



December 2, 2019

Christie Reiber
Burns Scalo Real Estate
965 Greentree Road, Suite 400
Pittsburgh, PA 15220

RE: Piazza Properties, LLC
Property: Millers Run Road (formerly Star City)
South Fayette Township, Pennsylvania
Our File No. 19-K-12787

Dear Christie:

With reference to the above-captioned purchase, enclosed you will find the original, recorded Deed for your records.

If you have any questions or need any additional information at this time, please let me know. Thank you.

Sincerely,

A handwritten signature in blue ink that reads 'Kay'.

Kay L. Heberling

KLH/
Enclosure



60 2019 00033796

Allegheny County
Jerry Tyskiewicz
Department of Real Estate
Pittsburgh, PA 15219

Instrument Number: 2019-33796

BK-DE VL-17824 PG-189

Recorded On: November 01, 2019 As-Deed

Parties: SOUTH FAYETTE TOWNSHIP

To PIAZZA PROPERTIES L L C

of Pages: 6

Comment:

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

Deed 166.75
0
0

Total: 166.75

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-No	Stamp Num-T96470
SOUTH FAYETTE TP	
Ward-99-NO WARD	
Value	3,500,000.00
Commonwealth of Pennsylvania	35,000.00
Munic-South Fayette Twp	17,500.00
School District-South Fayette	17,500.00
Munic-Penalty	0.00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00
	70,000.00

Certified On/By-> 11-01-2019 / Scott Stickman
0256R00003000000

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: 2019-33796
Receipt Number: 3664158
Recorded Date/Time: November 01, 2019 01:17:58P
Book-Vol/Pg: BK-DE VL-17824 PG-189
User / Station: T Greil - Cash Station 22

AMERICAN LAND ABSTRACT
WILL CALL
PITTSBURGH PA 15219



Jerry Tyskiewicz
Jerry Tyskiewicz, Director
Rich Fitzgerald, County Executive

THIS INDENTURE

Made the 1st day of NOVEMBER, 2019

TOWNSHIP OF SOUTH FAYETTE,
a political subdivision of the Commonwealth of Pennsylvania,
(hereinafter called "Grantor")

A N D

PIAZZA PROPERTIES, LLC,
a Pennsylvania limited liability company, (hereinafter called "Grantee")

WITNESSETH, that the Grantor, in consideration of THREE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,500,000.00), paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the Grantee, its heirs, successors and assigns, forever fee simple title in and to:

ALL THAT CERTAIN tract or parcel of land, situate in the Township of South Fayette, County of Allegheny, and Commonwealth of Pennsylvania, said parcel being Lot 1-R in the South Fayette Civic Center Plan of Lots Second Revision and recorded in Plan Book Volume 276, Page 157 in the Department of Real Estate, County of Allegheny and Commonwealth of Pennsylvania.

CONTAINING 371,127.9 square feet or 8.51992 acres

BEING DESIGNATED as Tax Map Parcel No. 256-R-3 in the Department of Real Estate Records of Allegheny County, Commonwealth of Pennsylvania.

UNDER AND SUBJECT TO : (a) that certain Reciprocal Parking Easement Agreement between Children's Hospital of Pittsburgh of UPMC and Seller dated May 22, 2013 and recorded on May 23, 2013 in the Recorder's Office of Allegheny County in Deed Book Volume 15245, Page 144; (b) that certain Site Drive Easement, Development and Maintenance Agreement between Children's Hospital of Pittsburgh of UPMC, Washington Financial Bank and Seller dated May 22, 2013 and recorded May 23, 2013 in the Recorder's Office of Allegheny County in Deed Book Volume 15245, Page 130 and (c) an Environmental Covenant of record in the Department of Real Estate of Allegheny County, Pennsylvania at Deed Book Volume 17031, Page 1.

UNDER AND SUBJECT TO all matters shown on the South Fayette Civic Center Plan of Lots Second Revision as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book 276, Page 157.

