

THIS DEED

Made this 21st day, of July, in the year two thousand four
(2004)

Between THE HARRISBURG REDEVELOPMENT AUTHORITY,
GRANTOR

AND

JAMES M. CLOSE AND KAREN T. CLOSE, HUSBAND AND WIFE, DBA
MLG PARK

GRANTEE

35517
RECEIVED

2004 AUG -5 P 12:19

RECORDERS OFFICE
COUNTY OF DAUPHIN
PENNSYLVANIA

Witnesseth, that in consideration of TWO HUNDRED FOURTEEN THOUSAND TWO HUNDRED DOLLARS AND ZERO CENTS (\$214,200.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee:

ALL THAT CERTAIN piece or parcel of land of the Grantor, together with the improvements thereon, being a portion of the line of railroad known as the Philadelphia-Pittsburgh Main Line and identified as Line Code 1302, situate in the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, which is bounded and described in accordance with a Plat of Survey, identified as File No. 92246, dated May 7, 1992, prepared by Robert G. Hartman, Jr., Registered Professional Surveyor No. 3751-E, of the Commonwealth of Pennsylvania, hereinafter referred to as "Premises" as follows, to wit:

BEGINNING at a railroad spike, said point being located on the northerly right-of-way of Herr Street (a 60 foot right-of-way) and further referenced North 71° 27' 48" East, a distance of 113.90 feet from the right-of-way intersection of the northerly right-of-way of Herr Street and the easterly right-of-way of Seventh (7th) Street (a 120 foot right-of-way); thence along lands now or late of Capital Commercial Corporation and now or late of PHEAA North 15° 22' 57" West, a distance of 215.93 feet to a railroad spike; thence along other lands now or late of PHEAA, North 74° 37' 03" East, a distance of 148.14 feet to a railroad spike; thence along the westerly line of Consolidated Rail Corporation right-of-way South 14° 58' 39" East, a distance of 207.85 feet to a point thence along the northerly right-of-way of Herr Street, South 71° 27' 48" West, a distance of 146.89 feet to a railroad spike, the place of BEGINNING.

CONTAINING 31,230.48 square feet or 0.7170 of an acre of land.

TOGETHER with all right, title and interest of Grantor in and to the driveway easement described as follows:

BEGINNING at a point on the easterly legal right-of-way line of North Seventh Street, said point being located North 15° 39' 42" West, a distance of 165.21 feet from the northerly right-of-way line of Herr Street; thence from said point of Beginning by the easterly legal right-of-way line of North Seventh Street North 15° 39' 42" West, a distance of 20.00 feet to a point; thence through land now or late of Capitol Commercial Corporation North 74° 20' 18" East, a distance of 114.64 feet to a point on the line of land now or late of the Consolidated Rail Corporation; thence by land now or late of the Consolidated Rail Corporation South 15° 22' 57" East, a distance of 20.00 feet to a point; thence through land now or late of Capitol Commercial Corporation South 74° 20' 18" East, a distance of 114.54 feet to a point on the easterly legal right-of-way line of North Seventh Street, the place of BEGINNING.

CONTAINING 2,291.8 square feet of 0.0526 of an acre of land, more or less.

BEING the same premises which Consolidated Railroad Corporation by Deed dated November 10, 1992, and recorded in the Recorder of Deeds Office in and for the County of Dauphin, Commonwealth of Pennsylvania in Deed Book 1896, Page 275, granted and conveyed unto the City of Harrisburg, Grantor herein.

UNDER AND SUBJECT, nevertheless to the condition, restriction and limitation which may be enforced by either the City of Harrisburg and/or the Grantor, namely:

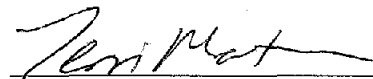
The premises, including any building presently or hereafter erected thereon, shall remain subject to all real estate taxes in perpetuity, regardless of whether the use qualifies for an exemption from the same under any applicable law.

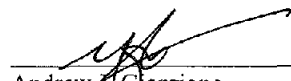
AND FURTHER SUBJECT to any and all other conditions, restrictions and limitations of prior deeds and/or record.

THE GRANTEE, for themselves, their heirs, assigns and other successors in interest, by acceptance of this Indenture, agrees with the Grantor and its successors and assigns that the above conditions, restrictions and limitations shall be covenants running with the land, and that in any instrument of conveyance of the premises or any part thereof, said conditions, restrictions and limitations shall be incorporated by reference to this Indenture and the record hereof as fully as the same are contained herein.

AND the said Grantor Will Warrant Specially the property hereby conveyed.
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of

 (SEAL)
Terri Martini
Chairman,
Harrisburg Redevelopment Authority

 (SEAL)
Andrew J. Giorgione
Secretary,
Harrisburg Redevelopment Authority

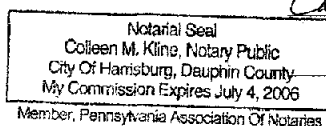
COMMONWEALTH OF PENNSYLVANIA

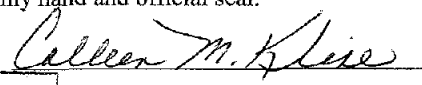
}
}
} SS:
}

COUNTY OF DAUPHIN

On this, the 21st day of July A.D. 2004, before me the undersigned officer, personally appeared Terri Martini, Chairman, Harrisburg Redevelopment Authority and Andrew J. Giorgione, Secretary, Harrisburg Redevelopment Authority known to me, (or satisfactorily proven) to be the person(s) whose names are subscribed to the within instrument, and acknowledged that (s)he/they executed the same for the purposes therein contained.

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




Title of Officer

I HEREBY CERTIFY, that the precise residence of the Grantee is:

3224 N. 3rd St
Harrisburg 17110
Pa.

720 Herr Street
Harrisburg, PA 17102

by: *Vannestachnick*

WARRANTY DEED Act of 1909, P. L. 91 And Act of 1941, P. L. 490	-----	From	The Harrisburg Redevelopment Authority, Grantor	To	M.L.C. Park, Grantee	Date	Consideration \$214,200.00	For Property 720 Herr Street, Harrisburg, PA 17102

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DAUPHIN

ss:

Recorded on this _____ day of _____ A.D. 2004, in the
Recorder's Office of the said County in Deed Book _____, Volume _____, Page _____.

Given under my hand and the seal of the said Office, the date above written.

Recorder

I hereby CERTIFY that this document
is recorded in the Recorder's Office
of Dauphin County, Pennsylvania.



James M. Zugay, Esq.
James M. Zugay, Esq.
Recorder of Deeds

P22542 08/05/2004
CORNERSTONE LAND BR

NO	TRANSACTION	COUNTY	PENNR	TOTAL
2	13 HARRISBURG DEEDS	27.00	1.00	28.00
2	39 AFFORDABLE HOUSING	26.00		26.00
1	15 MORTGAGES	13.00	0.50	13.50
1	39 AFFORDABLE HOUSING	13.00		13.00
1	14 LEASES OR RENTS	13.00	0.50	13.50
4	12 EXTRA PAGES	8.00		8.00
3	59 ADPC		30.00	30.00
4	53 ACT 8 OF 1998	20.00		20.00
PA REALTY TRANSFER TAXES :				152.00
COMMONWEALTH OF PENNSYLVANIA				2142.00
40	HARRISBURG CITY			1071.00
00	HDB SCHOOL DIST			1071.00
CASH..	0.50	CHECK..	4436.50	4,436.00