PH110449MR

Commonwealth Land Title Insurance Co.
1700 Market Street - Suite 2110
Philadelphia, PA 19103

THIS INDENTURE

Made this 7th day of October, 2004, between

PNC BANK, National Association, successor by merger to Lincoln National Bank

(hereinafter called the "Grantor")

and

Allegheny West Foundation, A Pennsylvania nonprofit Community Development Corporation

(hereinafter called the "Grantee")

WITNESSETH that, the said Grantor in consideration of the sum of One Dollar ($1.00), the receipt whereof is hereby acknowledged, does grant, bargain, donate and convey to said Grantee, its heirs and assigns,

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TOGETHER with all the buildings and improvements located thereon, as well as all the rights, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining thereto,

EXCEPT for a period of fifty (50) years, said land, buildings and improvements shall not be used for the purpose of conducting or in connection with the business of a commercial bank, savings bank, savings and loan association, credit union or mortgage bank, brokerage services, insurance services or other financial services organizations or activities related thereto, provided, however, Grantor, its successors and assigns, may install and/or operate an ATM or ATMs and/or night deposit boxes.

TO HAVE AND TO HOLD the same to and for the use of the said Grantee, its successors and assigns forever, and the Grantor for its heirs, successors and assigns hereby covenant and agree that it will WARRANT SPECIALLY the title of the property hereby conveyed.

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01/03/2005 09:14AM

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City of Philadelphia

NOTICE-THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCIRBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

This Deed is made under and by virtue of a general resolution of the Board of Directors of Grantor authorizing and directing the same to be done.

IN WITNESS WHEREOF, Grantor has caused its common and corporate seal to be affixed hereto as of the day and year first above written.

WITNESS:

Judith A. Moran

PNC BANK, National Association

BY: Eve N. Shavatt

Eve N. Shavatt, Vice President

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE (S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREOIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, amended 1980, Oct. 10, P. L. 874, No. 156 s 1.

WITNESS:

Allegheny West Foundation

Ronald E. Hinton, Jr., President

CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
999.99

CITY OF PHILADELPHIA
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DEPARTMENT OF REVENUE
999.99

CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
869.93

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

On this the 7th day of October, 2004, before me, a Notary Public, the undersigned officer, personally appeared Eve N. Shavatt, who acknowledged herself to be the Vice President of PNC BANK, NATIONAL ASSOCIATION, an national banking association, and that she, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by herself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Julie P. Donolo

Notary Public

Notarial Seal
Julie P. Donolo, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Apr. 22, 2006
Member, Pennsylvania Association Of Notaries

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantee herein is:

2801 Hunting Park Avenue
Philadelphia, PA 19129-1392

Agent for Grantee

EXHIBIT "A"

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE on the North side of Venango Street at the distance of 350 feet Westward from the West side of 22nd Street, in the 13th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Venango Street, 25 feet and extending North on the East line 225 feet to Pacific Street and on the West line 222 feet, 6-5/8 inches to Hunting Park Avenue, No. 2229 West Venango Street.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, SITUATE on the North side of Venango Street at the distance of 375 feet Westward from the West side of 22nd Street in the 13th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Venango Street 25 feet and extending of that width in length or depth Northward between lines parallel with the said 22nd Street, 225 feet to the South line of a new Street, (50 feet wide) intended to be opened and called Pacific Street excepting, however, the rearmost portion of said premises extending Southward from Pacific Street 2 feet 5-3/8 inches on the East line and 23 feet 9-7/8 inches on the West line to the Southeastwardly line of Hunting Park Avenue (100 feet wide) along which it extends 32 feet 10-5/8 inches.

No. 2231 West Venango Street.

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions as appear of record in Deed Book DHL 1, page 350.