UNDER AND SUBJECT TO (a) a covenant that the above described property shall forever be taxable by the Grantor for real estate tax assessment purposes. This covenant shall be binding upon all successors and assigns and shall run with the land and any future improvements that may be erected thereon and (b) a covenant that the Grantee shall, upon the request of the Grantor, donate a portion of the property herein above described for right-of way -purposes in the area described upon Exhibit "A". This covenant shall be binding upon all successors and assigns and shall run with the land

BEING a portion of the same premises which Shelby Corporation, a Pennsylvania corporation, by Deed in Lieu of Condemnation dated 07-30-09 and recorded 07-30-09 in the Department of Real Estate Office of Allegheny County in Deed Book Volume 13998, Page 345, granted and conveyed unto Grantor.

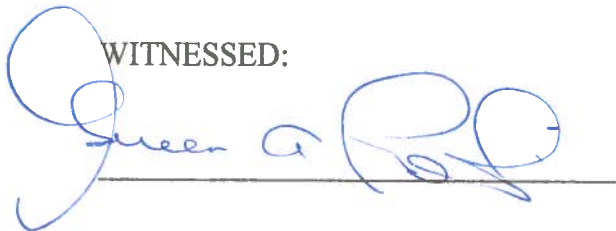
ALSO being a portion of the same premises which KLM Theatre Partners, L.P., a Pennsylvania Limited Partnership, by Deed dated 01-15-10 and recorded 01-28-10 in the Department of Real Estate Office of Allegheny County in Deed Book Volume 14167, Page 546, granted and conveyed unto Grantor.

TOGETHER with the appurtenances: **TO HAVE AND TO HOLD** the same to and for the use of the Grantee, tis successors and assigns forever, and the Grantor for itself, its successors and assigns, hereby covenant and agree that they will **WARRANT SPECIALLY** the property hereby conveyed.


NOTICE: THIS DOCUMENT MAY NOT / DOES 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 / 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 OR RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CRATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.)

IN WITNESS WHEREOF, the Grantor has executed this deed as of the day and year first above written.

WITNESSED:



SOUTH FAYETTE TOWNSHIP

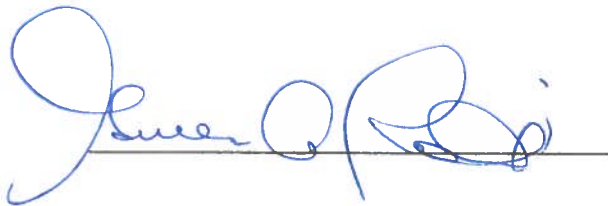
By: 
Name: John M. Barrett
Title: Township Manager

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 TO 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.

WITNESSED:

PIAZZA PROPERTIES, LLC,
a Pennsylvania limited liability company

By: TBV Manager, LLC, a Pennsylvania
limited liability company, its sole manager



By: _____

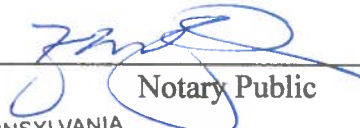


James D. Scalo, Manager

COMMONWEALTH OF PENNSYLVANIA)
)
) SS:
COUNTY OF ALLEGHENY)

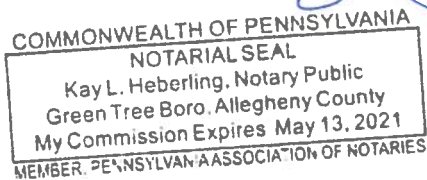
On this 1st day of NOVEMBER, 2019, before me, the undersigned officer, personally appeared JOHN M. BARRETT (known to me or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he, being duly authorized to do so, executed the same for the purposes therein contained.

