

RD BK05798-0515

DT-DEED

2016019978 04/22/2016 01:06:25 PM:1

RCD FEE: \$108.50 POL SUB TAX: \$12,000.00 ST TAX: \$8,000.00



DELAWARE COUNTY

36-RADNOR \$12,000.00

THOMAS J. JUDGE SR. ROD

Prepared by and Return to:

Brandywine Abstract Company, LP
615 Old Lancaster Road
Bryn Mawr, PA 19010
610-519-9300

File No. BAC15-0091

FOLIO # 36-05-02856-00 (A), 36-05-03031-00 (B),
36-05-03032-00 (C) and 36-05-03033-00 (D)

①

This Indenture, made the 18th day of April, 2016,

Between

MAIN LINE REALTY CORPORATION, A PENNSYLVANIA NON-PROFIT CORPORATION, FORMERLY KNOWN AS BMH REALTY CORPORATION

(hereinafter called the Grantor), of the one part, and

GLENBROOK AVENUE INVESTORS LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Eight Hundred Thousand And 00/100 Dollars (\$800,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

PREMISES A: Parcel 1

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Radnor Township, Delaware County, Pennsylvania, described according to a survey and Plan thereof made by M.R. and J. B. Yerkes, made May 2, 1945 as follows, to wit:

BEGINNING at a point on the North side of Bryn Mawr Avenue (40.0 feet wide) at the distance of 20.0 feet North 8 degrees, 44 minutes West from a point in the middle of Bryn Mawr Avenue, said point is at the distance of 182.33 feet measured South 81 degrees, 16 minutes West from its intersection with the middle of Haverford Road. Thence from the beginning point along the North side of Bryn Mawr Avenue, South 81 degrees, 16 minutes West 40.62 feet to a point; thence partly crossing Bryn Mawr Avenue South 58 degrees, 31 minutes West 41.0 feet to a point; thence leaving Bryn Mawr Avenue by land of Philadelphia and Western Railway the two following courses and distance, (1) North 31 degrees, 03 minutes West 182.76 feet to a point; (2) North 58 degrees, 2 minutes East 44.70 feet to a stone; thence along the Northeast side of a right of way 15.0 feet wide by other land of Anne Vauclain and others the four following courses

and distances (1) South 37 degrees, 14 minutes East 115.10 feet to a stone (2) 52 degrees 45 minutes East 50.05 feet to a stone, (3) South 55 degrees, 02 minutes East 24.06 feet to a stone; (4) thence by land of Bryn Mawr Hospital, South 8 degrees 44 minutes East 17.23 feet to the place of beginning.

TOGETHER with the free and uninterrupted use, right, liberty and privilege of a right of way (15.0 feet wide) to be used by 214 Bryn Mawr Avenue, 816, 818, 820, 822 Glenbrook Avenue and described as follows, BEGINNING at a point on the North side of Bryn Mawr Avenue (40.0 feet wide) at the distance of 20.0 feet North 8 degrees, 44 minutes West from a point in the middle of Bryn Mawr Avenue, said point is at the distance of 182.33 feet measured South 81 degrees, 16 minutes West from its intersection with the middle line of Haverford Road, thence from the beginning point along the North side of Bryn Mawr Avenue, South 81 degrees, 16 minutes West 15.0 feet to a point; thence leaving Bryn Mawr Avenue by land of Anne Vauclain the four following courses and distances (1) North 8 degrees, 44 minutes West 10.82 feet to a point; (2) North 55 degrees, 02 minutes West 18.25 to a point; (3) North 52 degrees, 45 minutes West 52.69 feet to a point; (4) North 37 degrees, 14 minutes West 118.52 feet to a point in line of land of Philadelphia and Western Railway Company, thence by same North 58 degrees, 02 minutes East 15.06 feet to a point, thence by land of Anne Vauclain South 37 degrees, 14 minutes East 115.10 feet to a point; thence by land of others to whom no rights to said right of way have been granted, the three following courses and distances: (1) South 52 degrees, 45 minutes East 50.05 feet to a point; (2) South 55 degrees, 02 minutes East 24.06 feet to a point; (3) South 8 degrees 44 minutes East 17.23 feet to the place of beginning.

BEING known as 214 Bryn Mawr Avenue.

Premises A: Parcel 2

ALL THAT CERTAIN Lot or piece of land with the tenement thereon erected, SITUATE in the Township of Radnor , County of Delaware and State of Pennsylvania, bounded and described according to a survey thereof made on June 6, 1899 by Samuel M. Garrigues, C.E., Bryn Mawr , Pennsylvania, as follows, to wit:

BEGINNING at a stake on the North side of Bryn Mawr Avenue in line of land now or late of Sophia Newlin; thence along the North side line of Bryn Mawr Avenue South eighty-one degrees, sixteen minutes West sixty-nine and ninety-two one-hundredths feet; thence by other land of which this was a part North eight degrees, forty-four minutes West six and three tenths feet; thence by land now or late of the Estate of J.T. McBride, North fifty-eight degrees, thirty-one minutes East seventy-five and eighty-nine one-hundredths feet; thence by land now or late of Sophia Newlin South eight degrees, forty-four minutes East thirty-six feet to the place of beginning.

