
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 916 Session of
2007

INTRODUCED BY FUMO, JUNE 6, 2007

REFERRED TO STATE GOVERNMENT, JUNE 6, 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. (a) Authorization.--The Department of General
10 Services, with the approval of the Governor, is hereby
11 authorized on behalf of the Commonwealth of Pennsylvania to
12 grant and convey certain land together with any buildings,
13 structures or improvements thereon, situate in the City and
14 County of Philadelphia, Pennsylvania. The department shall sell
15 the property using a public solicitation for proposals.

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

1 ALL THAT CERTAIN lot or piece of ground situate in the
2 Fifteenth Ward of the City of Philadelphia, more fully bounded
3 and 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 Easements.--The conveyance shall be made under and subject to
24 all lawful and enforceable easements, servitudes and rights of
25 others, including but not confined to streets, roadways and
26 rights of any telephone, telegraph, water, electric, gas or
27 pipeline companies, as well as under and subject to any lawful
28 and enforceable estates or tenancies vested in third persons
29 appearing of record, for any portion of the land or improvements
30 erected thereon.

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

13 (e) Execution.--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; proceeds.--All costs and fees incurred
17 by the Department of General Services in selling the property
18 shall be paid from the purchase price and that amount shall be
19 an executively authorized augmentation to the appropriation from
20 which the costs and fees were paid by the department. An amount
21 equal to any outstanding Commonwealth general obligation debt
22 for the renovations to the Philadelphia State Office Building
23 from 1989 to present shall be deducted from the proceeds of the
24 sale of the building and deposited in the Capital Facilities
25 Fund. The balance of the proceeds of the sale shall be deposited
26 in the General Fund.

27 Section 2. This act shall take effect immediately.