

**PREPARED BY:**

Law Office of Darrell C. Dethlefs  
2132 Market Street  
Camp Hill, Pennsylvania 17011

**RECORD AND RETURN TO:**

Bruce D. Foreman, Atty  
112 Market St. Suite 1100  
Harrisburg, PA 17101

**Tax Parcel No. 04-029-013**

**SPECIAL WARRANTY DEED**

Made the 16<sup>th</sup> day of JUNE in the year of our Lord two  
thousand eight (2008),

**BETWEEN THE MUSALAIR TRUST**, a Trust duly organized in accordance  
with the laws of the Commonwealth of Pennsylvania, hereinafter referred to as  
“GRANTOR”

and

**PINE STREET, LLC**, a Delaware Limited Liability Company, hereinafter  
referred to as “GRANTEE”

**WITNESSETH**, that in consideration of **ONE and NO/100 (\$1.00)**  
**DOLLAR**, in hand paid the receipt whereof is hereby acknowledged, the said  
**GRANTOR** does hereby grant and convey to the said **GRANTEE**, all those  
certain premises specifically hereinafter described.

**ALL THAT CERTAIN** piece or parcel of land together with the  
improvements erected thereon situate in the Fourth Ward of the City of Harrisburg,  
Dauphin County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point at the northeast corner of Pine Street and River  
Alley; thence eastwardly along the northern line of Pine Street, 52 feet 6 inches, to  
the line of land now or late of John Y. Boyd; thence northwardly along the line of

*[Handwritten signature]*

said lot now or late of John Y. Boyd, 210 feet to the southern line of Barbara Alley; thence westwardly along the southern line of Barbara Alley, 52 feet 6 inches, to the eastern line of River Alley; thence southwardly along the eastern line of River Alley, 210 feet to Pine Street, the place of **BEGINNING**.

**HAVING ERECTED THEREON** an office building known and numbered as 116 Pine Street, Parcel No. 04-029-013.

**BEING THE SAME PREMISES** which The Buonarroti Trust, a trust duly organized in accordance with the laws of the Commonwealth of Pennsylvania, by Deed dated December 29, 1994 and recorded December 29, 1994 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Book 2346, Page 371, granted and conveyed unto The Musalair Trust, **GRANTOR herein**.

**TOGETHER** with all and singular the buildings and improvements, streets, alleys, passages, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto 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 it, the said **Grantor**, in law, equity, or otherwise, of, in, and to the same.

**TO HAVE AND TO HOLD** the said lot or piece of ground described above, 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 **Grantee**, its successors and assigns, to and for the only proper use and behoof of the said **Grantee**, its successors and assigns forever.

**AND** the said **Grantor**, for itself and its successors, does by these presents, covenant, grant and agree, to and with the said **Grantee**, its successors and assigns, that it, the said **Grantor** and its successors, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said **Grantee**, its successors and assigns, against it, the said **Grantor** and its successors, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, them, or any of them, shall and will specially **WARRANT** and forever **DEFEND**.

**THE** Trustees herein have the power to transfer the within described property pursuant to the Trust Agreement dated April 10, 1993 pursuant to Article VIII(c), which provides:

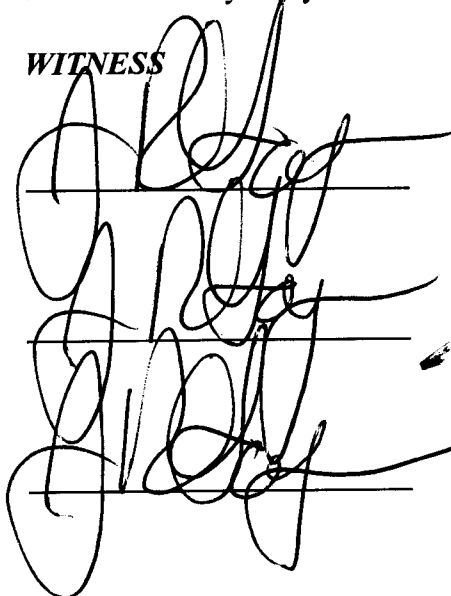
**Article VIII**


Trustee shall possess, among others, the following powers exercisable only for the best interest of the Beneficiaries:

