

---

THE GENERAL ASSEMBLY OF PENNSYLVANIA

---

HOUSE BILL

No. 1944 Session of  
2014

---

INTRODUCED BY METCALFE, JANUARY 8, 2014

---

REFERRED TO COMMITTEE ON STATE GOVERNMENT, JANUARY 8, 2014

---

AN ACT

1 Authorizing and directing the Department of General Services,  
2 with the approval of the Department of Military and Veterans  
3 Affairs and the Governor, to grant and convey, at a price to  
4 be determined through a competitive bid process, certain  
5 lands, buildings and improvements situate in the City of  
6 Pittsburgh, Allegheny County, and the Borough of Pine Grove,  
7 Schuylkill County.

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

10 Section 1. Conveyance in Pittsburgh, Allegheny County.

11 (a) Conveyance authorized.--The Department of General  
12 Services, with the approval of the Department of Military and  
13 Veterans Affairs and the Governor, is hereby authorized on  
14 behalf of the Commonwealth of Pennsylvania to grant and convey,  
15 at a price to be determined through competitive bidding, two  
16 tracts of land together with any buildings, structures or  
17 improvements thereon, situate in the City of Pittsburgh,  
18 Allegheny County.

19 (b) Legal description.--The property to be conveyed pursuant  
20 to this section consists of two tracts containing approximately  
21 1.839-acres of land and improvements located thereon, bounded

1 and more particularly described as follows to wit:

2 Tract 1

3 ALL THAT CERTAIN lot or piece of ground situate in the  
4 Seventh Ward of the City of Pittsburgh, Allegheny County, being  
5 Lots #4, #5, #6 and #7 in the Bayard Place Plan of Lots laid out  
6 by Susan E. Bayard and Mary Bayard and of record in Allegheny  
7 County in Plan Book Volume 25, Page 26, together bounded and  
8 described as follows:

9 BEGINNING on the Westerly side of Emerson Street at a point  
10 distant measured along said side of Emerson Street, South 11  
11 degrees and 26 minutes West 99.61 feet from the Southerly side  
12 of Alder Street, and at the dividing line between Lots #1 and #4  
13 in said plan; thence along said side of Emerson Street South 11  
14 degrees 26 minutes West 200 feet to the dividing line between  
15 Lots #7 and #8 in said plan; thence along said last mentioned  
16 dividing line North 78 degrees 34 minutes West 177.62 feet of  
17 the Easterly side of Carron Alley as shown on said plan; thence  
18 along said side of Carron Alley North 5 degrees 10 minutes East  
19 204.14 feet to the line of premises now or formerly of E.Z.  
20 Smith; thence along said Smith line and along the line dividing  
21 Lots #1, #2 and #3 in said Plan from Lot #4 in said plan, South  
22 75 degrees 44 minutes East 199.94 feet to the Westerly side of  
23 Emerson Street at the place of BEGINNING.

24 CONTAINING approximately 0.884-acres.

25 BEING the same premises conveyed to the Commonwealth of  
26 Pennsylvania by deed from Susan E. Bayard and Mary Bayard, dated  
27 June 20, 1910 and recorded in the Allegheny County Recorder of  
28 Deeds Office in Deed Book Volume 1693, Page 1.

29 BEING a portion of Tax Parcel No. 84-L-283.

30 Tract 2

1 ALL THAT CERTAIN lot or piece of ground situate in the  
2 Seventh Ward of the City of Pittsburgh, Allegheny County, being  
3 Lots #8, #9, #10, #11 and part of #12 in Bayard Place Plan of  
4 Lots, laid out by Mary and Susan E. Bayard and of record in  
5 Allegheny County in Plan Book Volume 25, Pages 26 and 27,  
6 bounded and described as follows:

7 BEGINNING on the Westerly side of Emerson Street at a point  
8 distant 299.61 feet Southwardly from the Southerly side of Alder  
9 Street and at the dividing line between Lots #7 and #8 in said  
10 plan; thence along said side of Emerson Street South 11 degrees  
11 26 minutes West 253.97 feet to a point; thence North 78 degrees  
12 34 minutes West, 139.69 feet to the Easterly line of Carron Way;  
13 thence along Carron Way, North 71 degrees 04 minutes West 10.30  
14 feet to an angle in said Carron Way; thence along the Easterly  
15 side of Carron Way, North 5 degrees 10 minutes East 254.13 feet  
16 to the dividing line between Lots #7 and #8 aforesaid; thence  
17 along said dividing line, South 78 degrees 34 minutes East,  
18 177.62 feet to Emerson Street at the place of BEGINNING.

19 CONTAINING approximately 0.955-acres.

20 BEING the same premises conveyed to the Commonwealth of  
21 Pennsylvania by deed from Bertha Bayard Galbraith and William M.  
22 Galbraith, and others, dated July 17, 1916, and recorded in the  
23 Allegheny County Recorder of Deeds Office in Deed Book Volume  
24 1848, Page 345.