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



Notary Public

My Commission Expires:



CERTIFICATE OF RESIDENCE

I do hereby certify that the **Tax Billing Address** of the within named grantee/s is

PIAZZA PROPERTIES, LLC
C/O BURNS SCALO REAL ESTATE
Name or Mortgage Company

965 GREENTREE RD., ST. 400
Address

PITTSBURGH, PA 15220
City, State and Zip Code

I do hereby certify that the **Owner Mailing Address** of the within names grantee/s is

PIAZZA PROPERTIES, LLC
BURNS SCALO REAL ESTATE
Name

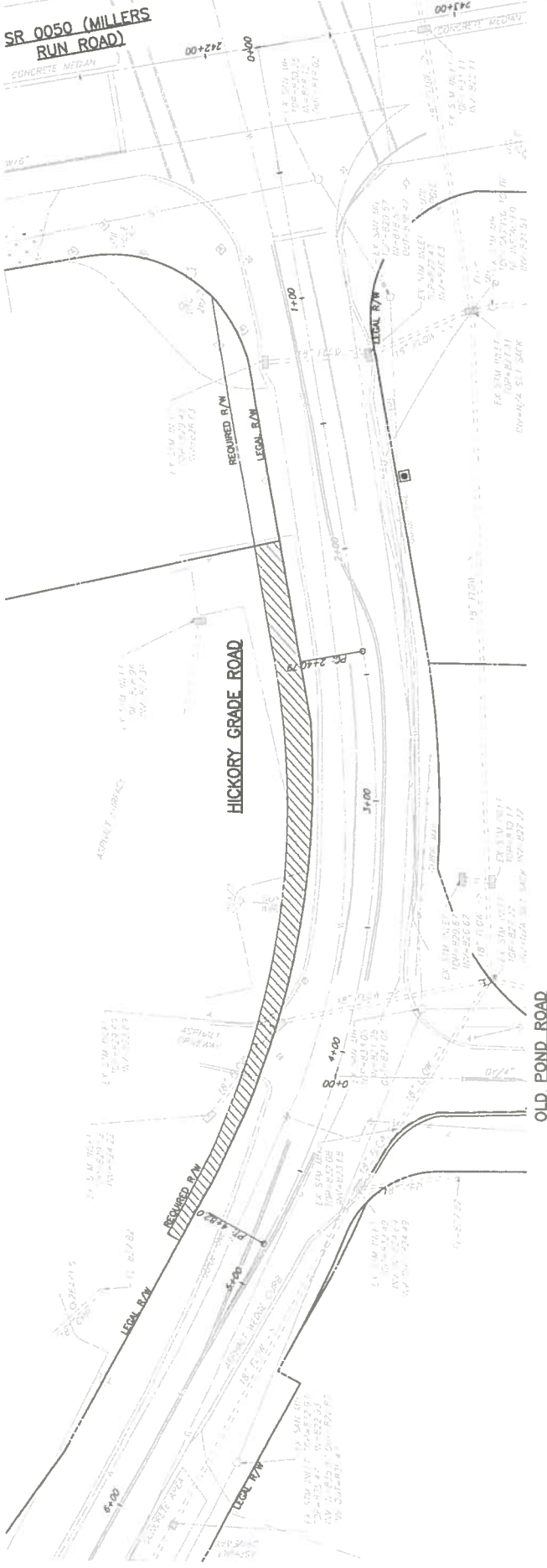
965 GREENTREE RD., ST. 400
Address

PITTSBURGH, PA 15220
City, State and Zip Code

WILL CALL:

American Land Abstract Company

EXHIBIT A



--- AREA TO BE DONATED TO SOUTH FAYETTE TOWNSHIP FOR HICKORY GRADE ROAD RIGHT-OF-WAY



- LEGEND**
- △ = ELEVATION POINT
 - = ELEVATION POINT
 - = ELEVATION POINT
 - = ELEVATION POINT
 - = ELEVATION POINT

After Recording Returning To:
Moon Marketplace Retail, LLC
c/o Burns Scalo Management LLC
965 Greentree Road, Suite 400
Pittsburgh, PA 15220

Tax Parcel Number: 256-S-4

SPECIAL WARRANTY DEED

THIS INDENTURE made the 11th day of March, 2022, and effective as of March 11, 2022,

BETWEEN GOLDEN OIL COMPANY, a Pennsylvania corporation (“Grantor”), and **PIAZZA PROPERTIES, LLC**, a Pennsylvania limited liability company (“Grantee”),

WITNESSETH That the said Grantor for and in consideration of the sum of One Million Eight Hundred and No/Dollars (\$1,800,000.00) and other good and valuable consideration, 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 conveyed, granted, bargained and sold, released and confirmed, and by these presents does convey, grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns, **ALL THAT CERTAIN** lot or piece of ground located in Township of South Fayette, Allegheny County, Commonwealth of Pennsylvania, as more particularly described on Exhibit “A” and made a part hereof, together with all and singular the buildings and improvements, ways, streets, alleys, driveways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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, as well at law as in equity, of, in, and to the same and every part thereof (the “Property”).

