



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	Certified On/By-> 11-01-2019 / Scott Stickman
SOUTH FAYETTE TP			
Ward-99-NO WARD			0256R00003000000
	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	

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")

AND

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.

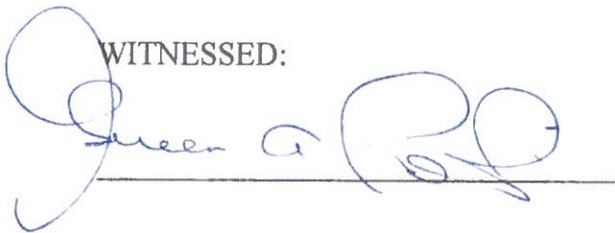
ALSO being a portion of the same premises which KLM Theatre Partners, L.P., a Pennsylvania Limited Partnership, by Deed dated 01-15-10 and recorded 01-28-10 in the Department of Real Estate Office of Allegheny County in Deed Book Volume 14167, Page 546, granted and conveyed unto Grantor.

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:



A handwritten signature in blue ink, appearing to read "Susan A. [unclear]", written over a horizontal line.

SOUTH FAYETTE TOWNSHIP

By: 

Name: John M. Barrett

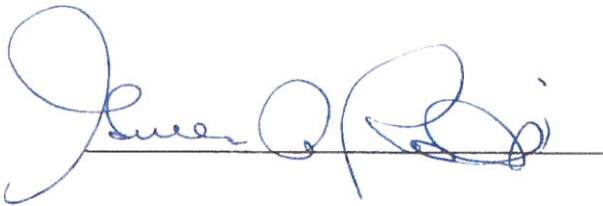
Title: Township Manager

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:

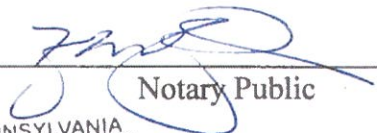


James D. Scalo, Manager

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF ALLEGHENY)

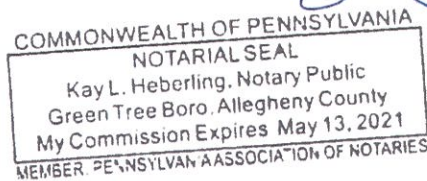
On this 15th day of NOVEMBER, 2019, before me, the undersigned officer, personally appeared JOHN M. BARRETT (known to me or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he, being duly authorized to do so, executed the same for the purposes 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