

**Allegheny County** Valerie McDonald Roberts **Recorder of Deeds** Pittsburgh, PA 15219

Instrument Number: 2007-66975

Recorded On: June 19, 2007

As-X-Mortgage Satisfaction

Parties: BANK NY TRUST CO N A TRSTE

**WESTERN PA HOSPITAL** 

# of Pages: 7

Comment:

# \*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\*

X-Mortgage Satisfaction

43.00

Pages > 2 Names > 4

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Total:

43.00

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Allegheny County, PA

# \*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\*

File Information:

Record and Return To:

Document Number: 2007-66975

Receipt Number: 939174

Recorded Date/Time: June 19, 2007 03:16:57P

Book-Vol/Pg: BK-M VL-34007 PG-415

User / Station: B McAdams - Cash Super 05

**LANDAMERICA** WILL CALL

PITTSBURGH PA 15219



Valerie McDonald-Roberts Recorder of Do

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When recorded please return to:
Alfred V. Watterson, Esq.
Lawyers Title Insurance—WILL CAU
One PPG Place, 12th Floor
Pittsburgh, Pa 15222
410006363

#### MORTGAGE SATISFACTION PIECE

Made this /8/2 day of June, 2007.

Mortgagor: THE WESTERN PENNSYLVANIA HOSPITAL, a Pennsylvania

nonprofit corporation, successor by merger to FORBES MERGER CORPORATION, a Pennsylvania corporation, successor by division of FORBES REGIONAL HOSPITAL, a Pennsylvania nonprofit corporation, formerly known as and successor by division of ALLEGHENY UNIVERSITY MEDICAL CENTERS.

a Pennsylvania nonprofit corporation, successor by merger to FORBES HEALTH SYSTEM, a Pennsylvania nonprofit

corporation

Mortgagee: THE BANK OF NEW YORK TRUST COMPANY, N.A.,

successor Master Trustee to CHASE MANHATTAN TRUST

COMPANY, NATIONAL ASSOCIATION

Original Mortgage Debt: \$641,984,967.00

Mortgage Information: Open-End Mortgage and Security Agreement by Allegheny

University Medical Centers in favor of Chase Manhattan Trust Company, National Association, as mortgagee in its capacity as master trustee under that certain Amended and Restated Master Indenture of Trust, dated as of July 1, 2000 and recorded in the Recorder's Office of Allegheny County, Pennsylvania on August 9, 2000 in Mortgage Book Volume 19982, page 172, as amended by

Amended and Restated Open-End Mortgage and Security

Agreement dated as of July 1, 2000 and recorded in the Recorder's Office of Allegheny County, Pennsylvania on August 17, 2001 in

Mortgage Book Volume 21309, page 178.

Mortgaged Premises: See Exhibit A. which is attached hereto and made a part hereof.

The undersigned hereby certifies that the debt secured by the above-mentioned Mortgage has been fully paid or otherwise discharged and that upon the recording hereof said Mortgage shall be and is hereby fully and forever satisfied and discharged.

[Signature Page Follows]

WITNESS the due execution hereof.

WITNESS/ATTEST:

**MORTGAGEE:** 

THE BANK OF NEW YORK TRUST COMPANY, N.A.

## ACKNOWLEDGMENT

STATE OF	PENNSYlvania	)
COUNTY OF Alleghany		) ss )

On this 18th day of June, 2007, before me, a notary public, the undersigned officer, personally appeared for the self-herself to be the s BANK OF NEW YORK TRUST COMPANY, N.A., and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his/her name thereto by himself/herself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal the day and year first above