25 BEING a portion of Tax Parcel No. 84-L-283.

26 (c) Conditions.--The conveyance shall be made under and  
27 subject to all lawful and enforceable easements, servitudes and  
28 rights of others, including, but not confined to streets,  
29 roadways and rights of any telephone, telegraph, water,  
30 electric, gas or pipeline companies, as well as under and

1 subject to any lawful and enforceable estates or tenancies  
2 vested in third persons appearing of record, for any portion of  
3 the land or improvements erected thereon.

4 (d) Perpetual easement.--The Secretary of General Services,  
5 on behalf of the Commonwealth of Pennsylvania, is further  
6 authorized to convey to the successful bidder the perpetual  
7 easement associated with the property, acquired by the  
8 Commonwealth of Pennsylvania from Genefreda A. Swartz and John  
9 S. Swartz, by their deed dated April 1, 1916, and recorded in  
10 the Allegheny County Records of Deeds Office in Deed Book Volume  
11 1848, Page 342.

12 (e) Oil, gas and mineral rights.--The oil, gas and mineral  
13 rights associated with the property may be retained by the  
14 Department of General Services, on behalf of the Commonwealth of  
15 Pennsylvania, and may be leased by the Department of General  
16 Services in accordance with the authority granted in the act of  
17 October 8, 2012 (P.L.1194, No.147), known as the Indigenous  
18 Mineral Resources Development Act.

19 (f) Discretion of Secretary of General Services.--The  
20 Secretary of General Services may impose any covenants,  
21 conditions or restrictions on the property at settlement as  
22 determined to be in the best interests of the Commonwealth.

23 (g) Deed of conveyance.--The deed of conveyance shall be by  
24 Special Warranty Deed and shall be executed by the Secretary of  
25 General Services in the name of the Commonwealth of  
26 Pennsylvania.

27 (h) Deposit of proceeds.--The proceeds from the sale shall  
28 be deposited in the State Treasury Armory Fund.  
29 Section 2. Conveyance in Pine Grove Borough, Schuylkill County.

30 (a) Conveyance authorized.--The Department of General

1 Services, with the approval of the Department of Military and  
2 Veterans Affairs and the Governor, is hereby authorized on  
3 behalf of the Commonwealth of Pennsylvania to grant and convey,  
4 at a price to be determined through competitive bidding, a tract  
5 of land together with any buildings, structures or improvements  
6 thereon, situate in the Borough of Pine Grove, Schuylkill  
7 County.

8 (b) Legal description.--The property to be conveyed pursuant  
9 to this section consists of a tract containing approximately  
10 0.35-acres of land and improvements located thereon, bounded and  
11 more particularly described as follows to wit:

12 Tract 1

13 ALL THAT CERTAIN lot, piece or parcel of land situate in the  
14 Borough of Pine Grove, Schuylkill County bounded and described  
15 as follows:

16 BEGINNING at the corner of Mill and Tulpehocken Streets,  
17 thence along Tulpehocken Street, North 6 degrees 28 minutes East  
18 30 feet 3 inches; thence still along Tulpehocken Street, North 1  
19 degree 48 minutes East 69 feet 11 inches; thence South 84  
20 degrees East 154 feet 10.5 inches; thence at right angles to  
21 last line, South 6 degrees West 100 feet, to a corner on Mill  
22 Street; thence again at right angles and long Mill Street North  
23 84 degrees West 150 feet to the BEGINNING.

24 CONTAINING approximately 0.35-acres.

25 BEING the same premises conveyed to the Commonwealth of  
26 Pennsylvania by deed from Levi Miller, Sr., dated September 14,  
27 1907, and recorded in the Schuylkill County Recorder of Deeds  
28 Office in Deed Book Volume 306, Page 483.

29 BEING Schuylkill County Tax Parcel No. 58-07-0146.000.

30 (c) Conditions.--The conveyance shall be made under and

1 subject to all lawful and enforceable easements, servitudes and  
2 rights of others, including, but not confined to, streets,  
3 roadways and rights of any telephone, telegraph, water,  
4 electric, gas or pipeline companies, as well as under and  
5 subject to any lawful and enforceable estates or tenancies  
6 vested in third persons appearing of record, for any portion of  
7 the land or improvements erected thereon.

8 (d) Oil, gas and mineral rights.--The oil, gas and mineral  
9 rights associated with the property may be retained by the  
10 Department of General Services, on behalf of the Commonwealth of  
11 Pennsylvania and may be leased by the Department of General  
12 Services in accordance with the authority granted in the act of  
13 October 8, 2012 (P.L.1194, No.147), known as the Indigenous  
14 Mineral Resources Development Act.

15 (e) Discretion of Secretary of General Services.--The  
16 Secretary of General Services may impose any covenants,  
17 conditions or restrictions on the property at settlement as  
18 determined to be in the best interests of the Commonwealth.

19 (f) Deed of conveyance.--The deed of conveyance shall be by  
20 Special Warranty Deed and shall be executed by the Secretary of  
21 General Services in the name of the Commonwealth of  
22 Pennsylvania.

23 (g) Deposit of proceeds.--The proceeds from the sale shall  
24 be deposited in the State Treasury Armory Fund.

25 Section 3. This act shall take effect immediately.