
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2348

Session of
1993

INTRODUCED BY FARGO, DECEMBER 8, 1993

AS AMENDED ON THIRD CONSIDERATION, MAY 24, 1994

AN ACT

1 Authorizing and directing the Department of General Services,
2 with the approval of the Governor and the Secretary of Public
3 Welfare, to convey tracts of land situate in the City of
4 Philadelphia, Philadelphia County; and authorizing the
5 release of Project 500 restrictions imposed on certain lands
6 owned by the Borough of Grove City, Mercer County.

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

9 Section 1. (a) The Department of General Services, with the
10 approval of the Governor and the Secretary of Public Welfare, is
11 hereby authorized and directed on behalf of the Commonwealth to
12 grant and convey to Programs for Exceptional People, for a
13 consideration of \$1, the following improved tract of land
14 situate in the City of Philadelphia, Philadelphia County,
15 bounded and described as follows:

16 All that certain lot and building known as 1200-2-4-6-8 South
17 Broad Street, southwest corner of Federal Street through to
18 Carlisle Street with dimensions of 125 feet on Broad Street by
19 178 feet 2 5/8 inches on Federal Street by 133 feet 8 inches on

1 Carlisle Street located in the City of Philadelphia,
2 Philadelphia County.

3 Containing 23,015 square feet.

4 (b) The Department of General Services, with the approval of
5 the Governor and the Secretary of Public Welfare, is hereby
6 authorized and directed on behalf of the Commonwealth to grant
7 and convey to 5A and 6C Catchment Areas, Inc., for a
8 consideration of \$1, the following improved tracts of land
9 situate in the City of Philadelphia, Philadelphia County,
10 bounded and described as follows:

11 All those two certain lots or pieces of ground with the
12 improvements thereon, situate on the northeasterly corner of
13 Germantown Avenue and Lycoming Street (formerly Barr Street)
14 formerly in the 13th Ward of the City of Philadelphia.

15 Containing together in front or breadth on Germantown Avenue
16 80 feet (each lot 40 feet) extending in length or depth east of
17 that width on the southerly line thereof along the said Lycoming
18 Street 231 feet 9 1/4 inches and on the northerly line thereof
19 230 feet to Nice Street.

20 Being formerly numbered as 4001-03-05-97 Germantown Avenue
21 1453 to and including 1463 West Lycoming Avenue and 4004 and
22 4006 North Nice Street.

23 All that certain lot or piece of ground with the improvements
24 thereon situate formerly in the 13th Ward of the City of
25 Philadelphia aforesaid and described according to a survey
26 thereof made by Walter Brinton, Surveyor and Regulator of the
27 Fifth District, on November 24, 1905, as follows, to wit:

28 Beginning at the former line of the northeast side of
29 Germantown Avenue at the distance of 80 feet northwestward from
30 the northwest side of Lycoming Street; thence extending north 69

1 degrees 37 minutes 22 seconds east partly through the center of
2 a party wall of this and the adjoining premises to the south 103
3 feet to a point; thence extending north 20 degrees 22 minutes 38
4 seconds west along the line of other property now or late of
5 Anthony Ziernecki and Mary Ziernecki, his wife, 16 feet to a
6 point; thence extending south 69 degrees 37 minutes 22 seconds
7 west along the southernmost side of a certain four-feet wide all
8 laid out for the use in common of the owners and occupiers of
9 this property and the adjoining property in the rear, 103 feet
10 to the former line of the northeast side of said Germantown
11 Avenue; thence extending along the same south 20 degrees 22
12 minutes 38 seconds east 16 feet to the place of beginning.

13 Together with the free and common use, right, liberty and
14 privilege of the aforesaid alley as and for a passageway and
15 watercourse at all times hereafter forever.

16 Being formerly 4009 Germantown Avenue.

17 All that certain lot or piece of ground with the buildings
18 and improvements thereon erected.

19 Situate in the 13th Ward of the City of Philadelphia on the
20 northeast side of Germantown Avenue at the distance of 100 feet,
21 north from the north side of Bay or Luzerne (now Lycoming)
22 Street.

23 Containing in front or breadth on said Germantown Avenue, 64
24 feet and extending northeastward between parallel lines at right
25 angles to said Germantown Avenue, 105 feet.

26 Being formerly 4011-4013-4015-4017 Germantown Avenue.

27 (c) The Department of General Services, with the approval of
28 the Governor and the Secretary of Public Welfare, is hereby
29 authorized and directed on behalf of the Commonwealth to grant
30 and convey to Jewish Employment and Vocational Services, for a

1 consideration of \$1, the following improved tracts of land
2 situate in the City of Philadelphia, Philadelphia County,
3 bounded and described as follows:

4 All that certain lot or piece of ground (heretofore described
5 for purposes of conveyances as two lots) with the buildings and
6 improvements thereon, erected, situate on the southeast side of
7 Chelten Avenue at the distance of 48 feet northeastwardly from
8 the northeasterly side of Morris Street, in the 22nd Ward of the
9 City of Philadelphia.