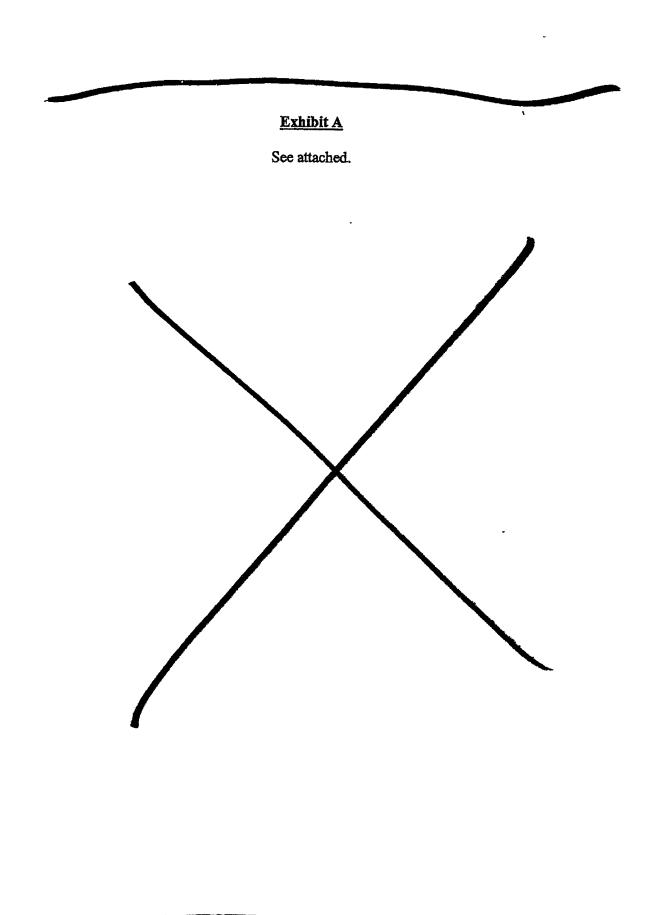
written.

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal Patricia A. McClean, Notary Public City Of Pittsburgh, Allegheny County My Commission Expires June 15, 2010

My commission expires Member, Pennsylvania Association of Notaries

CERTIFICATE OF RESIDENCE.
301 Great St., One Oxford Contex Suite 1100
The Mortgagee hereby certifies that its precise address is 40 Global Corporte Tost, Rithburgh, Pt. 15219



### EXHIBIT A

## **LEGAL DESCRIPTION**

THAT CERTAIN REAL PROPERTY SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY, AND DESCRIBED AS FOLLOWS:

## Allegheny University Medical Centers (Forbes Regional)

2570-80 Haymaker Road, Monroeville, PA (major portion of Forbes Regional 2570-80 Haymaker Road, Monroeville, PA (major portion of Forbes Regional Campus – 25.895 acres)

Property conveyed by East Suburban General Hospital to Forbes Health System by deed dated October 29, 1973 and recorded at Deed Book Volume 5287, Page 289 on November 1, 1973.

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Monroeville, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in Haymaker Road, which said point is located at a corner common to land now or late of Homer Luzader, land now or late of James J. Mirro and the land herein described; thence from said place of beginning by a line in Haymaker Road South 15° 57' West, a distance of 349.20 feet, measured along the line of lands now or late of James J. Mirro, to a pole; thence continuing by a line in said Haymaker Road and along the line of lands now or late of James J. Mirro, South 1° 17' West a distance of 260.43 feet to a point: thence by a line crossing said Haymaker Road and along the center line of McGinley Road, South 79° 09' 30" East, a distance of 365.48 feet to a point; thence continuing by a line in said road, and along the line of lands of which this formerly was a part, South 77° 51' 30" East, a distance of 269.70 feet to a point; thence continuing by a line in said road, and along the line of lands of which this formerly was a part, South 62° 43' 30" East, a distance of 195.27 feet to a point; thence continuing by a line in said road and along the line of lands of which this formerly was a part, South 45° 36' 30" East, a distance of 217.49 feet to a point; thence continuing by a line in said road and along the line of lands of which this formerly was a part, South 51° 16' East, a distance of 752.73 feet to a point on line of land now or late of McGinley, thence along the line of land now or late of McGinley, North 3° 08' East, a distance of 1,353.52 feet to a point; thence along the line of lands now or late of Homer Luzader, North 86° 52' West, a distance of 1,513.23 feet to the point at the place of beginning.