PREMISES B:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan thereof made by Milton R. Yerkes, Civil Engineer, as of July 8, 1925, as follows, to wit:

BEGINNING at a point in the middle of Glenbrook Avenue, a corner of this and land now or late of Frank Pietropaola at the distance of one hundred eighty-seven and eight-tenths feet Northwestwardly from the middle line of Bryn Mawr Avenue; thence by land now or late of Frank Pietropaola, South thirty-four degrees, fifty-eight minutes West, one hundred thirty and forty-two one-hundredths feet; thence by land now or late of Philip Harrison, et al, North fifty-two degrees, forty-five minutes West, fifty feet and five one-hundredths of a foot; thence North thirty-four degrees, fifty-eight minutes East, one hundred twenty-nine and fifty-two one-hundredths feet to the middle of Glenbrook Avenue; thence along the middle line of said Avenue, South fifty-three degrees, forty-eight minutes East, fifty feet to the place of beginning.

BEING KNOWN as No. 812-814 Glenbrook Avenue.

PREMISES C:

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Radnor Township, Delaware County, Pennsylvania, described according to a survey and Plan hereof made by M. R. and J. B. Yerkes, made May 2, 1945 as follows, to wit:

BEGINNING at a point in the middle line of Glenbrook Avenue, now known as Railroad Avenue, said point is at the distance of 171.55 feet measured Northwesterly along the middle line of Glenbrook Avenue from its intersection with the middle line of Haverford Road, said point of intersection being at the distance of 66.25 feet measured North 29 degrees 48 minutes West from the middle line of Bryn Mawr Avenue, thence leaving Glenbrook Avenue by land of Joseph Meth South 34 degrees, 58 minutes 129.50 feet to a stone in line of other land of Anne Vauclain; thence by said other land of Anne Vauclain the two following courses and distances (1) North 37 degrees 14 minutes West along the Northeast side of a 15.0 feet wide right of way hereinafter more fully described 49.3 feet to a stone; (2) North 40 degrees no minutes East 115.80 feet to a point in the middle of Glenbrook Avenue thence along the middle line of Glenbrook Avenue the two following courses and distances, (1) South 52 degrees 28 minutes East 16.06 feet to a point , (2) South 53 degrees 48 minutes East 20.44 feet to the place of beginning.

BEING known as 816-18 Glenbrook Avenue.

PREMISES D:

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Radnor Township, Delaware County, Pennsylvania, described according to a survey and Plan hereof made by M.R. and J. B. Yerkes, made May 2, 1945, as follows, to wit:

BEGINNING at a point in the middle line of Glenbrook Avenue now known as Railroad, said point is at the distance of 208.05 feet measured Northwesterly along the middle line of Glenbrook Avenue, from its intersection with the middle line of Haverford Road, said point of intersection being at the distance of 66.25 feet measured North 29 degrees 48 minutes West from the middle line of Bryn Mawr Avenue, thence leaving Glenbrook Avenue by other land of Anne Vauclain the two following courses and distances, (1) South 40 degrees no minutes West 115.80 feet to a stone; (2) thence North 37 degrees 14 minutes West along the Northeast side of a 15.0 feet wide right of way hereinafter more

fully described 65.8 feet to a stone in line of land of the Philadelphia and Western Railway Company; thence by same North 58 degrees 02 minutes East 105.10 feet to a point in the middle of Glenbrook Avenue; thence along the same South 52 degrees 28 minutes East 31.79 feet to the place of beginning.

BEING Known as 820-22 Glenbrook Avenue.

TOGETHER with the free and uninterrupted use, right, liberty and privilege of a right-of way (15.0 feet wide) to be used by 214 Bryn Mawr Avenue, 816, 818, 820, 822 Glenbrook Avenue and described as follows, BEGINNING at a point on the North side of Bryn Mawr Avenue (40.0 feet wide) at the distance of 20.0 North 8 degrees, 44 minutes West from a point in the middle of Bryn Mawr Avenue, said point is at the distance of 182.33 feet measured South 81 degrees, 16 minutes West from its intersection with the middle line of Haverford Road, thence from the beginning point along the North side of Bryn Mawr Avenue South 81 degrees, 16 minutes West 15.0 feet to a point; thence leaving Bryn Mawr Avenue by land of Anne Vauclain the four following courses and distances (1) North 8 degrees, 44 minutes West 10.82 feet to a point; (2) North 55 degrees, 02 minutes West 18.25 feet to a point; (3) North 52 degrees, 45 minutes 52.69 feet to a point; (4) North 37 degrees, 14 minutes West 118.52 feet to a point in line of land of Philadelphia and Western Railway Company, thence by same North 58 degrees, 02 minutes East 15.06 feet to a point, thence by land of Anne Vauclain South 37 degrees, 14 minutes East 115.10 feet to a point; thence by land of others to whom no rights to said right of way have been granted, the three following courses and distances, (1) South 52 degrees 45 minutes East 50.05 feet to a point; (2) South 55 degrees, 02 minutes East 24.06 feet to a point; (3) South 8 degrees, 44 minutes East 17.23 feet to the place of beginning.