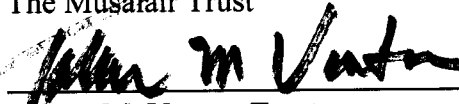
(c) "To sell either at public or private sale and upon such terms and conditions as Trustee may deem advantageous to a Trust, any or all real or personal estate or interests therein owned by a Trust severally or in conjunction with other persons, and to consummate said sale or sales by sufficient deeds or other instruments to the purchaser or purchasers, conveying a fee simple title, free and clear of all trust and without obligation or liability of the purchaser or purchasers to see to the application of the purchase money, or to make inquiry into the validity of said sale or sales; also, to make, execute, acknowledge and deliver any and all deeds, assignments, options or other writings which may be necessary or desirable in carrying out any of the powers conferred upon Trustee in this paragraph or elsewhere in this instrument."

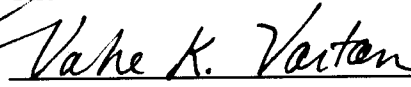
**IN WITNESS WHEREOF**, said **GRANTORS** have hereunto set their hands and seals the day and year first above-written.

**WITNESS**



  
\_\_\_\_\_  
Hovig Ralph Vartan, Trustee  
The Musafair Trust

  
\_\_\_\_\_  
Taleen M. Vartan, Trustee  
The Musalair Trust

  
\_\_\_\_\_  
Vahe K. Vartan, Trustee  
The Musalair Trust

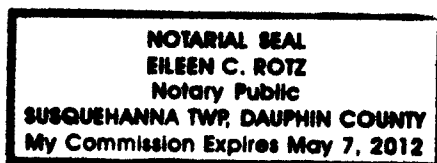


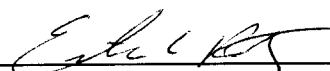
**COMMONWEALTH OF PENNSYLVANIA:**

**COUNTY OF** Dauphin : SS:  
:

On this, the 16th day of June, A.D., 2008, before me, Notary Public, the undersigned officer, personally appeared, **HOVIG RALPH VARTAN, Trustee of The Musalair Trust**, known to me, (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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



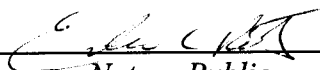
 (seal)  
Notary Public

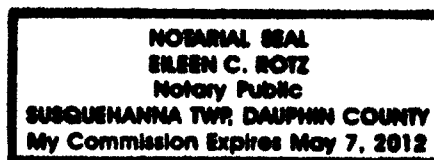
**COMMONWEALTH OF PENNSYLVANIA:**

**COUNTY OF** Dauphin : SS:  
:

On this, the 16th day of June, A.D., 2008, before me, Notary Public, the undersigned officer, personally appeared, **TALEEN M. VARTAN, Trustee of The Musalair Trust**, known to me, (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

 (seal)  
Notary Public

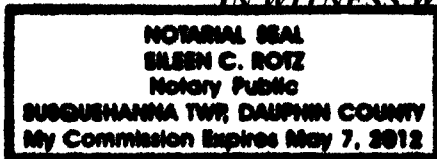


**COMMONWEALTH OF PENNSYLVANIA:****COUNTY OF** Dauphin: **SS:**

:

On this, the 16<sup>th</sup> day of June, A.D., 2008, before me, Notary Public, the undersigned officer, personally appeared, **VAHE K. VARTAN, Trustee of The Musalair Trust**, known to me, (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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



*Silsen C. Rotz* (seal)  
Notary Public

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

One Dag Hammarskjöld Plaza  
885 Second Avenue, 34<sup>th</sup> Floor  
New York, NY 10017

*[Signature]*  
Attorney or Agent for Grantee

**COMMONWEALTH OF PENNSYLVANIA:****COUNTY OF**: **SS:**

:

Recorded on this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2008, in the Records Office of \_\_\_\_\_ County in Deed Book \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_. Given under my hand and the seal of the said office the date above written.

\_\_\_\_\_  
Recorder

**EXHIBIT A  
LEGAL DESCRIPTION OF REAL PROPERTY**

**116 PINE STREET, HARRISBURG, PENNSYLVANIA**

**ALL THAT CERTAIN** piece or parcel of land together with the improvements erected thereon situate in the Fourth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point at the northeast corner of Pine Street and River Alley; thence eastwardly along the northern line of Pine Street, fifty-two (52) feet six (6) inches to the line of land now or late of John Y. Boyd; thence northwardly along the line of said lot now or late of John Y. Boyd two hundred ten (210) feet to the southern line of Barbara Alley, thence westwardly along the southern line of Barbara Alley, fifty-two (52) feet six (6) inches to the eastern line of River Alley; thence southwardly along the eastern line of River alley, two hundred ten (210) feet to Pine Street, the place of **BEGINNING**.

