
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2815 Session of
2020

INTRODUCED BY COMITTA, FREEMAN, MILLARD, WILLIAMS, SAPPEY,
HOWARD, HILL-EVANS, CIRESI, KORTZ, DALEY, VITALI AND MADDEN,
AUGUST 21, 2020

REFERRED TO COMMITTEE ON STATE GOVERNMENT, AUGUST 21, 2020

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey to Human
3 Services, Inc., certain lands and improvements situate in the
4 Borough of West Chester, Chester County.

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

7 Section 1. Conveyance in Borough of West Chester, Chester
8 County.

9 (a) Authorization.--The Department of General Services, with
10 the approval of the Governor, is hereby authorized and directed
11 on behalf of the Commonwealth of Pennsylvania to grant and
12 convey, for \$1.00, the following tracts of land together with
13 any buildings, structures or improvements thereon, situate in
14 the Borough of West Chester, Chester County to Human Services,
15 Inc.

16 (b) Property description.--The property to be conveyed under
17 subsection (a) consists of two approximately .15-acre tracts of
18 land and improvements located thereon, bounded and more

1 particularly described as follows:

2 ALL THOSE two certain pieces, parcels or tracts of land,
3 situate, lying and being in the Borough of West Chester, County
4 of Chester and Commonwealth of Pennsylvania, bounded and
5 described as follows, to wit:

6 FIRST PARCEL

7 BEGINNING at a point in the north street line of Price Street
8 (sixty feet wide at the distance of 168.81 feet measured south
9 68 degrees 40 minutes west along the said north street line of
10 Price Street, from its intersection with the west street line of
11 Church Street (fifty-five feet wide); extending thence from said
12 beginning point along the said north street line of Price Street
13 south 68 degrees 40 minutes west 25.32 feet to a point; thence
14 extending north 21 degrees 20 minutes west, passing partly
15 through the center line of a party wall between these premises
16 and the premises adjoining to the southwest; 143.89 feet to a
17 point; thence extending north 68 degrees 15 minutes 30 seconds
18 east 25.32 feet to a point; thence extending south 21 degrees
19 20 minutes east 144.07 feet to the first mentioned point and
20 place of beginning;

21 BEING known for street address purposes as 113 Price Street,
22 West Chester, Chester County, Pennsylvania.

23 SECOND PARCEL

24 BEGINNING at a point on the north street line of Price Street
25 (sixty feet wide) at the distance of 194.13 feet measured south
26 68 degrees 40 minutes west along the said north street line of
27 Price Street, from its intersection with the west street line of
28 Church Street (fifty-five feet wide); extending thence from
29 said beginning point along the said north street line of Price
30 Street south 68 degrees 40 minutes west 25.31 feet to a point;

1 thence extending north 21 degrees 20 minutes west 143.71 feet to
2 a point; thence extending north 68 degrees 15 minutes 30
3 seconds east 25.31 feet to a point; thence extending south 21
4 degrees 20 minutes east passing partly through the center line
5 of party wall between these premises and the premises adjoining
6 to the northeast 143.89 feet to the first mentioned point and
7 place of beginning.

8 BEING known for street address purposes as 115 Price Street,
9 West Chester, Chester County, Pennsylvania.

10 BEING UPI Number 1-9-1007-E.

11 BEING the same premises which Delco Holding Company, by its
12 deed dated May 28, 1953 and recorded on May 28, 1953 in the
13 office of the Recorder of Deeds in and for Chester County,
14 Pennsylvania in Deed Book Q-24, page 212, granted and conveyed
15 unto the Commonwealth of Pennsylvania, in fee.

16 (c) Requirement for conveyance.--The conveyance shall be
17 made under and subject to all lawful and enforceable easements,
18 servitudes and rights of others, including but not confined to
19 streets, roadways and rights of any telephone, telegraph, water,
20 electric, gas or pipeline companies, as well as under and
21 subject to any lawful and enforceable estates or tenancies
22 vested in third persons appearing of record, for any portion of
23 the land or improvements erected thereon.

24 (d) Gaming restriction.--A conveyance authorized under this
25 section shall be made under and subject to the condition, which
26 shall be contained in the deed of conveyance, that no portion of
27 the property conveyed shall be used as a licensed facility, as
28 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any
29 other similar type of facility authorized under State law. The
30 condition shall be a covenant running with the land and shall be

1 binding upon the Grantee, its successors and assigns. Should
2 the Grantee, its successors or assigns, permit any portion of
3 the property authorized to be conveyed in this act to be used in
4 violation of this subsection, the title shall immediately revert
5 to and revest in the Grantor.

6 (e) Covenants, conditions and restrictions.--The Secretary
7 of General Services may impose any covenants, conditions,
8 restrictions and/or reservations on the sale of the property as
9 is deemed in the best interests of the Commonwealth of
10 Pennsylvania.

11 (f) Deed.--The conveyance shall be by special warranty deed
12 and shall be executed by the Secretary of General Services in
13 the name of the Commonwealth of Pennsylvania.

14 (g) Costs and fees.--All costs and fees incurred by the
15 Department of General Services shall be borne by the Grantee.

16 (h) Alternate disposition.--In the event that an Agreement
17 of Sale is not executed between the Department of General
18 Services and the aforementioned Grantee within two years after
19 the effective date of this act, the property may be disposed of
20 through a public bidding process.

21 (i) Proceeds.--All proceeds from the sale of the property
22 shall be deposited into the General Fund.

23 Section 2. Effective date.

24 This act shall take effect in 60 days.