
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL
No. 1169 Session of
2001

INTRODUCED BY D. WHITE, OCTOBER 19, 2001

AS AMENDED ON THIRD CONSIDERATION, HOUSE OF REPRESENTATIVES,
FEBRUARY 11, 2002

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey to Indiana
3 County, certain lands situate in the Borough of Indiana,
4 Indiana County; and to grant and convey to Collier
5 Development Company, Inc., certain land situate in Collier
6 Township, Allegheny County.

7 The General Assembly of the Commonwealth of Pennsylvania
8 hereby enacts as follows:

9 Section 1. Indiana County conveyance.

10 (a) Conveyance.--The Department of General Services, with
11 the approval of the Governor, is hereby authorized on behalf of
12 the Commonwealth of Pennsylvania to grant and convey to Indiana
13 County certain land and a building described in subsection (b)
14 for fair consideration equal to fair market value as determined
15 by independent appraisal in accordance with an Agreement of Sale
16 to be executed with the Department of General Services.

17 (b) Property description.--The property to be conveyed
18 pursuant to subsection (a) consists of approximately 0.88-acres

1 and a building bounded and more particularly described as
2 follows:

3 BEGINNING at an iron pin 37.5 feet from the centerline of
4 North 4th Street; thence along the lands now or formerly of the
5 Commonwealth of Pennsylvania, North 89 degrees 38 minutes 01.2
6 seconds West 228.46 feet to a point; thence North 00 degrees 52
7 minutes 00 seconds East 165.65 feet to a point; thence North 89
8 degrees 12 minutes 00 seconds East 228.54 feet to a point;
9 thence South 00 degrees 52 minutes 00 seconds West 170.30 feet
10 to a point the place of BEGINNING.

11 CONTAINING 0.88-acres, more or less.

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

20 (d) Deed.--The deed of conveyance shall be by Special
21 Warranty Deed and shall be executed by the Secretary of General
22 Services in the name of the Commonwealth of Pennsylvania.

23 (e) Costs and fees.--Costs and fees incidental to this
24 conveyance shall be borne by the Grantee.

25 (f) Limitation on transfer.--In the event that this
26 conveyance is not executed in accordance with the Agreement of
27 Sale as referenced in section 1, the property may be disposed of
28 in accordance with Article 2406-A of the act of April 9, 1929
29 (P.L.177, No.175), known as The Administrative Code of 1929.
30 Section 2. Allegheny County conveyance.

1 (a) Conveyance.--The Department of General Services, with
2 the approval of the Governor, is hereby authorized to grant and
3 convey to Collier Development Company, Inc., two parcels of land
4 situate in Collier Township, Allegheny County, consisting of
5 approximately 8.127 acres as described in subsection (b) for
6 fair consideration in the amount of \$20,000 cash, plus the costs
7 of abating the environmental condition of the land, estimated to
8 be an additional \$60,000.

9 (b) Property description.--The parcels to be conveyed
10 pursuant to subsection (a) consist of two tracts of land,
11 situate in Collier Township, County of Allegheny, and
12 Commonwealth of Pennsylvania, bounded and described as follows,
13 to wit:

14 Parcel 1

15 BEGINNING at an iron pin set at the western right-of-way line
16 of Interstate Route 79 and lands of which this was originally a
17 part; thence by new lines through lands of which this was
18 originally a part, South 35 degrees 08 minutes 20 seconds West,
19 632.12 feet to a set iron pin, North 41 degrees 27 minutes 11
20 seconds West, 344.87 feet to a set iron pin, North 39 degrees 31
21 minutes 13 seconds West, 319.43 feet to a set iron pin, North 13
22 degrees 47 minutes 54 seconds East, 335.15 feet to a set iron
23 pin, North 70 degrees 32 minutes 44 seconds East, 58.08 feet to
24 a point at the lands now or formerly of Heidelberg Sports
25 Enterprises; thence along lands now or formerly of Heidelberg
26 Sports Enterprises, the following seven (7) courses and
27 distances: South 19 degrees 27 minutes 16 seconds East, 70.89
28 feet; South 39 degrees 57 minutes 16 seconds East, 116.50 feet;
29 South 54 degrees 43 minutes 16 seconds East, 79.20 feet; South
30 82 degrees 28 minutes 16 seconds East, 77.50 feet; North 80

