

PREPARED BY: Daniel K. McCarthy, Esquire
Davison & McCarthy, P.C.
1146 S. Cedar Crest Blvd., Suite 200
Allentown, PA 18103

RECORDED
03/23/2010 8:38:54 AM
RECORDER OF DEEDS
LEHIGH COUNTY
PENNSYLVANIA
Inst Num: 2010008075

RETURN TO: Office of the City Solicitor
City of Allentown
435 Hamilton Street
Allentown PA 18101

PIN #549699283455 1



DEED

THIS CONVEYANCE is made this 17th day of March, 2010, between

ALLENTOWN PARKING AUTHORITY, a Parking Authority organized under the Pennsylvania Parking Authority Statutes, having its main office in the City of Allentown, County of Lehigh County, Commonwealth of Pennsylvania, hereinafter referred to as Party of the First Part, Grantor

AND

THE CITY OF ALLENTOWN, a Municipal Corporation organized under the Laws of the Commonwealth of Pennsylvania, with its principal place of office at 435 Hamilton Street, City of Allentown, County of Lehigh County, Commonwealth of Pennsylvania, hereinafter referred to as Party of the Second Part, Grantee

WITNESSETH, that in consideration of the sum of Seven Hundred and Fifty Thousand (\$750,000.00) Dollars, in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, party of the First Part do by these presents, grant, bargain, sell, convey unto the Party of the Second Part forever the premises known as 1001-1007 West Hamilton Street.

BEING ALL THAT CERTAIN message, tenement and tract of land located at the northwest corner of North Tenth and Hamilton Streets in the Seventh Ward of the City of Allentown, County of Lehigh and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the northwest corner of North Tenth and Hamilton Streets, thence along the north side of Hamilton Street, South seventy-six (76) degrees twenty-three (23) minutes West seventy-three and forty-one one hundredths (73.41) feet to a point; thence along the eastern line of No. 1009 Hamilton Street, North thirteen (13) degrees thirty-eight (38) minutes West, two hundred and six and eighty-three one hundredths (206.83) feet to a point on the south side of Court Street, thence along the south side of Court Street, North seventy-six (76) degrees one (01) minute East seventy-two and eighty-five one hundredths (72.85) feet to a point on the west side of North Tenth Street; thence along the west side of same, South thirteen (13) degrees forty-seven (47)

minutes East two hundred and seven and three tenths (207.3) feet to the place of beginning.

CONTAINING fifteen thousand and ninety-six (15,096.0) square feet and being Numbers 1001-1003-1005 and 1007 Hamilton Street, Allentown, Pennsylvania.

BEING PART THE SAME PREMISES WHICH Park & Shop, Inc., by its Indenture bearing the date of December 16, 1991 and recorded December 17, 1991 in the Office of the Recorder of Deeds, in and for the County of Lehigh in Deed Book Volume 1479, Page 1174, granted and conveyed unto Allentown Parking Authority, Grantor herein.

This action authorized by Resolution of the Board of Directors passed on the 23rd day of July, 2009.

TOGETHER with all and singular buildings and improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Party of the First Part, as well at law as in equity, of, in, and to the same.

AND ALSO all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Party of the First Part both in law and in equity, of, in and to the premises herein described and every part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD the lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Party of the Second Part, his heirs and assigns to and for the only proper use and behoove of the said Party of the Second Part, his heirs and assigns, forever,

AND the said Party of the First Part, for their heirs, executors and administrators, do covenant, promise and agree, to and with the said Party of the Second Part, his heirs and assigns, by these presents, that the said Party of the First Part and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Party of the Second Part, his assigns, against them, the said Party of the First Part and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them, shall and will by these presents specially WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the Party of the First Part have caused this Deed to be executed on the day and year first above written.

ATTEST:

THE ALLENTOWN PARKING AUTHORITY

[Signature]
Secretary/Asst. Secretary

By: Linda A. Rosenfeld
Chairperson/~~Vice-Chairperson~~

COMMONWEALTH OF PENNSYLVANIA :
: SS :
COUNTY OF LEHIGH :

On this the 17th day of March, 2010, before me, the subscriber, a duly authorized Notary Public, personally appeared LINDA A. ROSENFELD, CHAIRPERSON of The Allentown Parking Authority known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and that s/he as such officer being authorized to do so, acknowledged that s/he executed the same for the purpose therein contained.

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

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Daniel K. McCarthy, Notary Public
City of Allentown, Lehigh County
My Commission Expires Dec. 30, 2012
Member, Pennsylvania Association of Notaries

[Signature]
Notary Public

My Commission Expires:

I hereby certify that the correct address of the Grantee herein is:

435 Hamilton Street

Allentown, PA 18101

By: [Signature]
Name: JOHN T. MARCHETTO
Title: ASSOC. CITY SOLICITOR



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid	0
Book Number	2010008075
Page Number	
Date Recorded	3-23-10

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name John T. Marchetto, Esquire		Telephone Number: (610) 437-7545	
Street Address 435 Hamilton Street, Room 519	City Allentown	State PA	ZIP Code 18101

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) Allentown Parking Authority		Grantee(s)/Lessee(s) City of Allentown	
Street Address 1005 Hamilton Street		Street Address 435 Hamilton Street	
City Allentown	State PA	ZIP Code 18101	City Allentown
			State PA
			ZIP Code 18101

C. REAL ESTATE LOCATION

Street Address 1001 W. Hamilton Street		City, Township, Borough Allentown	
County Lehigh County	School District Allentown School District	Tax Parcel Number 549699283455 1	

D. VALUATION DATA

1. Actual Cash Consideration 750,000.00	2. Other Consideration + 0.00	3. Total Consideration = 750,000.00
4. County Assessed Value 385,600.00	5. Common Level Ratio Factor X 3.50	6. Fair Market Value = 1,255,100.00

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
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2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) 61 Pa. Code §91.192(a)

The Commonwealth and its governmental subdivisions, instrumentalities, agencies and other subordinate governmental bodies are excluded from payment of Realty Transfer Tax.

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 3/23/10
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

ANDREA E. NAUGLE
LEHIGH COUNTY CLERK OF JUDICIAL RECORDS



Recorder of Deeds Division
Deborah A. Casciotti, Chief Deputy
Lehigh County Government Center
17 S. Seventh Street - Room 350
Allentown, PA 18101-2400
610-782-3162

***RETURN DOCUMENT TO:**
CITY OF ALLENTOWN
435 HAMILTON ST
ALLENTOWN, PA 18101

Instrument Number - 2010008075
Recorded On 3/23/2010 At 8:38:54 AM

* Instrument Type - DEED
Invoice Number - 46982 User ID: LJS
* Grantor - ALLENTOWN PARKING AUTHORITY
* Grantee - ALLENTOWN CITY OF
* Customer - CITY OF ALLENTOWN

***Total Pages - 5**

*** FEES**

STATE WRIT TAX	\$0.50
STATE JCS	\$23.50
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$11.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
UPI CERTIFICATION FEES	\$10.00
TOTAL PAID	\$63.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
of Lehigh County, Pennsylvania



Andrea E. Naugle
Andrea E. Naugle
Clerk of Judicial Records
Recorder of Deeds Division

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2010008075

