

DEED

THIS DEED MADE AND ENTERED into this 5th day of January, 2011,
between the **COMMONWEALTH OF PENNSYLVANIA**, acting by and through the
Department of General Services, an administrative department of the Commonwealth
of Pennsylvania, with the approval of the Governor of the Commonwealth of
Pennsylvania, herein referred to as **GRANTOR**,

A

N

D

ALOE BROTHERS L.L.C., 5540 Dunmoyle Avenue, Pittsburgh, Pennsylvania,
15217, hereinafter referred to as **GRANTEE**,

WHEREAS, under authority of **Act 117 of 2010**, the General Assembly of the
Commonwealth of Pennsylvania authorized the Department of General Services, with the
approval of the Governor, to grant and convey to **GRANTEE**, three (3) tracts of land
containing 152 acres +/- together with improvements thereon, situate in the Township of
South Fayette, County of Allegheny, Commonwealth of Pennsylvania, hereinafter
described.

WITNESSETH, that the said **GRANTOR** for and in consideration of **FIVE
HUNDRED FIVE THOUSAND FIVE HUNDRED FIVE DOLLARS AND 00/100
(\$505,505.00)** has granted and conveyed and by these presents does grant and convey
to **GRANTEE**, its successors and assigns three (3) tracts of land, together with all
buildings and improvements thereon, situate in the Township of South Fayette,
Allegheny County, Pennsylvania, bounded and described as follows:

LOT NO. 1

BEING all of that certain piece or parcel of land being situate in the Township of South
Fayette, Allegheny County, more particularly bound and described as follows:

BEGINNING at an iron pin set at the southern right of way line of Mayview Road, a fifty
foot right of way and lands now or formerly of BEE Properties LLC, thence continuing

along the southern right of way line of Mayview Road, a fifty foot right of way, the following seven (7) courses and distances:

1. North 82°34'35" East 392.34 feet to a point, thence;
2. North 80°48'25" East 335.96 feet to a point, thence;
3. By a curve to the left with a radius of 1025.00 feet for an arc length of 174.64 feet with a chord bearing North 75°55'33" East 174.43 feet to a point, thence;
4. North 71°02'41" East 97.44 feet to a point, thence;
5. By a curve to the left with a radius of 130.00 feet and an arc length of 194.34 feet with a chord bearing North 28°13'07" East 176.74 feet to a point, thence;
6. North 14°36'27" West 317.99 feet to a point, thence;
7. South 75°23'33" West 8.50 feet to a point where the right of way of Mayview Road changes from 50 to 33 feet, thence, continuing along Mayview Road;
8. North 14°36'27" West 215.17 feet to a point, thence;
9. By a curve to the right with a radius of 898.50 feet and an arc length of 168.21 feet with a chord bearing North 09°14'39" West 167.96 feet to a point, thence;
10. North 03°52'52" West 106.37 feet to a point, thence;
11. By a curve to the left with a radius of 542.50 feet with an arc length of 231.86 feet and a chord bearing North 16°07'29" West 230.10 feet to a point, thence;
12. North 28°22'07" West 153.00 feet to a point, thence;
13. By a curve to the left with a radius of 551.50 feet and an arc length of 215.61 feet with a chord bearing North 39°34'07" West 214.24 feet to a point, thence;
14. North 50°46'08" West 457.91 feet to a point, thence;
15. By a curve to the right with a radius of 166.58 feet with an arc length of 163.24 with a chord bearing North 22°31'44" West 156.71 feet to a point of compound curvature, thence;
16. By a curve to the right with a radius of 277.76 feet and an arc length of 48.96 feet with a chord bearing North 10°45'52" East 48.90 feet to a point, thence;
17. North 15°48'52" East 104.43 feet to a point, thence;
18. North 16°47'48" East 76.15 feet to a point on the southern and western right of way lines of lands now or formerly of the Ohio Central Railroad System, thence



by lands now or formerly of the Ohio Central Railroad System, the following eighteen (18) courses and distances;

