
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 432 Session of
2007

INTRODUCED BY BAKER, PICKETT, CAUSER, CLYMER, BOYD, CALTAGIRONE,
CARROLL, CREIGHTON, DENLINGER, FLECK, GRUCELA, HERSHEY,
MAJOR, MARSICO, McILHATTAN, MILLARD, MUSTIO, MYERS, PHILLIPS,
PRESTON, SAYLOR, SCAVELLO, STERN, R. STEVENSON, YOUNGBLOOD,
CAPPELLI, FAIRCHILD, ROHRER, FABRIZIO AND HESS,
FEBRUARY 26, 2007

REFERRED TO COMMITTEE ON STATE GOVERNMENT, FEBRUARY 26, 2007

AN ACT

1 Authorizing and directing the Department of General Services,
2 with the approval of the Governor and the Department of
3 Military and Veterans Affairs, to grant and convey to the
4 Borough of Mansfield certain lands situate in the Borough of
5 Mansfield, Tioga County.

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

8 Section 1. Conveyance in Mansfield Borough, Tioga County.

9 (a) Authorization.--The Department of General Services, with
10 the approval of the Governor and the Department of Military and
11 Veterans Affairs, is authorized and directed on behalf of the
12 Commonwealth of Pennsylvania to grant and convey to the Borough
13 of Mansfield certain land situate in the Borough of Mansfield,
14 Tioga County for fair market value as determined by independent
15 appraisal.

16 (b) Description.--The property to be conveyed pursuant to
17 subsection (a) consists of approximately 1.23 acres and an

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

3 BEGINNING at a point at the western edge of the now or late
4 Erie Railroad Company right-of-way, the Southeast corner of land
5 of the now or late Mansfield Joint School Authority and the
6 Northeast corner of land of the now or late Mansfield School
7 District, the POINT OF BEGINNING; thence South 77 degrees 50
8 minutes West along lands of the now or late Mansfield School
9 District, a distance of 273.67 feet to a point, the Southwest
10 corner hereof; thence North 13 degrees 30 minutes West along
11 lands of the now or late Mansfield Joint School Authority, a
12 distance of 252.25 feet to a point, the Northwest corner hereof;
13 thence North 76 degrees 30 minutes East along lands of the now
14 or late Mansfield Joint School Authority a distance of 153.00
15 feet to a point at the western edge of the now or late Erie
16 Railroad Company right-of-way, the Northeast corner hereof;
17 thence along the said Railroad Company right-of-way, South 27
18 degrees 48 minutes East, a distance of 12.00 feet to a point;
19 thence South 38 degrees 55 minutes East along said Railroad
20 Company right-of-way, a distance of 272.25 feet to a point, the
21 place of beginning.

22 CONTAINING 1.23 acres more or less.

23 (c) Easements.--The conveyance shall be made under and
24 subject to all lawful and enforceable easements, servitudes and
25 rights of others, including streets, roadways and rights of any
26 telephone, telegraph, water, electric, gas or pipeline
27 companies, as well as under the subject to any lawful and
28 enforceable estates or tenancies vested in third persons
29 appearing of record, for any portion of the land or improvements
30 erected on the land.

1 (d) Use restriction.--Any conveyance authorized under this
2 section shall be made under and subject to the condition, which
3 shall be contained in the deed of conveyance, that no portion of
4 the property conveyed shall be used as a licensed facility as
5 defined in 4 Pa.C.S. § 1103 (relating to definitions) or any
6 other similar type of facility authorized under State law. The
7 condition shall be a covenant running with the land and shall be
8 binding upon the Grantee, its successors and assigns. If the
9 Grantee, its successors or assigns, permits any portion of the
10 property authorized to be conveyed in this section to be used in
11 violation of this subsection, the title shall immediately revert
12 to and revest in the Grantor.

13 (e) Deed.--The deed of conveyance shall be by Special
14 Warranty Deed and shall be executed by the Secretary of General
15 Services in the name of the Commonwealth of Pennsylvania.

16 (f) Costs and fees.--Costs and fees incidental to this
17 conveyance shall be borne by the Grantee.

18 (g) Proceeds.--The proceeds from the conveyance shall be
19 deposited in the State Treasury Armory Fund.

20 (h) Alternate disposition.--In the event that this
21 conveyance is not executed within 12 months of the effective
22 date of this section, the property may be sold by the Department
23 of Military and Veterans Affairs for fair market value as
24 determined by an independent appraisal.

25 Section 2. Effective date.

26 This act shall take effect immediately.