**HAVING** erected thereon an office building known and numbered as 116 Pine Street, Parcel Number 04-029-013.

**BEING** the same premises which Benmar Realty, Inc., by its Deed dated August 11, 1983, and recorded in the Office of the Recorder of Deeds of Dauphin County in Record Book 406, Page 514, granted and conveyed unto Matthew N. Mezzanotte and Genevieve D. Mezzanotte, his wife, and the same premises which Benmar Realty, Inc., by its Deed dated August 11, 1983, and recorded in the Office of the Recorder of Deeds of Dauphin County in Record Book 406, Page 517, granted and conveyed unto Susquehanna Limited, a Pennsylvania limited partnership.

**BEING** the same premises that Matthew N. Mezzanotte and Genevieve D. Mezzanotte, his wife and Susquehanna Limited, a Pennsylvania Limited Partnership, granted and conveyed unto Independent American Investments the Grantor herein by Deed dated April 18, 1986 and recorded at the Office of the Recorder of Deeds of Dauphin County in Record Book 763, Page 367 on June 5, 1986

**BEING** the same Premises that Independent American Investments by Deed dated December 26, 1991 and recorded in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania at Record Book 1675, Page 219, granted and conveyed unto John O. Vartan and Maral K. Vartan, his wife collectively **GRANTOR** herein.

**ALSO BEING** the same premises that The Buonarroti Trust by Deed dated December 29, 1994 and recorded in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania on December 29, 1994 at Record Book 2346, Page 371, granted and conveyed unto The Musalair Trust.

A handwritten signature in black ink, appearing to be 'JMS', is located in the bottom right corner of the page.

REV-183 EX (6-96)



# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	48,000.00
Book Number	20080023392
Page Number	
Date Recorded	6/29/2008

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) when 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: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name	Bruce D. Foreman, Esquire			Telephone Number	
Street Address	City	State	Zip Code		
112 Market Street, 6th Floor	Harrisburg, PA	17101			

## B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
The Musalair Trust	
Street Address	Grantee(s)/Lessee(s)
3601 Vartan Way	Pine Street, LLC
City	Street Address
Harrisburg PA	One Dag Hammaraskjold 885 2nd Ave
Zip Code	City
17101	New York NY
	Zip Code
	10017

## C PROPERTY LOCATION

Street Address	City, Township, Borough
116 Pine Street	Harrisburg City
County	School District
Dauphin	Harrisburg City
	Tax Parcel Number
	04-029-013

## D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+	= 4,500,000.00 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
	x	= 4,800,000.00

## E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
0	100%

### 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. (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. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

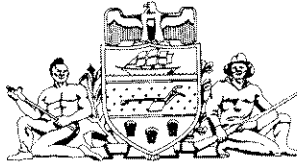
Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
	6/29/08

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

James M. Zugay, Esq.  
Recorder of Deeds  
(717) 780-6560

Candace E. Meck  
First Deputy



## Recorder of Deeds

Harrisburg, Pennsylvania

### CERTIFIED END PAGE

**Location:**  
Dauphin County Courthouse  
Room 102  
Front & Market Streets  
Harrisburg, PA 17101

INSTRUMENT #: 20080023392  
RECORD DATE: 6/20/2008 3:32:06 PM  
RECORDED BY: TBUCKLEW  
DOC TYPE: DEED HBG  
AGENT: FOREMAN & FOREMAN, P.C.  
DIRECT NAME: MUSALAIR TRUST  
INDIRECT NAME: PINE STREET, LLC

ACT 8 OF 1998: \$5.00  
ADDITIONAL NAME FEE: \$6.00

COMMONWEALTH OF PA: \$48000.00  
MUNICIPALITY: \$24000.00 HARRISBURG CITY  
SCHOOL DISTRICT: \$24000.00 HARRISBURG  
AOPC: \$10.00  
AFFORDABLE HOUSING: \$13.00  
Parcel ID:

I Certify This Document To Be Recorded  
In Dauphin County, Pennsylvania.



James M. Zugay, Recorder of Deeds

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THIS IS A CERTIFICATION PAGE

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**PLEASE DO NOT DETACH**

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THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT