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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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**SENATE BILL**

**No. 810**      Session of  
2007

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INTRODUCED BY MUSTO, APRIL 27, 2007

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REFERRED TO STATE GOVERNMENT, APRIL 27, 2007

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AN ACT

1 Authorizing and directing the Department of General Services,  
2 with the approval of the Governor, to grant and convey  
3 certain lands situate in the City of Pittston, Luzerne  
4 County, to the Redevelopment Authority of the City of  
5 Pittston.

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

8 Section 1. Conveyance.

9 The Department of General Services, with the approval of the  
10 Governor, is hereby authorized and directed on behalf of the  
11 Commonwealth of Pennsylvania to grant and convey, for fair  
12 market value as determined by an independent appraisal, the  
13 following tract of land together with any buildings, structures  
14 or improvements thereon, situate in the City of Pittston,  
15 Luzerne County, Pennsylvania, to the Redevelopment Authority of  
16 the City of Pittston.

17 Section 2. Description.

18 The property to be conveyed pursuant to section 1 consists of  
19 approximately 22,111 square feet or 0.51-acres and a one-story

1 office building bounded and more particularly described as  
2 follows:  
3 BEGINNING at a corner in the westerly right-of-way of proposed  
4 State Highway where said right-of-way is intersected by the  
5 southerly sideline of Dock Street if extended:  
6 THENCE along said right-of-way on a curve to the left having a  
7 radius of five thousand seven hundred fifty-four and sixty-five  
8 hundredths (5,754.65) an arc length of eighty-four and fifty-  
9 three hundredths (84.53) feet and having a chord on a bearing of  
10 south thirty-three degrees, forty-nine minutes west, eighty-four  
11 and fifty-two hundredths (84.52) feet to a corner;  
12 THENCE north fifty-nine degrees thirty minutes west, one hundred  
13 sixty-three and forty-eight hundredths (163.48) feet to a corner  
14 in the easterly right-of-way of Lehigh Valley Railroad Company;  
15 THENCE along said easterly right-of-way of Lehigh Valley  
16 Railroad Company north fifty-four degrees twenty-three minutes  
17 east, ninety-two and twenty-eight hundredths (92.28) feet to a  
18 corner;  
19 THENCE continuing along same north fifty-nine degrees thirty  
20 minutes west, two and seventy-one hundredths (2.71) feet to a  
21 corner in right-of-way line of Lehigh Valley Railroad Company;  
22 THENCE along the said right-of-way of said Lehigh Valley  
23 Railroad Company, north forty-seven degrees forty-five minutes  
24 east, eighty-one (81) feet to a corner of lands of Insalaco  
25 Brothers;  
26 THENCE along lands of Insalaco Brothers, south fifty-nine  
27 degrees thirty minutes east, one hundred fifteen and twenty-  
28 seven hundredths (115.27) feet to a corner in the said westerly  
29 right-of-way of proposed State Highway;  
30 THENCE along said proposed State Highway right-of-way on a curve

1 to the left having a radius of five thousand seven hundred  
2 fifty-four and sixty-five hundredths (5,754.65) feet an arc  
3 length of seventy-seven and fifty-six hundredths (77.56) feet  
4 and having a chord on a bearing of south thirty-four degrees  
5 thirty-seven minutes west, seventy-seven and fifty-six  
6 hundredths (77.56) feet to the point of beginning.

7 CONTAINING 0.51-acres more or less.

8 Section 3. Easements.

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

17 Section 4. Deed of conveyance.

18 Any conveyance authorized under this act shall be made under  
19 and subject to the condition, which shall be contained in the  
20 deed of conveyance, that no portion of the property conveyed  
21 shall be used as a licensed facility, as defined in 4 Pa.C.S. §  
22 1103 (relating to definitions), or any other similar type  
23 facility authorized under State law. The condition shall be a  
24 covenant running with the land and shall be binding upon the  
25 grantee, its successors and assigns. Should the grantee, its  
26 successors or assigns, permit any portion of the property  
27 authorized to be conveyed in this act to be used in violation of  
28 this subsection, the title shall immediately revert to and  
29 re-vest in the grantor.

30 Section 5. Special warranty deed.

1 The deed of conveyance shall be by special warranty deed and  
2 shall be executed by the Secretary of General Services in the  
3 name of the Commonwealth of Pennsylvania.

4 Section 6. Costs and fees.

5 Costs and fees incidental to this conveyance shall be borne  
6 by the grantee.

7 Section 7. Limitation.

8 In the event the conveyance is not executed within six months  
9 of the effective date of this act, the Department of General  
10 Services may dispose of the property in accordance with section  
11 2406-A of the act of April 9, 1929 (P.L.177, No.175), known as  
12 The Administrative Code of 1929.

13 Section 8. Effective date.

14 This act shall take effect immediately.