

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 11<sup>th</sup> 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 11<sup>th</sup> 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

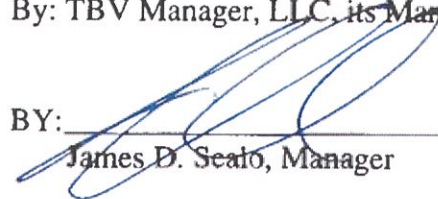
**NOTICE** THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL 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. Sealio, Manager

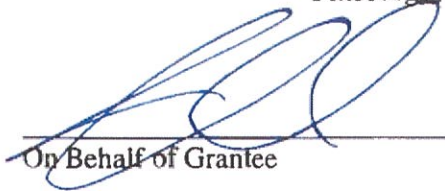
**CERTIFICATE OF RESIDENCE**

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

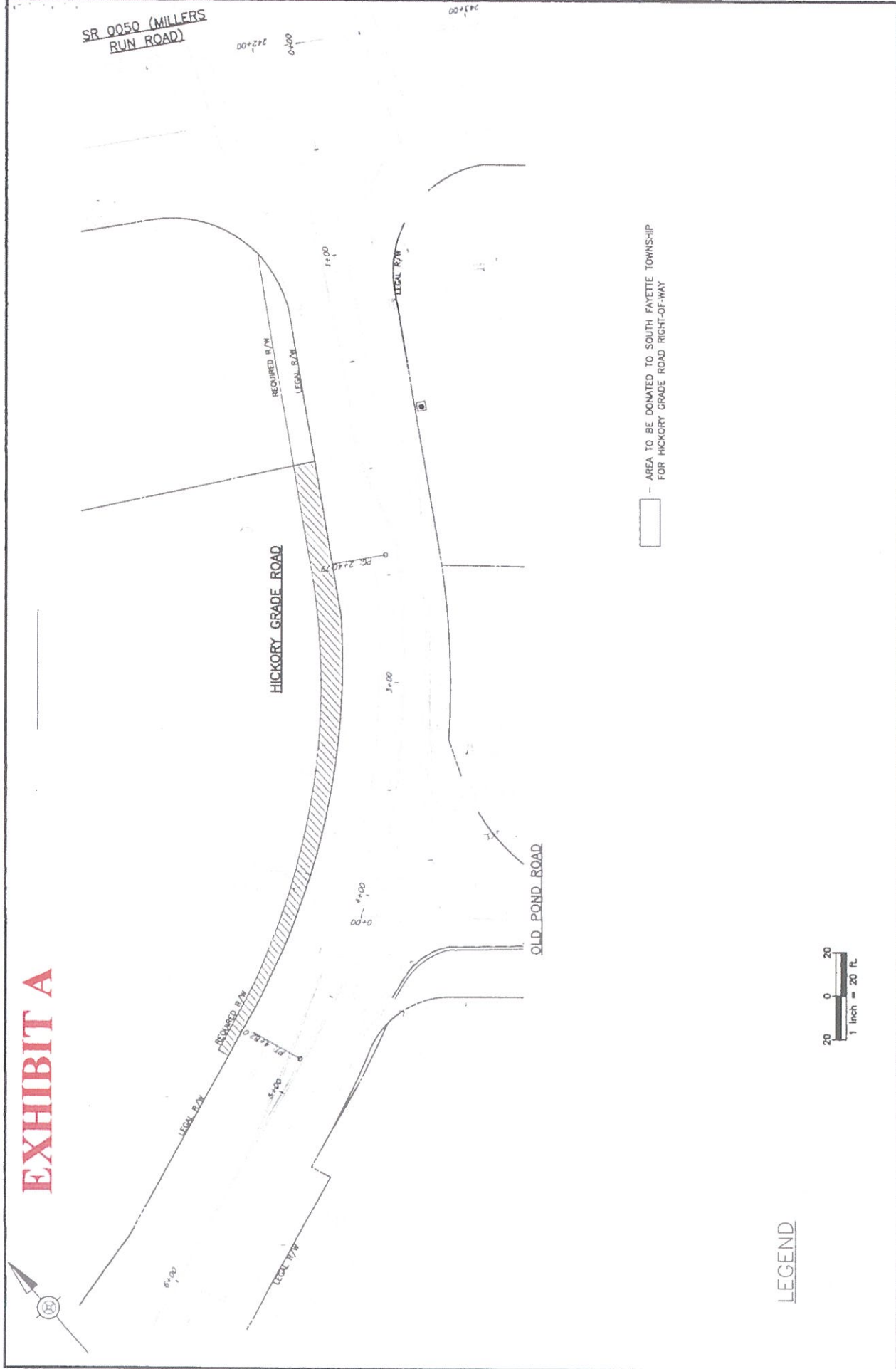
ALL THAT CERTAIN lot or piece of ground situate in the Township of South Fayette, County of Allegheny and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

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.

# EXHIBIT A

SR 0050 (MILLERS RUN ROAD)



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

LEGEND