BEING FURTHER IDENTIFIED as Tax Parcel No. 256-S-4

BEING the same premises which Texaco Inc., a Delaware corporation, by Deed dated September 22, 1982 and recorded December 3, 1982 in the Allegheny Department of Real Estate at Deed Book Volume, 6675, page 113, conveyed unto Grantor, in fee.

UNDER AND SUBJECT TO coal and mining rights and oil and gas leases, and all rights and privileges incident to the mining of coal or extraction of oil and gas heretofore conveyed, excepted or reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence; rights-of-way; building and use restrictions; and other easements, covenants, reservations, restrictions, exceptions, rights, agreements and other matters of public record or as presently installed, other matters which would be apparent upon an accurate survey and/or upon inspection of the Property, and any right, title or interest the Pennsylvania Department of Transportation may have in the lands herein conveyed however arising.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the messuage or tenement 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, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it will **WARRANT SPECIALLY** the Property hereby conveyed.

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 in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be duly executed as of the day and year first above written.

GRANTOR:

GOLDEN OIL COMPANY,
a Pennsylvania corporation,

By: Jerry E. Kehm
Name: Jerry E. Kehm
Title: President

COMMONWEALTH OF PENNSYLVANIA

: SS

COUNTY OF ALLEGHENY

:

On this, the 11th day of March, 2022, before me, a Notary Public in and for the State and County aforesaid, the undersigned officer, personally appeared Jerry Kehm, who acknowledged himself to be the Authorized Signatory of GOLDEN OIL COMPANY, a Pennsylvania corporation, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself in such capacity.

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

[Signature]
NOTARY PUBLIC

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Branden A. Fulciniti, Notary Public
Allegheny County
My commission expires March 7, 2023
Commission number 1343579
Member, Pennsylvania Association of Notaries

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:



PIAZZA PROPERTIES, LLC
By: TBV Manager, LLC, its Manager

BY: 
_____ James D. Scato, Manager

CERTIFICATE OF RESIDENCE

I do hereby certify that the **Tax Billing Address**
of the within named grantee/s is

965 Greentree Road, Suite 400
Pittsburgh, PA 15220

I do hereby certify that the **Owner Mailing
Address** of the within named grantee/s is

965 Greentree Road, Suite 400
Pittsburgh, PA 15220



On Behalf of Grantee

EXHIBIT "A"

Legal Description of Property

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

BEGINNING at a point on the Westerly right of way line of Hickory Grade Road, as now relocated at the Northerly line of property conveyed to Regional Industrial Development Corporation of Southwestern Pennsylvania; thence along said property line, North $56^{\circ} 00' 00''$ West, 250.00 feet to a point; thence by a line at right angles to the said property line, 169.00 feet, more or less, to a point in State Highway Route No. 50, which point is on the Northerly line of the tract conveyed to Shelby Corporation by Deed from Adam H. Weaver, dated May 25, 1964, and recorded in Deed Book Volume 4127, page 36; thence along the said Northerly line of said tract, South $57^{\circ} 56' 01''$ East, 232.00 feet, more or less, to an angle in said tract line; thence continuing along said tract line, South $30^{\circ} 22' 12''$ East, 54.25 feet to a point; thence South $36^{\circ} 23' 20''$ West along the center line of Hickory Grade Road as now relocated and said line extended, a distance of 148.19 feet to a point; thence through the said Hickory Grade Road as now relocated, North $53^{\circ} 36' 40''$ West, 25.00 feet to the Westerly right of way line of said road, the place of beginning.

BEING designated as Block and Lot No. 256-S-4 in the Department of Real Estate Office of Allegheny County, Pennsylvania.