BEING the same premises which East Suburban General Hospital (formerly the Medical and Surgical Clinic of Pittsburgh), by deed dated October 29, 1973 and recorded November 1, 1973

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in the Recorder's Office of Allegheny County, Pennsylvania in Deed Book Volume 5287, Page 289, granted and conveyed to Forbes Health System.

## 2600-2620 Mosside Blvd. (Parking and Cancer Center)

Property conveyed by Francis L. Bryant to Forbes Health System by special warranty deed dated October 17, 1980 and recorded at Deed Book Volume 6312, Page 507 on October 23, 1980.

Property conveyed by William M. Miller to Forbes Health System, by deed dated October 15, 1980 and recorded October 23, 1980 in the Recorder's Office of Allegheny County, Pennsylvania in Deed Book Volume 6312, page 495.

Property conveyed by S.L. Thompson, Jr. to Forbes Health System by deed dated October 17, 1980 and recorded October 23, 1980 in the Recorder's Office of Allegheny County, Pennsylvania in Deed Book Volume 6312, page 498.

ALL THAT CERTAIN lot or piece of land situate in the Borough of Monroeville (formerly Township of Patton), County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the public road known as the Bethel Road, corner of lands hereby conveyed, lands now or formerly of Franklin G. Kuehn and lands conveyed by the Executors of Daniel MacMaster, deceased, to Daniel Jenny, by deed dated October 1, 1930, and recorded in Deed Book Volume 2437, page 94; thence by the center of said road along lands conveyed to Daniel Jenny as aforesaid, North 14° 47' East, 168.5 feet; thence along said lands conveyed to Daniel Jenny as aforesaid, North 67° 39' West, 31.30 feet to a point on the Easterly side of Moss Side Boulevard; thence along said side of Moss Side Boulevard, Northwardly, by the arc of a circle deflecting to the left, having a radius of 891.69 feet for a distance of 216.02 feet to a point; thence still along said side of Moss Side Boulevard, North 5° 57' 30" West, a distance of 40.71 feet to a point; thence by land now or formerly of Milic Wukich, et ux, South 89° 36' East, a distance of 795.47 feet to a point on line of land now or late of H.D. Maxwell; thence along said land, South 1° 12' East, a distance of 445.41 feet to a point on line of land now or formerly of Franklin G. Kuehn; and thence along said land, North 89° 36' West, a distance of 818.51 feet to the point in the center of the public road aforesaid, at the place of beginning.

BEING the same premises which Frances L. Bryant, Independent Executrix for the Estate of Thomas J. Bryant, Deceased, by deed dated October 16, 1980 and recorded October 23, 1980 in the Recorder's Office of Allegheny County, Pennsylvania in Deed Book Volume 6312, Page 503, granted and conveyed to Forbes Health System, a Pennsylvania non-profit corporation.

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BEING the same premises which William M. Miller, by deed dated October 15, 1980 and recorded October 23, 1980 in the Recorder's Office of Allegheny County, Pennsylvania in Deed Book Volume 6312, page 495 granted and conveyed to Forbes Health System, a Pennsylvania non-profit corporation.

BEING the same premises which S.L. Thompson, Jr. by deed dated October 17, 1980 and recorded October 23, 1980 in the Recorder's Office of Allegheny County, Pennsylvania in Deed Book Volume 6312, page 498 granted and conveyed to Forbes Health System, a Pennsylvania non-profit corporation.

## 4340 Northern Pike (Employee Parking Lot)

Property conveyed by Katherine S. Scott to Forbes Health System by deed dated April 22, 1975 and recorded at Deed Book Volume 5471, Page 725 on April 23, 1975.

