance of 229.30' to a concrete monument found; thence along the lands of N/F Tina Rivera, N/F Karl & Ruth Schuster, N/F Dee Ann Diaz, N/F Timothy Koppenhaver, N/F David & Ruth Koppenhaver, N/F Eugene & Constance Fritz, N/F Miriam Estrella, N/F David & Helen Galbraith, N/F Gary & Kay Matsco, N/F Charles & Jacqueline Scherer, N/F Sharon Peters, N/F Jeremy Ingle, and the East Limit of East Clair Street N 8°17'43" W for a distance of 733.25' to a point, thence along the East line of 1514 Inc. N 34°22'50" W for a distance of 152.66' to the place of **BEGINNING**.

CONTAINING 165.846-Acres.

BEING shown as Lot #1 on the Final Minor Subdivision Plan of the Allentown State Hospital prepared by the City of Allentown Department of Public Works, Drawing #06-005, dated July 20, 2007, last revised March 25, 2009.

LOT #2

ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the City of Allentown, Lehigh County, bounded and described as follows, to wit:

BEGINNING at an iron pin set on the south line of East Allen Street, said point being located North 81° 23' 17" East for a distance of 678.83 feet from the

Southwest corner of North Quebec Street and the said point of **BEGINNING** being the Northwest corner of this described parcel; thence from the place of **BEGINNING** along the South line of East Allen Street and the South Line of Oil Process Systems North 81° 23' 17" East for a distance of 531.03 feet to a concrete monument found; thence along the lands of Bruce Loch and James Burkos the following nine (9) courses and distances;

- 1) South 43° 13' 28" East – 11.42 feet to a concrete monument found; thence
- 2) South 80° 16' 15" West – 54.97 feet to an iron pin found; thence
- 3) South 7° 57' 07" West – 61.34 feet to a concrete monument found; thence
- 4) South 61° 19' 56" East – 163.09 feet to a concrete monument found; thence
- 5) North 68° 57' 39" East – 177.92 feet to a concrete monument found; thence
- 6) North 58° 25' 17" East – 238.88 feet to a concrete monument found; thence
- 7) North 23° 18' 43" West – 36.00 feet to a concrete monument found; thence
- 8) North 82° 58' 20" East – 987.96 feet to a concrete monument found; thence
- 9) North 82° 59' 59" East – 1.43 feet to a point; thence along Lot #1, the residue lands of the Commonwealth of Pennsylvania the following eight (8) courses and distances;

- 1) South 6° 55' 39" East – 413.29 feet to a iron pin set; thence
- 2) South 76° 19' 04" West – 378.08 feet to a iron pin set; thence
- 3) South 72° 56' 55" West – 285.07 feet to a iron pin set; thence
- 4) South 43° 48' 06" West – 727.05 feet to a iron pin; thence
- 5) South 54° 56' 04" West – 603.06 feet to a iron pin; thence
- 6) North 34° 49' 40" West – 160.00 feet to a iron pin set; thence
- 7) North 55° 10' 20" East – 243.03 feet to a iron pin set; thence
- 8) North 27° 11' 30" West – 1032.47 feet to the place of **BEGINNING**.

CONTAINING 29.321-Acres.

BEING shown as Lot #2 on the Final Minor Subdivision Plan of the Allentown State Hospital prepared by the City of Allentown Department of Public Works, Drawing #06-005, dated July 20, 2007, last revised March 25, 2009.

TO HAVE AND TO HOLD the said tract or piece of ground unto the said **GRANTEE**, its successors and assigns, to and for the only proper use and behoof of the said **GRANTEE**, its successors and assigns forever.

UNDER AND SUBJECT to all lawful and enforceable 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 to any lawful and enforceable estates or tenancies vested in third persons appearing of record, for any portion of the land or improvements erected thereon.

UNDER AND SUBJECT to the condition, that no portion of the property conveyed shall be used as a licensed facility, as defined in 4 Pa.C.S. § 1103 (relating to definitions), or any other similar type of facility authorized under state law. The condition shall be a covenant running with the land and shall be binding upon the **GRANTEE**, its successors and assigns. Should the **GRANTEE**, its successors or assigns, permit any portion of the property to be used in violation of this restriction, the title shall immediately revert to and revest in the **GRANTOR**.

UNDER AND SUBJECT to the condition that the property shall only be utilized as a (whatever use is set forth in the successful proposal) and for no other purpose.

RESERVING AND EXCEPTING an easement for the existing Commonwealth-owned air monitoring station and reasonable ingress and egress thereto provided by the **GRANTEE**.

AND THE GRANTOR shall warrant specially the premises herein conveyed.

IN WITNESS WHEREOF, GRANTOR, by Curt Topper, Secretary of General Services, has caused this instrument to be signed the day and year first above written.

**APPROVED AS TO LEGALITY
AND FORM
Office of Chief Counsel, DGS**

**COMMONWEALTH OF PENNSYLVANIA
Department of General Services**

Secretary of General Services (date)

**APPROVED AS TO LEGALITY
AND FORM
Office of General Counsel**

APPROVED:

GOVERNOR

**APPROVED AS TO LEGALITY
AND FORM
Office of Attorney General**

By _____
Deputy Attorney General

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA:

:

COUNTY OF DAUPHIN

:

On this, the _____ day of _____, 20__, before me, the undersigned officer, personally appeared Curt Topper, Secretary of the Department of General Services of the Commonwealth of Pennsylvania, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC

CERTIFICATE OF RESIDENCE

I certify that the true and precise address of the within named **GRANTEE**
is _____, _____, Pennsylvania, _____.

_____, 20__

ATTORNEY FOR GRANTEE