As to Premises A

Being the same premises which The Bryn Mawr Hospital, a Pennsylvania non-profit corporation by Deed in Confirmation dated 1-18-1984 and recorded 8-7-1984 in Delaware County in Volume 177 Page 1253 conveyed unto BMH Realty Corporation, a Pennsylvania non-profit corporation, in fee.

As to Premises B, C and D

Being the same premises which The Bryn Mawr Hospital, a Pennsylvania non-profit corporation by Deed in Confirmation dated 1-18-1984 and recorded 8-7-1984 in Delaware County in Volume 177 Page 1246 conveyed unto BMH Realty Corporation, a Pennsylvania non-profit corporation, in fee.

And the said BMH Realty Corporation, a Pennsylvania non-profit corporation, is now known as Main Line Realty Corporation, a Pennsylvania Non-Profit Corporation.

UNDER AND SUBJECT to all covenants, conditions, restrictions, easements, rights of way and reservations of record, to the effect valid, subsisting and enforceable,

FURTHER UNDER AND SUBJECT to the following restrictions, covenants, and conditions, which shall run with the land:

For so long as Main Line Hospitals, Inc. or any of its affiliates or any of their respective successors or assigns owns or operates any of the land or properties known as the Bryn Mawr Hospital and its surrounding and adjacent campus, including without limitation, the hospital buildings, the Gerhard building, the Founder's Building, 825 Old Lancaster Road, or the North Medical Office Building, neither all nor any portion of the premises conveyed pursuant to this Deed shall be owned, leased, licensed or otherwise used by or for any Competing Business. For purposes hereof, "Competing Business" means any person or entity which engages in any of the following uses: hospitals, medical clinics, medical offices (including physician practices, physician groups, osteopathic, and podiatric offices and services), ambulatory care services, ambulatory surgery services, in-patient or out-patient or clinical services, physical therapy, work hardening, occupational therapy services, rehabilitation services, home health services, diagnostic imaging and other diagnostic or therapeutic services, clinical/reference laboratory services, health and welfare services, and academic medical centers, or any other business or practice providing health care services.;

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise 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, as well at law as in equity, 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.

Under and Subject, as aforesaid.

And the said Grantor, for itself, its successors and assigns, 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 and assigns, all and singular the hereditaments and premises herein 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 assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set its hand and seal. Dated the day and year first above written.

MAIN LINE REALTY CORPORATION, A PENNSYLVANIA NON-PROFIT CORPORATION, FORMERLY KNOWN AS BMH REALTY CORPORATION, A PENNSYLVANIA NON-PROFIT CORPORATION

By: [Signature]
Name: John J. Lynch
Title: President

Commonwealth of Pennsylvania }
County of ~~Delaware~~ Montgomery } ss

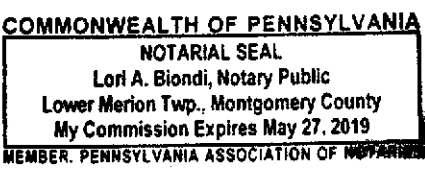
AND NOW, this 18 day of April, 2016 before me, the undersigned Notary Public, appeared John J. Lynch, who acknowledged himself/herself to be the President (title) of Main Line Realty Corporation, a Pennsylvania Non-Profit Corporation formerly known as BMH Realty Corporation, and he/she, as such President (title) being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as President (title).

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

Lori A. Biondi
Notary Public
My commission expires May 27, 2019

Mail tax bills and
The precise residence and the complete post office address of the above-named Grantee is:

931 Haverford Rd
Bryn Mawr, PA 19010
On behalf of the Grantee ML



Deed

FOLIO # 36-05-02856-00 (A),
36-05-03031-00 (B), 36-05-03032-00 (C)
and 36-05-03033-00 (D)

Main Line Realty Corporation, a
Pennsylvania Non-Profit Corporation
formerly known as BMH Realty
Corporation,
TO

Glenbrook Avenue Investors LLC, a
Pennsylvania Limited Liability Company

PREMISES:

214 Bryn Mawr Avenue (A), 812-814
Glenbrook Ave. (B), 816-818 Glenbrook
Ave. (C), 820-822 Glenbrook Ave. (D),
Bryn Mawr, PA 19010

Brandywine Abstract Company, LP
615 Old Lancaster Road
Bryn Mawr, PA 19010
Telephone: 610-519-9300 Fax: 610-519-9301