10 Containing in front or breadth on the said southeast side of
11 Chelten Avenue 70 feet and extending of that width
12 southeastwardly in length or depth between parallel lines at
13 right angles to said Chelten Avenue on the southwest line 145
14 feet 3 3/4 inches and on the northeast line 145 feet 6 inches to
15 Woodlawn Avenue (formerly known as Bexley Street).

16 Being known as numbers 328-30 West Chelten Avenue.

17 All that certain lot or piece of ground with the messuage or
18 tenement thereon erected, together with all outbuildings,
19 situate on the southeasterly side of Chelten Avenue and the
20 Northeasterly side of Morris Street, in the 22nd Ward of the
21 City of Philadelphia.

22 Containing in front or breadth on the said southeasterly side
23 of Chelten Avenue, 48 feet and extending in length or depth
24 southeastwardly along the said northeasterly side of Morris
25 Street, 145 feet and 2 1/4 inches to Maplewood Avenue (now known
26 as Woodlawn Avenue) and the northeasterly line of the lot
27 extends at right angles to the aforesaid Chelten Avenue
28 southeastwardly a distance of 145 feet 3 3/4 inches to Maplewood
29 Avenue (now known as Woodlawn Avenue) aforesaid; bounded
30 northwestwardly by said Chelten Avenue, northeastwardly by

1 ground now or late of William Pettibone, southeastwardly by
2 Maplewood Avenue (now known as Woodlawn Avenue) aforesaid and
3 southwestwardly by the said Morris Street, being known as number
4 332 W. Cheltenham Avenue.

5 (d) The Department of General Services, with the approval of
6 the Governor and the Secretary of Public Welfare, is hereby
7 authorized and directed on behalf of the Commonwealth to grant
8 and convey to Community Organization for Mental Health and
9 Retardation, Inc., for a consideration of \$1, the following
10 improved tract of land situate in the City of Philadelphia,
11 Philadelphia County, bounded and described as follows:

12 All that certain lot or piece of ground, situate in the 33rd
13 Ward of the City of Philadelphia, bounded and described in
14 accordance with a survey and plan thereof made by William F.
15 Bispels, Jr., Surveyor and Regulator of the 5th Survey District,
16 on May 25, 1961.

17 Beginning at a point on the east side of Whitaker Avenue (108
18 feet wide), at the distance of 102 feet 6 5/8 inches north from
19 the P.C. of a 100 feet radius at the northeast corner of
20 Whitaker Avenue (108 feet wide) and Erie Avenue (100 feet wide)
21 said P.C. point being located on a tangent of 141.213 feet north
22 of Erie Avenue; thence extending north 30 degrees 44 minutes 30
23 seconds east, along the east side of Whitaker Avenue, a distance
24 of 227 feet to a point; thence extending south 59 degrees 15
25 minutes 30 seconds east, a distance of 80 feet to a point;
26 thence extending north 30 degrees 44 minutes 30 seconds east, a
27 distance of 11 feet 7 1/4 inches to a point; thence extending
28 south 59 degrees 15 minutes 30 seconds east, a distance of 255
29 feet to a point on west right-of-way line of the Philadelphia,
30 Bustleton and Trenton Branch connecting railroad; thence

1 extending south 30 degrees 44 minutes 30 seconds west, along the
2 said right-of-way line, a distance of 17 feet 1 7/8 inches to a
3 point of curve; thence extending on a curve to the right with a
4 radius of 1840.317 feet, still along said right-of-way line, a
5 distance of 104 feet 7 5/8 inches to a point; thence extending
6 north 78 degrees 39 minutes west, a distance of 351 feet 11 7/8
7 inches to a point on the east side of Whitaker Avenue and place
8 of beginning.

9 Containing therein in area 59,150 square feet.

10 (e) The Department of General Services, with the approval of
11 the Governor and the Secretary of Public Welfare, is hereby
12 authorized and directed on behalf of the Commonwealth to grant
13 and convey to Philadelphia Elwyn, for a consideration of \$1, the
14 following improved tract of land situate in the City of
15 Philadelphia, Philadelphia County, bounded and described as
16 follows:

17 All that certain lot or piece of ground with the messuage or
18 tenement and improvements thereon erected, situate in the 6th
19 Ward of the City of Philadelphia.

20 Beginning at the southeast corner of Baring Street and 41st
21 Street, and extending thence southward along the east line of
22 41st Street 200 feet; thence eastward on a line at a right angle
23 with the said 41st Street 179 feet 10 1/2 inches to Budd Street;
24 thence northward along the west side of the said Budd Street 206
25 feet and 6 1/2 inches to Baring Street; and thence westward
26 along the south side of the said Baring Street 179 feet 11 7/8
27 inches to the place of beginning. The main building thereon
28 being known as No. 321 N. 41st Street.

29 Being the same premises which The Western Home for Children
30 in Philadelphia, a Pennsylvania nonprofit corporation, by deed

1 dated October 14, 1946, and recorded in Philadelphia County in
2 Deed Book C.J.P. 1853, page 508, conveyed unto Bureau for
3 Colored Children, a Pennsylvania nonprofit corporation, its
4 successors and assigns. And the said Bureau for Colored Children
5 by petition for articles of amendment dated February 28, 1955
6 and filed in Charter Book No. 161 of 078, petitioned to change
7 its name to Bureau for Child Care and said articles of amendment
8 were granted by final decree dated May 31, 1955, in CP2
9 September 1929 No. 8168.

