

THIS DEED

MADE the 14th day of January, 2022

BETWEEN

C. Hackett Holdings, LLC, a Pennsylvania limited liability company
(hereinafter called "Grantor")

AND

CE-S.F. One, LP, a Pennsylvania limited partnership
(hereinafter called "Grantee")

WITNESSETH, that the said Grantor in consideration of One Million Five Hundred Sixty-Nine Thousand Two Hundred Fifty and no/100 Dollars (\$1,569,250.00), paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell, and convey to the said Grantee, its successors and assigns, all of the Grantor's right, title, and interest in and to the following property:

ALL THAT CERTAIN lot or tract of land situate in the Township of South Fayette, County of Allegheny and Commonwealth of Pennsylvania, being known as Lot No. 2, as shown on a certain plan entitled Schneider Plan, recorded in the Department of Real Estate Office of Allegheny County, Pennsylvania in Plan Book Volume 130, Page 133.

AND

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

BEGINNING at a point on the Northeasterly side of State Highway L.R. 545 (also known as Traffic Route 28) at the corner of land now or late of Humble Oil and Refining Co.; thence along the Northeasterly side of said State Highway, Northwestwardly by the arc of a circle curving to the left, having a radius of 3367.10 feet, an arc distance of 297.75 feet to a point on line of land now or late of Anelita Ferri and Angelina Mals; thence by said land North 19 degrees, 05 minutes, 35 seconds East, 102.41 feet to a point on line of land now or late of Humble Oil and Refining Company; thence by said land the following two courses and distances; South 58 degrees, 59 minutes, 55 seconds East 310.50 feet to a point; thence South 25 degrees, 57 minutes, 05 seconds West 55.77 feet to the Northeasterly side of said State Highway at the place of beginning.

SUBJECT TO the condemnation of a portion of the subject property by the Commonwealth of Pennsylvania, Department of Transportation of right of way for Legislative Route 1138 of the Court of Common Pleas of Allegheny County, Pennsylvania, at No. 1717 October Term, 1971.

ALSO DESCRIBED AS all that certain lot or parcel of land situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, being a portion of Block and Lot No. 256-L-2, more particularly bounded and described as follows:

Beginning at a point on the northerly right of way line of Miller Run Road, S.R. 0050, variable width, said point being at the southeast corner of property now or formerly Anthoni Mals Peterson (Tax Parcel 256-L-1); thence along the dividing line of property now or formerly Anthoni Mals Peterson and property herein described, North 20°43'08" East, 29.76' to a point on the former southerly line of Lot 2 of the Schneider Plan, recorded in Plan Book Volume 130, Page 133; thence along the former southerly line of Lot 2 of the Schneider Plan and through property now or formerly C. Hackett Holdings, LLC, (Tax Parcel 256-L-2), South 57°22'22" East, 225.98' to a point on the northerly right of way line of Miller Run Road, S.R. 0050, variable width; thence along the northerly right of way line of Miller Run Road, S.R. 0050, by an arc of a circle deflecting to the left in a northwestwardly direction, having a radius of 1245.92', an arc distance of 222.05' (chord bearing and distance, North 64°55'04" West, 221.76') to a point at the place of beginning.

Bearings based on First Revision to the Kosky Plan of Lots, recorded in Plan Book Volume 274, Page 44.

Contains 2,559 Sq. Ft. or 0.0587 Acres

THE ABOVE DESCRIBED PROPERTY TOGETHER BEING BLOCK AND LOT 256-L-2.

TOGETHER with and subject to all rights, duties and obligations set forth in the certain Easement Agreement, dated December 14, 2015, and recorded January 13, 2016, in Plan Book Volume 16256, page 110, being an Access Drive Easement.

BEING the same property which Richard Schneider and Jane Schneider, husband and wife, by Corrective Deed dated January 10, 2022 and recorded on January ____, 2022 in the Department of Real Estate of Allegheny County, Pennsylvania, in Deed Book Volume _____, Page _____ granted and conveyed C. Hackett Holdings, LLC.

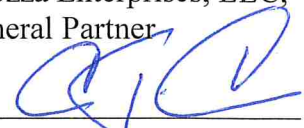
UNDER AND SUBJECT TO coal and mining rights and all rights and privileges incident to the mining of coal heretofore conveyed, excepted, or reserved by instruments of record; the right of surface, lateral, or subjacent support; or any surface subsidence; oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted, or reserved by instruments of record; and all easements, rights of way, and restrictions as contained in prior instruments of record and/or as installed or located on the premises and all other matters of record appearing prior hereto.

With the appurtenances thereto: **TO HAVE AND TO HOLD** the same to and for the use of the said Grantee, its successors and assigns forever, and the Grantor for its successors and assigns hereby covenants and agrees that it will **SPECIALLY** warrant title to the property hereby conveyed.

NOTICE: THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE[S] TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, IS/ARE FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156, § 1.

WITNESS:



CE-S.F. One, LP
By: Cozza Enterprises, LLC,
its General Partner
By: 
Craig J. Cozza, Managing Member

CERTIFICATE OF RESIDENCE

I hereby certify that (1) FOR THE PURPOSE OF DELIVERY OF TAX STATEMENTS ONLY, the precise residence of the Grantee is P.O. Box 453, Carnegie, PA 15106,

and (2) FOR ALL OTHER PURPOSES (including delivery of assessment change notices) the precise residence of Grantee is P.O. Box 453, Carnegie, PA 15106.

Witness the due execution hereof this 14th day of January, 2022



Grantee/Agent for Grantee

AFTER RECORDING, PLEASE RETURN TO:

Pioneer Land Settlement, Inc.
710 Fifth Ave. – Suite 2000
Pittsburgh, PA 15219