1 degrees 32 minutes 44 seconds East, 120.44 feet; North 69
2 degrees 16 minutes 44 seconds East, 240.90 feet; North 53
3 degrees 16 minutes 44 seconds East, 11.13 feet to a point at the
4 westerly right-of-way line of Interstate Route 79; thence along
5 the westerly right-of-way line of Interstate Route 79 the
6 following three (3) courses and distances: South 18 degrees 37
7 minutes 35 seconds East, 165.40 feet; South 71 degrees 22
8 minutes 25 seconds West, 10.00 feet South 18 degrees 37 minutes
9 35 seconds East, 76.50 feet to an iron pin set at the point of
10 beginning. As described and known as Parcel 1 on Plan of
11 Subdivision for the Department of General Services by
12 Engelhardt-Power & Associates, Inc. Drawing No. D-3479 dated
13 March 27, 1995 and revised May 10, 1996. CONTAINING 339,447
14 square feet, approximately 7.7926 Acres.

15 Parcel 2

16 BEGINNING at a point in the center of a public road on the
17 Westerly line of property now or formerly of W. W. Campbell; and
18 thence from said point of beginning along the Westerly line now
19 or formerly of W. W. Campbell, South 9 degrees 37 minutes 41
20 seconds East for a distance of 140.00 feet to a point; thence
21 South 80 degrees 22 minutes 19 seconds West for a distance of
22 69.28 feet to a point; thence North 42 degrees 24 minutes 11
23 seconds West for a distance of 86.77 feet to a point; thence
24 North 9 degrees 37 minutes 41 seconds West for a distance of
25 67.05 feet to the center of a public road; thence North 80
26 degrees 22 minutes 19 feet East for a distance of 116.25 feet to
27 a point at place of beginning. As described and known as Parcel
28 No.6 on Plan of Subdivision for the Department of General
29 Services by Engelhardt-Power & Associates, Inc. Drawing No. C-
30 2629 dated March 24, 1995. CONTAINING an area of approximately

1 Three Hundred Thirty-Four Thousandths (0.334) acres.

2 (c) Restrictions.--

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

11 (2) Buyer accepts the property as is and shall, at the
12 buyer's expense, make all repairs, improvements, and
13 abatement of all current environmental issues and concerns to
14 the property in accordance with the purchase agreement. The
15 buyer shall comply with all the requirements of law and with
16 all Federal, State and local ordinances and regulations.

17 (d) Deed.--The Deed of Conveyance shall be approved as
18 provided by law and shall be by Special Warranty Deed and
19 executed by the Secretary of General Services in the name of the
20 Commonwealth of Pennsylvania.

21 (e) Costs and fees.--All costs and fees, including, but not
22 limited to, appraisal fees, title insurance and surveys
23 incidental to conveyance shall be borne by the Grantee.

24 (f) Limitation on transfer.--In the event this property is
25 not conveyed to Collier Development Company, Inc., as herein
26 authorized within 12 months of the effective date of this act,
27 at the discretion of the Secretary of General Services, the
28 property shall be offered for sale through auction, sealed bid
29 or request for proposal, under the terms of the act of April 9,
30 1929 (P.L.177, No.175), known as The Administrative Code of

1 1929, and the conditions in Article XXIV-A of The Administrative
2 Code of 1929.

3 ~~Section 3. This act shall take effect immediately.~~ <—

4 (G) DISPOSITION OF PROCEEDS.--THE PROCEEDS FROM THE SALE OF <—
5 THE LAND DESCRIBED IN THIS SECTION SHALL BE CREDITED TO THE
6 AGRICULTURAL CONSERVATION EASEMENT PURCHASE FUND.

7 SECTION 3. EFFECTIVE DATE.

8 THIS ACT SHALL TAKE EFFECT IMMEDIATELY.