10 (f) The Department of General Services, with the approval of
11 the Governor and the Secretary of Public Welfare, is hereby
12 authorized and directed on behalf of the Commonwealth to grant
13 and convey to Special People In Northeast, for a consideration
14 of \$1, the following improved tract of land situate in the City
15 of Philadelphia, Philadelphia County, bounded and described as
16 follows:

17 All that certain lot or piece of ground situate in the 66th
18 Ward of the City of Philadelphia, described according to a Plan
19 of Property Parcel No. 11 Tract "C" made for Philadelphia
20 Industrial Development Corporation by John J. McDevitt, Surveyor
21 and Regulator of the 4th District, dated December 2, 1966, to
22 wit:

23 Beginning at a point on the northwest side of Norcom Road (96
24 feet wide) at the distance of 300.473 feet south 48 degrees 24
25 minutes 47 seconds west along said side of Norcom Road from its
26 intersection as produced with the southwest side of Comely Road
27 (96 feet wide); as produced; thence from said point of beginning
28 along said side of Norcom Road south 48 degrees 24 minutes 47
29 seconds west 300 feet to a point; thence leaving Norcom Road
30 north 41 degrees 35 minutes 13 seconds west 475 feet to a point;

1 thence north 48 degrees 24 minutes 47 seconds east 300 feet to a
2 point; thence south 41 degrees 35 minutes 13 seconds east 475
3 feet to the first mentioned point and place of beginning.

4 Containing 3.2713 acres.

5 Subject to a limiting aerial elevation of +265 of the North
6 Philadelphia Airport.

7 Subject to a 4-foot wide utility easement along the full
8 frontage of Norcom Road.

9 Section 2. Each conveyance shall be made under and subject
10 to all easements, servitude and rights of others, including, but
11 not confined to, streets, roadways and rights of telephone,
12 telegraph, water, electric, sewer, gas or pipeline companies, as
13 well as under and subject to any interest, estates or tenancies
14 vested in third persons, whether or not appearing of record, for
15 any portion of the land or improvements erected thereon.

16 Section 3. Each deed of conveyance shall contain a clause
17 providing that any income or proceeds derived from the building
18 situated on the tract of land described in section 1 shall be
19 utilized for the expansion and/or enhancement of the Community
20 Mental Retardation Services. The proposed utilization of funds
21 shall be determined by the Regional Program Manager of the
22 Department of Public Welfare, Office of Mental Retardation and
23 the Philadelphia County Mental Retardation Administrator. The
24 Secretary of Public Welfare shall give written approval of the
25 planned expenditures. Each deed shall also contain a clause that
26 the grantee shall obtain the prior written approval of the
27 Secretary of General Services and the Secretary of Public
28 Welfare before selling or otherwise transferring the property to
29 any other person.

30 Section 4. Each deed of conveyance shall be approved as

1 provided by law and shall be executed by the Secretary of
2 General Services in the name of the Commonwealth.

3 Section 5. Costs and fees incidental to each conveyance
4 shall be borne by the grantee.

5 Section 6. The following described parcels of land situated
6 in the Borough of Grove City, Mercer County are hereby released
7 from any restrictions imposed under provisions of the act of
8 January 19, 1968 (1967 P.L.996, No.443), known as The Land and
9 Water Conservation and Reclamation Act.

10 PARCEL NO. 1

11 Beginning at a point at the northeast corner of formerly the
12 Wesley McDowell lot; thence south 79 degrees 30 minutes east 30
13 feet by the south line of a ten-foot alley to the northwest
14 corner of the State Armory lot; thence south 11 degrees west 150
15 feet by the west line of said Armory lot to the north line of
16 Erie Street; thence north 79 degrees 30 minutes west 30 feet by
17 the north line of Erie Street to the said McDowell lot; thence
18 north 11 degrees east 150 feet to the place of beginning.

19 Containing .1 acre more or less.

20 PARCEL NO. 2

21 Commencing at the northwest corner on the south side of an
22 alley; thence south 81 degrees 30 minutes east 62 feet by said
23 alley; thence south 8 degrees 30 minutes west 150 feet; thence
24 north 81 degrees 30 minutes west 62 feet by the north side of
25 Erie Avenue; thence north 8 degrees 30 minutes east 150 feet to
26 the place of beginning.

27 Containing .2 acres more or less.

28 Section 7. The Borough of Grove City shall, for release of
29 the Project 500 restrictions from the land described in section
30 ± 6, deposit the sum of \$40,000 into a special account

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1 established for development of outdoor recreation facilities at
2 Memorial Park or Hunter Farm Tract, or both. No funds shall be
3 dispensed from this special account until a plan is prepared for
4 use of the funds by the Borough of Grove City and such plan has
5 been approved by the Department of Community Affairs. Any funds
6 remaining in the special account after five years from the
7 effective date of this act shall be paid to the Commonwealth.

8 Section 8. This act shall take effect immediately.