
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 991 Session of
2023

INTRODUCED BY CAPPELLETTI, NOVEMBER 28, 2023

REFERRED TO STATE GOVERNMENT, NOVEMBER 28, 2023

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey certain lands
3 and improvements situate in Haverford Township, Delaware
4 County, to Carelink Community Support Services of PA, Inc.

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

7 Section 1. Conveyance in Haverford Township, Delaware County.

8 (a) Authorization.--The Department of General Services, with
9 the approval of the Governor, is authorized on behalf of the
10 Commonwealth of Pennsylvania to grant and convey the tract of
11 land described under subsection (b) together with any
12 improvements thereon, being a portion of the lands of the former
13 Haverford State Hospital, situate in Haverford Township,
14 Delaware County, to Carelink Community Support Services of PA,
15 Inc., for \$300,000, under terms and conditions to be established
16 in an agreement of sale.

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

19 ALL THAT CERTAIN piece, parcel, or tract of land situated in

1 Haverford Township, Delaware County, Pennsylvania, being Parcel
2 - 2 as shown on a plan titled "Haverford Hospital Property"
3 prepared by Precision Land Surveyors, dated July 12, 1998, and
4 being further described as follows, to wit:

5 BEGINNING at a point in the bed of Haverford and Darby Road,
6 a corner in common with Parcel - 1 of the Haverford Hospital
7 Property plan; thence leaving the road and continuing along
8 Parcel - 1 the following two courses and distances: 1.) South 34
9 degrees 5 minutes 28 seconds West a distance of 318.67 feet to
10 an iron rod and 2.) South 79 degrees 29 minutes 35 seconds West
11 a distance of 790.88 feet to an iron rod, a corner in common
12 with Parcel - 1 of the Haverford Hospital Property plan and
13 lands now or formerly of Allgates West Development; thence along
14 lands now or formerly of Allgates West Development the following
15 three courses and distances: 1.) North 51 degrees 56 minutes 10
16 seconds West a distance of 165.76 feet to a stone monument; 2.)
17 North 3 degrees 23 minutes 36 seconds East a distance of 284.94
18 feet to a stone monument and 3.) North 38 degrees 38 minutes 53
19 seconds East a distance of 370.43 feet to a point, a corner in
20 the bed of Haverford and Darby Road; thence continuing in the
21 bed of Haverford and Darby Road the following four courses and
22 distances:

23 1.) South 67 degrees 44 minutes 32 seconds East a distance of
24 88.36 feet to a point; 2.) South 62 degrees 46 minutes 20
25 seconds East a distance of 201.01 feet to a point; 3.) South 77
26 degrees 35 minutes 38 seconds East a distance of 217.42 feet to
27 a point and 4.) South 75 degrees 20 minutes 21 seconds East a
28 distance of 377.98 feet to a point, the place of beginning.

29 CONTAINING 10.43 acres, more or less, as shown on said plan.
30 Tax ID / Parcel No. 22-04-00185-00. Known as 3520 Darby Road,

1 Haverford, Pennsylvania, 19041.

2 BEING a portion of the same premises condemned by The General
3 State Authority, predecessor to the Department of General
4 Services, in 1956 from Eckley B. Coxe & Mary Owens Coxe, in
5 accordance with the Act of March 31, 1949, P.L. 372, Section 12,
6 which taking is evidenced by the Petition for Appointment of
7 Viewers recorded at the Office of the Recorder of Deeds of
8 Delaware County at Deed Book 1807 Page 34.

9 ALSO BEING a portion of the same premises conveyed by Elmer
10 H. Hutchinson and Sally M. Hutchinson, his wife, to The General
11 State Authority by deed dated March 2, 1956, and recorded at the
12 Office of the Recorder of Deeds of Delaware County at Deed Book
13 1763 Page 564.

14 TOGETHER WITH a 20-foot-wide sanitary sewer easement as
15 described in a Deed from the Commonwealth of Pennsylvania to the
16 Township of Haverford, dated December 17, 2002 and recorded at
17 Delaware County Deed Book 2631, Page 947 (Instrument
18 #2002138609).

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

27 (d) Restrictions.--

28 (1) Any conveyance authorized under this act shall be
29 made under and subject to the condition, which shall be
30 contained in the deed of conveyance, that no portion of the

1 property conveyed shall be used as a licensed facility, as
2 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any
3 other similar type of facility authorized under State law.
4 The condition shall be a covenant running with the land and
5 shall be binding upon the grantee, its successors and
6 assigns. Should the grantee, its successors or assigns,
7 permit any portion of the property authorized to be conveyed
8 in this act to be used in violation of this subsection, the
9 title shall immediately revert to and revest in the grantor.

10 (2) Any conveyance authorized under this act shall be
11 made under and subject to the condition that Carelink
12 Community Support Services of PA, Inc., its successors and
13 assigns, shall utilize the property solely for residential
14 services, including behavioral health, rehabilitation and
15 life skills training, for persons with disabilities, and for
16 no other purpose. Should Carelink Community Support Services
17 of PA, Inc., or its successors or assigns, utilize the
18 property for any other purpose, Carelink Community Support
19 Services of PA, Inc., or its successor or assigns, shall pay
20 \$300,000 to the Commonwealth of Pennsylvania, acting by and
21 through the Department of General Services, within 90 days
22 after the change in use. Should Carelink Community Support
23 Services of PA, Inc., its successor or assigns, fail to pay
24 such sum within such time frame, the property shall, at the
25 Department of General Service's election, revert and revest
26 in the Commonwealth of Pennsylvania. This provision is
27 intended to create a fee simple subject to a condition
28 subsequent. This condition shall terminate on the 15th
29 anniversary of the date of the deed and thereafter be of no
30 further force or effect.

1 (e) Deed of conveyance.--The conveyance shall be made by
2 special warranty deed to be executed by the Secretary of General
3 Services in the name of the Commonwealth of Pennsylvania.

4 (f) Costs and fees.--Costs and fees incidental to this
5 conveyance shall be borne by Carelink Community Support Services
6 of PA, Inc.

7 (g) Alternate disposition.--If the conveyance authorized
8 herein is not completed within two years after the effective
9 date of this subsection, the authority to convey the property as
10 specified in subsection (a) shall expire, and the property may
11 be disposed of by a competitive bidding process in accordance
12 with section 2405-A of the act of April 9, 1929 (P.L.177,
13 No.175), known as The Administrative Code of 1929, except that
14 no property disposition plan shall be required.

15 Section 2. Effective date.

16 This act shall take effect immediately.