19. South 42°54'10" East 289.56 feet to a point, thence;
20. South 40°33'49" East 419.59 feet to a point, thence;
21. South 89°36'43" East 432.07 feet to a point, thence;
22. North 68°47'14" East 101.98 feet to a point, thence;
23. North 80°05'50" East 400.00 feet to a point, thence;
24. North 09°54'10" West 10.00 feet to a point, thence;
25. North 80°05'50" East 270.00 feet to a point, thence;
26. By a curve to the right with a radius of 2303.66 with an arc length of 723.72 feet with a chord bearing North 89°05'50" East 720.74 feet to a point of compound curvature, thence;
27. By a curve to the right with a radius of 654.14 with an arc length of 727.75 with a chord bearing South 50°01'52" East 690.80 feet to a point, thence;
28. South 71°50'27" West 20.00 feet to a point, thence;
29. By a non-tangent curve to the right with a radius 634.14 feet with an arc length of 978.29 feet and a chord bearing South 26°02'09" West 884.12 feet to a point, thence;
30. South 72°39'30" West 475.41 feet to a point, thence;
31. South 71°55'20" West 331.44 feet to a point, thence;
32. South 69°40'12" West 438.03 feet to a point, thence;
33. South 53°58'31" West 70.04 feet to a point, thence;
34. By a curve to the left with a radius of 697.63 feet with an arc length of 501.35 feet and a chord bearing South 45°50'12" West 490.63 feet to a point, thence;
35. South 31°34'51" West 141.13 feet to a point, thence;
36. South 23°37'50" West 58.04 feet to a point in Chartiers Creek along lands now or formerly of the Township of Upper St. Clair, thence continuing along lands now or formerly of the Township of Upper St. Clair, the following four (4) courses and distances;
37. North 89°18'43" West 140.90 feet to a point in Chartiers Creek, thence;

- 38. North 36°36'46" West 287.54 feet to a point in Chartiers Creek, thence;
- 39. North 84°36'46" West 310.00 feet to a point in Chartiers Creek, thence;
- 40. South 57°53'14" West 250.00 feet to a point in Chartiers Creek at lands now or formerly of BEE Properties, LLC, thence continuing along lands of BEE Properties, LLC the following two (2) courses and distances:
- 41. North 42°37'35" West 78.00 feet to a point, thence;
- 42. North 68°07'35" West 202.52 feet to the **POINT and PLACE of BEGINNING.**

SUBJECT to a fifty foot (50') wide access easement, as depicted on the "Minor Subdivision of Mayview State Hospital" prepared by L. Robert Kimball & Associates, Inc., Project 09-1300-0243, for use by the PA Department of Transportation for ingress and egress to their wetland mitigation sites which are situated on Lot No. 4 Residual Tract of the aforementioned "Minor Subdivision of Mayview State Hospital".

BEING Tax Parcel No. 480-P-1.

The above described tract of land consists of a portion of Parcel Nos. formerly known as 9946-X-50590, 9946-X-50595, 9946-X-50605, and 9946-X-50616, and being shown as Lot No. 1 on a plan entitled "Minor Subdivision of Mayview State Hospital" as prepared by L. Robert Kimball & Associates, Inc., Project 09-1300-0243 and recorded August 30, 2010, in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume 269, Page 95.

SAID PARCEL CONTAINS 3,542,770.36 square feet or 81.331 acres of land.

LOT NO. 2

BEING all of that certain piece or parcel of land being situate in the Township of South Fayette, Allegheny County, more particularly bound and described as follows:

BEGINNING at an existing concrete monument found at lands now or formerly of South Fayette Township and lands now or formerly of Ernest Webb, thence continuing along lands now or formerly of South Fayette Township, the following eight (8) courses and distances:

- 1. North 31°50'30" East 816.23 to a point, thence;
- 2. North 19°57'43" West 400.20 to a point, thence;
- 3. North 55°14'15" East 335.74 to a point, thence;
- 4. North 47°24'45" West 201.18 to a point, thence;
- 5. North 29°38'37" West 719.15 to a point, thence;

