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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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SENATE BILL

No. 274 Session of  
2021

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INTRODUCED BY FONTANA, FEBRUARY 24, 2021

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REFERRED TO STATE GOVERNMENT, FEBRUARY 24, 2021

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AN ACT

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

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

9 Section 1. Conveyance in Coraopolis Borough, Allegheny County.

10 (a) Authorization.--The Department of General Services, with  
11 the approval of the Department of Military and Veterans Affairs  
12 and the Governor, is hereby authorized on behalf of the  
13 Commonwealth of Pennsylvania to grant and convey, at a price to  
14 be determined through competitive bidding, the following tract  
15 of land described under subsection (b) together with any  
16 buildings, structures or improvements thereon, situate in  
17 Coraopolis Borough, Allegheny County.

18 (b) Property description.--The property to be conveyed under  
19 subsection (a) consists of a tract of approximately 2.09 acres  
20 of land and improvements located thereon, bounded and described

1 as follows:

2 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, with  
3 improvements thereon, situate in the Borough of Coraopolis,  
4 County of Allegheny, and Commonwealth of Pennsylvania, bounded  
5 and described as follows:

6 BEGINNING on the northerly side of Fifth Avenue at a point  
7 distant one hundred five (105) feet Westwardly from the Westerly  
8 line of Kendall Street and at the dividing line between Lot  
9 Numbers Two Hundred Fifty and Two Hundred Fifty-one (#250 and  
10 #251) in the plan hereinafter mentioned; thence along the  
11 Northerly side of Fifth Avenue North  $59^{\circ} 36'$  West three hundred  
12 (300) feet to the dividing line between Lot Numbers Two Hundred  
13 Fifty-six and Two Hundred Fifty-seven (#256 and #257) in said  
14 plan; thence along said dividing line and said dividing line  
15 produced North  $30^{\circ} 24'$  East two hundred ninety-nine and four  
16 hundred eighty-five thousandths (299.485) feet to the Southerly  
17 side of Fourth Avenue; thence along said side of Fourth Avenue  
18 South  $60^{\circ} 52'$  East three hundred and seven hundredths (300.07)  
19 feet to a point on said Avenue distant measured along said side  
20 thereof one hundred eight and sixty-two hundredths (108.62) feet  
21 Westwardly from the Southwesterly corner of Fourth Avenue and  
22 Kendall Street; thence South  $30^{\circ} 24'$  West, being along the  
23 extension of the dividing line between Lot Numbers Two Hundred  
24 Fifty and Two Hundred Fifty-one (#250 and #251) in said plan and  
25 the said dividing line, three hundred six and twelve hundredths  
26 (306.12) feet to the Northerly side of Fifth avenue at the place  
27 of beginning.

28 BEING all of Lot Numbers Two Hundred Fifty-one to Two Hundred  
29 Fifty-six (#251 to #256) inclusive, Lot Numbers Two Hundred  
30 Sixty-four to Two Hundred Sixty-eight (#264 to #268) inclusive

1 and parts of Lot Numbers Two Hundred Sixty-three and Two Hundred  
2 Sixty-nine (#263 and #269) in the plan of lots laid out by  
3 Samuel N. Riter and recorded in the Office for the recording of  
4 Deeds, etc. in and for said County of Allegheny in Plan Book  
5 Vol. 15, Page 108, and all of the ground included within the  
6 lines of that part of the twenty (20) foot alley, vacated as  
7 hereinafter recited, formerly extending from Kendall Street to  
8 Watt Street, between Fourth Avenue and fifth Avenue, as shown on  
9 the plan of the said Borough of Coraopolis, adopted April 1st,  
10 1889 and recorded in the Office for the recording of deeds, etc.  
11 in and for said Allegheny County on September 10th, 1889, in  
12 Plan Book Vol. 9, Page 86. The aforesaid plan of Samuel N. Riter  
13 was laid out to conform with the lines of said alley as adopted  
14 by the said Borough, and that portion of said alley running  
15 through the premises above described was duly vacated by  
16 Ordinance Number Five Hundred Thirteen (#513) of the said  
17 Borough, approved April 1st, 1912, a full and correct copy of  
18 the ordinance of said Borough vacating said alley having been  
19 duly recorded on the Twenty-fourth day of May, A.D. 1912 in the  
20 Office for the recording of Deeds, etc. in and for said County  
21 of Allegheny in Deed Book Vol. 1737 Page 355, in accordance with  
22 the provisions of the Act of Assembly approved May 23rd, 1907,  
23 P.L. 223. Being the same premises conveyed to the Borough of  
24 Coraopolis by Samuel N. Riter by deed dated December 20th, 1911  
25 and recorded May 24th, A.D. 1912 in the Office for the recording  
26 of Deeds, etc. in and for said Allegheny County in Deed Book  
27 Vol. 1737 Page 357.

28 (c) Conditions.--The conveyance shall be made under and  
29 subject to all lawful and enforceable easements, servitudes and  
30 rights of others, including, but not confined to, streets,

1 roadways and rights of any telephone, telegraph, water,  
2 electric, gas or pipeline companies, as well as under and  
3 subject to any lawful and enforceable estates or tenancies  
4 vested in third persons appearing of record, for any portion of  
5 the land or improvements erected thereon.

6 (d) Deed of conveyance.--The conveyance shall be by Special  
7 Warranty Deed executed by the Secretary of General Services in  
8 the name of the Commonwealth of Pennsylvania.

9 (e) Restrictions.--The Secretary of General Services may  
10 impose any covenants, conditions or restrictions on the property  
11 described under subsection (b) at settlement as determined to be  
12 in the best interests of the Commonwealth.

13 (f) Costs and fees.--The proceeds from the sale shall be  
14 deposited in the State Treasury Armory Fund.

15 Section 2. Effective date.

16 This act shall take effect immediately.