
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1555 Session of
2007

INTRODUCED BY JOSEPHS, JUNE 14, 2007

REFERRED TO COMMITTEE ON STATE GOVERNMENT, JUNE 14, 2007

AN ACT

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

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

9 Section 1. City of Philadelphia, Philadelphia County.

10 (a) Authorization.--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 the
13 following tract of land together with any buildings, structures
14 or improvements thereon, situate in the City and County of
15 Philadelphia, Pennsylvania. The Department shall sell the
16 property using a public solicitation for proposals.

17 (b) Description.--The property to be conveyed pursuant to
18 section 1 consists of approximately 1.89-acres and an office
19 building bounded and more particularly described as follows:

1 ALL THAT CERTAIN lot or piece of ground situate in the Eighth
2 Ward of the City of Philadelphia, more fully bounded and
3 described as follows, to wit:

4 BEGINNING at a point of intersection of the Southerly side of
5 Spring Garden Street (120 feet wide) and the Westerly side of
6 Broad Street (113 feet wide); thence extending Southwardly along
7 the Westerly side of Broad Street 207 feet 8 inches to the point
8 of intersection of the Northerly side of Buttonwood Street (40
9 feet wide); thence extending Westwardly along the Northerly side
10 of Buttonwood Street 395 feet 8 inches to the Easterly side of
11 Fifteenth Street (50 feet wide); thence extending Northwardly
12 along the Easterly side of Fifteenth Street 207 feet 8 inches to
13 the Southerly side of Spring Garden Street; thence extending
14 Eastwardly along the Southerly side of Spring Garden Street 395
15 feet 8 inches to the first mentioned point and place of
16 BEGINNING.

17 CONTAINING approximately 1.89-acres more or less.

18 Being the same parcel and tract of land conveyed to the
19 Commonwealth of Pennsylvania, Department of General Services, by
20 the General State Authority in its deed, dated July 11, 1997,
21 recorded in the Philadelphia Recorder of Deeds Office in Deed
22 Book 398, Page 560.

23 (c) Conditions.--The conveyance shall be made under and
24 subject to all lawful and enforceable easements, servitudes and
25 rights of others, including but not confined to streets,
26 roadways and rights of any telephone, telegraph, water,
27 electric, gas or pipeline companies, as well as under and
28 subject to any lawful and enforceable estates or tenancies
29 vested in third persons appearing of record, for any portion of
30 the land or improvements erected thereon.

1 (d) Land use restriction.--Any conveyance authorized under
2 this act 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. Should the
9 grantee, its successors or assigns, permit any portion of the
10 property authorized to be conveyed in this act 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.--All costs and fees incurred by the
17 department in selling the property shall be paid from the
18 purchase price and that amount shall be an executively
19 authorized augmentation to the appropriation from which the
20 costs and fees were paid by the department. An amount equal to
21 any outstanding Commonwealth general obligation debt for the
22 renovations to the Philadelphia State Office Building from 1989
23 to present shall be deducted from the proceeds of the sale of
24 the building and deposited in the Capital Facilities Fund. The
25 balance of the proceeds of the sale shall be deposited in the
26 General Fund.

27 Section 2. Effective date.

28 This act shall take effect immediately.