

AMENDMENTS TO HOUSE BILL NO. 1656

Sponsor: SENATOR FONTANA

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1 Amend Title, page 1, line 12, by striking out "AND" where it
2 appears the first time

3 Amend Title, page 1, line 16, by removing the period after
4 "COUNTY" and inserting

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

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

12 Section 4. Pittsburgh State Office Building, Allegheny County.

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

21 (b) Description.--The property to be conveyed pursuant to
22 subsection (a) consists of approximately 1.26-acres and an
23 office building bounded and more particularly described as
24 follows:

25 ALL THAT CERTAIN lot or piece of ground situate in the First
26 and Second Wards of the City of Pittsburgh, County of Allegheny
27 and Commonwealth of Pennsylvania, designated as Block 1 G, Lot
28 Number 43, said parcel being more fully bounded and described as
29 follows:

30 BEGINNING at a point on the Northerly line of the Boulevard
31 of the Allies, a street eighty and nine one-hundredths (80.09)
32 feet wide; said point being distant along said Northerly line of
33 the Boulevard of the Allies North 63 degrees 49 minutes 20
34 seconds West a distance of 310.137 feet from the Northwest
35 corner of said Boulevard of the Allies and Ferry Street, a
36 street 70.08 feet wide; thence along said Northerly line of the
37 Boulevard of the Allies North 63 degrees 49 minutes 20 seconds
38 West a distance of 189.691 feet to a point of curve located at

1 the point at which the Northerly line of the Boulevard of the
2 Allies intersected the Easterly line of Short Street as formerly
3 located (that is to say, as located prior to the vacation of a
4 portion of Short Street by Ordinance No. 479 of the City of
5 Pittsburgh, approved December 18, 1952, and of record in the
6 Clerk's Office of the City of Pittsburgh in Ordinance Book
7 Volume 58, Page 341); thence along the Easterly line of the
8 unvacated portion of Short Street by the arc of a curve
9 deflecting to the right having a radius of 34.263 feet an arc
10 distance of 54.557 feet to a point of tangent on the Easterly
11 line of the unvacated portion of Short Street; thence continuing
12 along said Easterly line of the unvacated portion of Short
13 Street North 27 degrees 24 minutes 35 seconds East a distance of
14 24.264 feet to a point on the Southerly line of Liberty Avenue
15 as opened and relocated by Ordinance No. 558 of the City of
16 Pittsburgh, approved October 18, 1951, and of record in the
17 Clerk's Office of the City of Pittsburgh, in Ordinance Book
18 Volume 57, Page 542 (said point being on the prolongation
19 Southwardly of the Easterly line of Barbeau Street); thence
20 along said Southerly line of said Liberty Avenue along the same
21 course, viz., North 27 degrees 24 minutes 35 seconds East a
22 distance of 42.728 feet to a point of curve; thence continuing
23 along said Southerly line of said Liberty Avenue by the arc of a
24 curve deflecting to the right having a radius of 223 feet an arc
25 distance of 53.181 feet to a point of compound curve; thence
26 continuing along said Southerly line of said Liberty Avenue by
27 the arc of a curve deflecting to the right having a radius of
28 153.010 feet an arc distance of 73.383 feet to a point of
29 tangent; thence continuing along said Southerly line of said
30 Liberty Avenue North 68 degrees 33 minutes 09 seconds East a
31 distance of 120.000 feet to a point; thence along line of other
32 property of Grantor South 21 degrees 26 minutes 51 seconds East
33 a distance of 134.490 feet to a point; thence continuing along
34 line of other property of Grantor South 26 degrees 10 minutes 40
35 seconds West a distance of 216.306 feet to the point at the
36 place of BEGINNING. All distances used in the foregoing
37 description are United States Standard Measure.

38 BEING known and designated as Block and Lot 1-G-43 in the
39 Deed Registry Office of Allegheny County, Pennsylvania.

40 CONTAINING approximately 1.26-acres, more or less.

41 Being the same parcel and tract of land conveyed to the
42 Commonwealth of Pennsylvania, Department of General Services, by
43 the General State Authority in its deed, dated June 16, 1989,
44 recorded in the Pittsburgh Recorder of Deeds Office in Deed Book
45 Volume 8221, Page 531 and Deed of Correction, dated April 30,
46 1991, recorded in the Pittsburgh Recorder of Deeds Office in
47 Deed Book Volume 8630, Page 499.

48 (c) Easements.--The conveyance shall be made under and
49 subject to all lawful and enforceable easements, servitudes and
50 rights of others, including, but not confined to, streets,
51 roadways and rights of any telephone, telegraph, water,
52 electric, gas or pipeline companies, as well as under and
53 subject to any lawful and enforceable estates or tenancies
54 vested in third persons appearing of record, for any portion of
55 the land or improvements erected thereon.

56 (d) Land use restriction.--The conveyance authorized under
57 this section shall be made under and subject to the condition,
58 which shall be contained in the deed of conveyance, that no
59 portion of the property conveyed shall be used as a licensed

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

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

12 (f) Costs and fees.--All costs and fees incurred by the
13 Department of General Services in selling the property shall be
14 paid from the purchase price and that amount shall be an
15 executively authorized augmentation to the appropriation from
16 which the costs and fees were paid by the department. An amount
17 equal to any outstanding Commonwealth general obligation debt
18 for the renovations to the Pittsburgh State Office Building from
19 1989 to present shall be deducted from the proceeds of the sale
20 of the building and deposited in the Capital Facilities Fund.
21 The balance of the proceeds of the sale shall be deposited in
22 the General Fund.

23 Amend Sec. 4, page 35, line 8, by striking out "4" and
24 inserting