

AMENDMENTS TO HOUSE BILL NO. 1656

Sponsor: SENATOR FUMO

Printer's No. 2294

1 Amend Title, page 1, line 12, by striking out "AND"

2 Amend Title, page 1, line 16, by removing the period after

3 "COUNTY" and inserting

4 ; and authorizing the Department of General Services, with the
5 approval of the Governor, to grant and convey, at a price to be
6 determined through a public solicitation for proposals, certain
7 lands, buildings and improvements situate in the City and County
8 of Philadelphia, known as the Philadelphia State Office
9 Building.

10 Amend Bill, page 35, by inserting between lines 7 and 8

11 Section 4. Conveyance in City and County of Philadelphia.

12 (a) Authorization.--The Department of General Services, with
13 the approval of the Governor, is hereby authorized on behalf of
14 the Commonwealth of Pennsylvania to grant and convey certain
15 land together with any buildings, structures or improvements
16 thereon, situate in the City and County of Philadelphia,
17 Pennsylvania. The department shall sell the property using a
18 public solicitation for proposals.

19 (b) Description.--The property to be conveyed pursuant to
20 subsection (a) consists of approximately 1.89-acres and an
21 office building bounded and more particularly described as
22 follows:

23 ALL THAT CERTAIN lot or piece of ground situate in the
24 Fifteenth Ward of the City of Philadelphia, more fully bounded
25 and described as follows, to wit:

26 BEGINNING at a point of intersection of the Southerly side of
27 Spring Garden Street (120 feet wide) and the Westerly side of
28 Broad Street (113 feet wide); thence extending Southwardly along
29 the Westerly side of Broad Street 207 feet 8 inches to the point
30 of intersection of the Northerly side of Buttonwood Street (40
31 feet wide); thence extending Westwardly along the Northerly side
32 of Buttonwood Street 395 feet 8 inches to the Easterly side of
33 Fifteenth Street (50 feet wide); thence extending Northwardly
34 along the Easterly side of Fifteenth Street 207 feet 8 inches to
35 the Southerly side of Spring Garden Street; thence extending
36 Eastwardly along the Southerly side of Spring Garden Street 395
37 feet 8 inches to the first mentioned point and place of
38 BEGINNING.

39 CONTAINING approximately 1.89-acres more or less.

1 Being the same parcel and tract of land conveyed to the
2 Commonwealth of Pennsylvania, Department of General Services, by
3 the General State Authority in its deed, dated July 11, 1997,
4 recorded in the Philadelphia Recorder of Deeds Office in Deed
5 Book 398, Page 560.

6 (c) Easements.--The conveyance shall be made under and
7 subject to all lawful and enforceable easements, servitudes and
8 rights of others, including but not confined to streets,
9 roadways and rights of any telephone, telegraph, water,
10 electric, gas or pipeline companies, as well as under and
11 subject to any lawful and enforceable estates or tenancies
12 vested in third persons appearing of record, for any portion of
13 the land or improvements erected thereon.

14 (d) Land use restriction.--Any conveyance authorized under
15 this section shall be made under and subject to the condition,
16 which shall be contained in the deed of conveyance, that no
17 portion of the property conveyed shall be used as a licensed
18 facility, as defined in 4 Pa.C.S. 1103 (relating to
19 definitions), or any other similar type of facility authorized
20 under State law. The condition shall be a covenant running with
21 the land and shall be binding upon the grantee, its successors
22 and assigns. Should the grantee, its successors or assigns,
23 permit any portion of the property authorized to be conveyed in
24 this section to be used in violation of this subsection, the
25 title shall immediately revert to and revest in the grantor.

26 (e) Execution.--The deed of conveyance shall be by Special
27 Warranty Deed and shall be executed by the Secretary of General
28 Services in the name of the Commonwealth of Pennsylvania.

29 (f) Costs and fees; proceeds.--All costs and fees incurred
30 by the Department of General Services in selling the property
31 shall be paid from the purchase price and that amount shall be
32 an executively authorized augmentation to the appropriation from
33 which the costs and fees were paid by the department. An amount
34 equal to any outstanding Commonwealth general obligation debt
35 for the renovations to the Philadelphia State Office Building
36 from 1989 to present shall be deducted from the proceeds of the
37 sale of the building and deposited in the Capital Facilities
38 Fund. The balance of the proceeds of the sale shall be deposited
39 in the General Fund.

40 Amend Sec. 3, page 35, line 8, by striking out "4" and
41 inserting