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Monroeville, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin common to the lands of Forbes Hospital System and the Ralph Myers Contracting Company; thence along the lands of Forbes Hospital System South 89° 27' 30" East a distance of 701.64 feet to an iron pin at line of lands now or formerly of J.M. Graham; thence North 1° 26' 30" East along line of lands now or formerly of J.M. Graham a distance of 624.90 feet to a point on the Southwesterly side of a 20 foot private right of way created by deed between Lillian Maxwell and the Pennsylvania Turnpike Commission, dated May 26, 1955 and recorded in the Recorder of Deeds Office of Allegheny County in Deed Book Volume 3413, page 602; thence along said line of said right-of-way in a Northwesterly direction by the arc of a circle having a radius of 563.69 feet an arc distance of 22.835 feet to a point; thence continuing along said line of right-of-way North 61° 43' 49" West a distance of 213.81 feet to a point; thence continuing along said line of right-of-way by the arc of a circle having a radius of 965.37 feet an arc distance of 255.175 feet to a point; thence South 87° 02' 31" West a distance of 329.455 feet to a point on the easterly line of lands now or formerly of Anna Wukich, which said point is North 1°12' West from the aforesaid point of beginning a distance of 885.60 feet; thence South 1°12' East along the easterly line of lands of Anna Wukich, lands now or formerly of Monroeville Builders Supply Company and Ralph Myers Contracting Company a distance of 885.60 feet to the point at the place of beginning.

BEING the same premises which Katherine S. Scott, also known as Katherine Shackelford Scott, unmarried, by deed dated April 22, 1975 and recorded April 23, 1975 in the Recorder's Office of Allegheny County, Pennsylvania in Deed Book Volume 5471, Page 725, granted and conveyed to Forbes Hospital System, a non-profit corporation.

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BY SATISFACTION PIECE THIS MORTGAGE SATISFIED OF RECORD

JUN 19 2007

Recorder of Deeds

THIS IS AN OPEN-END MORTGAGE SECURING FUTURE ADVANCES UP TO A MAXIMUM PRINCIPAL AMOUNT OF \$641,984,967.00 PLUS ACCRUED INTEREST AND OTHER INDEBTEDNESS AS DESCRIBED IN 42 PA. C.S.A. § 8143.

### OPEN-END MORTGAGE AND SECURITY AGREEMENT

[(All notices to be given to Mortgagees pursuant to 42 Pa. C.S.A. § 8143 shall be given as set forth in Section 12 of this Mortgage)]

THIS OPEN-END MORTGAGE AND SECURITY AGREEMENT (this "Mortgage"), is made as of July 1, 2000, by ALLEGHENY UNIVERSITY MEDICAL CENTERS, a Pennsylvania nonprofit corporation, successor by merger to Forbes Health System, a Pennsylvania nonprofit corporation, as mortgagor ("Mortgagor"), in favor of CHASE MANHATTAN TRUST COMPANY, NATIONAL ASSOCIATION, as mortgagee ("Mortgagee") in its capacity as master trustee under that certain Amended and Restated Master Indenture of Trust, dated as of July 1, 2000 (as hereafter amended and supplemented from time to time in accordance with the provisions thereof, the "Master Indenture"), among Mortgagee, Mortgagor and the other Members of the Obligated Group identified therein (Mortgagor and Mortgagee shall be collectively referred to herein as the "Parties"). This Mortgage secures all Obligations issued under the Master Indenture and all Related Supplements, issued in an initial principal amount of \$641,984,967.00.

#### **MORTGAGE**

For the purpose of securing payment and performance of the Obligations, Mortgagor has granted, bargained, sold, conveyed, aliened, enfoeffed, released, confirmed, assigned to, granted a security interest in and mortgaged, and by these presents does hereby grant, bargain, sell, convey, alien, enfoeff, release, confirm, assign to, grant a security interest in, and mortgage to Mortgagee, with power of sale (in connection with exercise of the foreclosure remedy set forth herein) and right of entry and possession, all of Mortgagor's right, title and interest, whether now owned or existing or hereafter acquired or arising, in or to the property and rights listed in paragraphs (a) through (j) below (hereinafter collectively referred to as the "Property"):

Forbes Regional