6. South $70^{\circ}56'43''$ West 116.25 to a point, thence;
7. North $17^{\circ}09'04''$ West 279.72 to a point, thence;
8. North $64^{\circ}53'30''$ East 763.66 to a point on the western right of way line of lands now or formerly of the Ohio Central Railroad System, thence by lands now or formerly of the Ohio Central Railroad System, the following two (2) courses and distances;
9. By a non-tangent curve to the left with a radius 984.93 feet with an arc length of 326.32 feet and a chord bearing South $33^{\circ}24'41''$ East 324.83 feet to a point, thence;
10. South $42^{\circ}54'10''$ East 393.37 to a point on the western right of way line of Mayview Road, of varying width. Thence, continuing along Mayview Road, the following two (2) courses and distances:
11. South $15^{\circ}48'52''$ West 126.50 feet to a point, thence;
12. South $74^{\circ}11'08''$ East 5.50 feet to a point where the right of way of Mayview Road is 33 feet in width, thence continuing along the right of way of Mayview Road, the following seventeen (17) courses and distances:
13. South $15^{\circ}48'52''$ West 78.25 feet to a point, thence;
14. By a curve to the left with a radius of 310.76 feet with an arc length of 54.78 feet and a chord bearing South $10^{\circ}45'52''$ West 54.71 feet to a point of compound curvature, thence,
15. By a curve to the left with a radius of 198.58 feet and an arc length of 195.77 feet with a chord bearing South $22^{\circ}31'43''$ East 187.94 feet to a point, thence;
16. South $50^{\circ}46'08''$ East 457.91 feet to a point, thence;
17. By a curve to the right with a radius of 518.50 feet with an arc length of 202.71 feet and a chord bearing South $39^{\circ}34'07''$ East 201.42 feet to a point, thence;
18. South $28^{\circ}22'07''$ East 153.00 feet to a point, thence;
19. By a curve to the right with a radius of 509.50 feet and an arc length of 217.75 feet with a chord bearing South $16^{\circ}07'29''$ East 216.10 feet to a point, thence;
20. South $03^{\circ}52'52''$ East 106.37 feet to a point, thence;
21. By a curve to the left with a radius of 931.50 feet and an arc length of 174.39 feet with a chord bearing South $09^{\circ}14'39''$ East 174.13 feet to a point, thence;
22. South $14^{\circ}36'27''$ East 215.17 feet to a point, thence;

23. South 75°23'33" West 8.50 feet to a point where the right of way is fifty feet in width, thence;

24. South 14°36'27" East 317.99 feet to a point, thence;

25. By a curve to the right with a radius of 80.00 feet and an arc length of 119.59 feet with a chord bearing South 28°13'07" West 108.76 feet to a point, thence;

26. South 71°02'41" West 97.44 feet to a point, thence;

27. By a curve to the right with a radius of 975.00 feet and an arc length of 166.12 feet with a chord bearing South 75°55'33" West 165.92 feet to a point, thence;

28. South 80°48'25" West 335.19 feet to a point, thence;

29. South 82°34'35" West 480.68 feet to a point at lands now or formerly of BEE Properties, LLC, thence along lands now or formerly of BEE Properties, LLC at first, then Ernest Webb;

30. North 68°07'35" West 741.53 feet to the **POINT and PLACE of BEGINNING.**

BEING Tax Parcel No. 571-B-2.

The above described tract of land consists of a portion of Parcel Nos. formerly known as 9946-X-50590, and 9946-X-678, and being shown as Lot No. 2 on a plan entitled "Minor Subdivision of Mayview State Hospital" as prepared by L. Robert Kimball & Associates, Inc., Project 09-1300-0243 and recorded August 30, 2010, in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume 269, Page 95.

SAID PARCEL CONTAINS 3,004,864.98 square feet or 68.982 acres of land.

LOT NO. 3

BEING all of that certain piece or parcel of land being situate in the Township of South Fayette, Allegheny County, more particularly bound and described as follows:

BEGINNING at a point on the western right of way line of Mayview Road, a variable width right of way and lands now or formerly of the Township of Upper St. Clair, said point being located within Chartlers Creek, thence continuing along the western right of way line of Mayview Road the following three (3) courses and distances:

1. South 15°48'52" West 76.32 feet to a point, thence;
2. South 22°50'43" East 32.02 feet to a point, thence;

3. South 09°17'41" West 54.55 feet to a point on the northern right of way line of lands now or formerly of the Ohio Central Railroad, thence continuing along lands now or formerly of the Ohio Central Railroad, the following two (2) courses and distances;
4. North 42°54'10" West 354.80 feet to a point, thence;
5. By a curve to the right with a radius of 924.93 feet and an arc length of 613.17 feet with a chord bearing North 23°54'40" West 602.00 feet to a point, thence;
6. North 72°39'04" East 70.32 feet to a point in Chartiers Creek, thence along Chartiers Creek;
7. South 19°18'18" East 494.16 feet to a point, thence;
8. South 41°30'18" East 200.00 feet to a point; thence;
9. South 67°21'18" East 151.36 feet to the **POINT and PLACE of BEGINNING.**

BEING Tax Parcel No. 480-E-3.

The above described tract of land consists of a portion of Parcel No. formerly known as 9946-X-50590, and being shown as Lot No. 3, on a plan entitled "Minor Subdivision of Mayview State Hospital" as prepared by L. Robert Kimball & Associates, Inc., Project 09-1300-0243 and recorded August 30, 2010, in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume 269, Page 95.

SAID PARCEL CONTAINS 73,671.25 square feet or 1.691 acres of land.

LOT NO. 1, LOT NO. 2 and LOT NO. 3, AS ABOVE DESCRIBED, BEING a part of the premises conveyed from the Allegheny County Institution District, to the Commonwealth of Pennsylvania, by deed dated October 31, 1949 and recorded November 3, 1949 in Deed Book Volume 3074, Page 129 and also the land taken by the Commonwealth of Pennsylvania pursuant to the Act of September 29, 1938, Special Session, P.L. 53, as amended by the Act of May 19, 1943, P.L. 262, and the Act of May 25, 1945, P.L. 1074, 50 P.S. Section 1051, no deed having been given.

ALSO BEING A PORTION of the same premises conveyed from the General State Authority, to the Commonwealth of Pennsylvania, acting by and through the Department of General Services, by deed dated June 16, 1989 and recorded April 6, 1990 in Allegheny County Deed Book Volume 8221, Page 531.

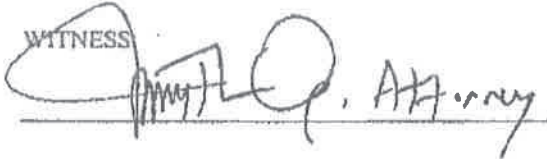
TO HAVE AND TO HOLD the said tract or piece of ground unto the said **GRANTEE**, its successors and assigns, to and for the only proper use and behoof of the said **GRANTEE**, its successors and assigns forever.

(15)

UNDER AND SUBJECT to all lawful and enforceable easements, servitudes and rights of others, including but not confined to streets, roadways, and rights of any telephone, telegraph, water, electric, gas or pipeline companies, as well as under and subject to any lawful and enforceable estates or tenancies vested in third persons appearing of record, for any portion of the land or improvements erected thereon.

UNDER AND SUBJECT to the condition, that no portion of the property conveyed shall be used as a licensed facility, as defined in 4 Pa.C.S. § 1103 (relating to definitions), or any other similar type of facility authorized under state law. The condition shall be a covenant running with the land and shall be binding upon the **GRANTEE**, its successors and assigns. Should the **GRANTEE**, its successors or assigns, permit any portion of the property to be used in violation of this restriction, the title shall immediately revert to and revest in the **GRANTOR**.

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, IS 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  Attorney

Aloe Brothers, L.L.C.

Name: 
Title: Manager

NOTICE-- THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth pursuant to Act No. 255, approved September 10, 1965.]

AND THE GRANTOR shall warrant specially the premises herein conveyed.

IN WITNESS WHEREOF, GRANTOR, by Elizabeth A. O'Reilly, Secretary of General Services, has caused this Instrument to be signed the day and year first above written.

APPROVED AS TO LEGALITY
AND FORM
Office of Chief Counsel, DGS

Edmund M. Flinch

COMMONWEALTH OF PENNSYLVANIA
Department of General Services

Elizabeth A. O'Reilly / 1/3/11
Secretary Date

APPROVED AS TO LEGALITY
AND FORM
Office of General Counsel

Edmund M. Flinch

APPROVED AS TO LEGALITY
AND FORM
Office of Attorney General

[Signature]
By Deputy Attorney General

APPROVED:

[Signature]
GOVERNOR

RECEIVED
DEPARTMENT OF GENERAL SERVICES
JAN 11 2011

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA:

:

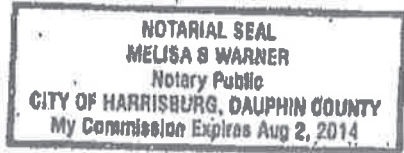
COUNTY OF DAUPHIN

:

On this, the 5th day of January, 2011, before me, the undersigned officer, personally appeared Elizabeth O'Reilly ^{Acting} Secretary of the Department of General Services of the Commonwealth of Pennsylvania, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she/he executed the same in the capacity therein stated and for the purposes therein contained.

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

Melisa D. Warner
NOTARY PUBLIC



CERTIFICATE OF RESIDENCE

I certify that the true and precise address of the within named **GRANTEE** is
Aloe Brothers L.L.C., 5540 Dunmoyle Avenue, Pittsburgh, Pennsylvania, 15217.

Mail Tax Statement to:

5540 Dunmoyle Avenue

Pittsburgh, PA 15217

MARCH 1, , 20 11



ATTORNEY FOR GRANTEE

Mail to:

Jeffrey T. Olyp, esq.

P.O. Box 144

111 Followfield Avenue

Charlton, PA
15022



COMMONWEALTH OF PENNSYLVANIA
OFFICE OF THE GOVERNOR
HARRISBURG

THE GOVERNOR

August 17, 2010

I, Edward G. Rendell, hereby authorize Elizabeth A. O'Reilly, Acting Secretary of General Services, to execute on my behalf, documents of the Department of General Services listed below:

- Deeds
- Demolition of Buildings
- Easements
- Indentures
- Leases
- Legislatively Mandated Conveyances
- Licenses
- Rights-of-Way
- Sales Agreements

Edward G. Rendell

Edward G. Rendell
Governor



Allegheny County
 Valerie McDonald Roberts
 Department of Real Estate
 Pittsburgh, PA 15219

Instrument Number: 2011-4690

BK-DE VL-14515 PG-343

Recorded On: March 01, 2011

As-Deed

Parties: PENNSYLVANIA COMWTH DEP GENL SERVICES

To ALOE BROTHERS L L C

of Pages: 13

Comment:

***** THIS IS NOT A BILL *****

Deed 94.50
 Pages > 4 8
 Names > 4 0
 Total: 94.50

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-No		Stamp Num-T415840	Certified By-> S B	
SOUTH FAYETTE TP			ON 03-01-2011 AT 02:19p	
Ward-98-NO WARD			0480P00001000000	0571B00002000000
	Value	505,505.00	0480E00003000000	
Commonwealth of Pennsylvania		5,055.05		
Munic-South Fayette Twp		2,527.53		
School District-South Fayette		2,527.52		
Munic-Penalty		0.00		
Munic-Interest		0.00		
School-Penalty		0.00		
School-Interest		0.00		
		10,110.10		

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

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

File Information:

Record and Return To:

Document Number: 2011-4690
 Receipt Number: 1775784
 Recorded Date/Time: March 01, 2011 02:26:53P
 Book-Vol/Pg: BK-DE VL-14515 PG-343
 User / Station: K Greenwade - Cash Super 06

JEFFREY T OLUP ESQUIRE
 PO BOX 144
 111 FALLOWFIELD AVE
 CHARLEROI PA 15022



Valerie McDonald Roberts, Manager
 Dan Oberste, County Executive

6