



60 201 4 00034872

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

Instrument Number: 2014-34872

BK-DE VL-15821 PG-542

Recorded On: December 09, 2014 As-Deed Agreement

Parties: ALOE BROTHERS L L C

To CHARTER HOMES DEVELOP PROPERTIES XI INC

# of Pages: 4

Comment: MEMO PURCHASE AGRMT

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

Deed Agreement 162.00  
0  
0  
Total: 162.00

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-No	
NOT A DEED OF TRANSFER	EXEMPT
Value	

Certified On/By-> 12-09-2014 / Amy Racko
NOT A DEED OF TRANSFER

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: 2014-34872  
Receipt Number: 2777383  
Recorded Date/Time: December 09, 2014 12:26:30P  
Book-Vol/Pg: BK-DE VL-15821 PG-542  
User / Station: M Ward - Cash Station 22

BASSI VREELAND & ASSOCIATES PC  
111 FALLOWFIELD AV  
PO BOX 144  
CHARLEROI PA 15022



*Jerry Tyskiewicz*  
Jerry Tyskiewicz, Acting Manager  
Rich Fitzgerald, County Executive

**MEMORANDUM OF PURCHASE AGREEMENT**

This Memorandum of Purchase Agreement is made this 19<sup>th</sup> day of November 2014, by and between **ALOE BROTHERS, LLC**, a Pennsylvania Limited Liability Company, with a registered office address of 5540 Dunmoyle Avenue, Pittsburgh, Pennsylvania 15217 (“Seller”), and **CHARTER HOMES DEVELOPMENT PROPERTIES XI, INC.**, a Pennsylvania Corporation with a registered office address of 1190 Dillerville Road, Lancaster, Pennsylvania 17601 (“Buyer”).

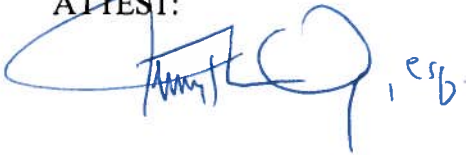
**Witnesseth:**

1. Aloe Brothers, LLC, and Charter Homes Development Properties XI, Inc., have entered into a written Purchase Agreement dated April 30, 2014, for the sale and purchase of:
  - i. a. 68.98 (+/-) acres, being Parcel ID No. 0571-B-00002-0000-00;
  - b. 81.33 (+/-) acres, being Parcel ID No. 0480-P-00001-0000-00;
  - c. 8.46 (+/-) acres, being Parcel ID No. 571-A-00001-000-00; and
  - d. 1.69 (+/-) acres, being Parcel ID No. 480-E-00003-000-00 and
- ii. which parcels are situate in the Township of South Fayette, Allegheny County, Pennsylvania, and
- iii. Aloe Brothers, LLC, has excepted and reserved Seller’s subterranean mineral rights (including without limitation, coal rights) and any subterranean oil and gas rights appurtenant thereto, provided that the exercise by Aloe Brothers, LLC, of the subsurface rights shall not unreasonably or materially interfere with Charter Homes Development Properties XI, Inc.’s use of the subject properties for its intended purposes, and further provided that Aloe Brothers, LLC, shall not be permitted to use the surface of the subject property in conjunction with the exercise of the subsurface rights reserved to Aloe Brothers, LLC.

2. The purpose of this Memorandum of Purchase Agreement is to provide notice of the existence of the parties' Purchase Agreement, aforementioned.

IN WITNESS WHEREOF, the parties have set forth their hands and seals on the 19th day of November 2014.

ATTEST:



ALOE BROTHERS, LLC

By

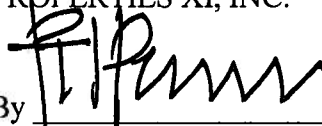


Mark Aloe, Managing Member

ATTEST:

CHARTER HOMES DEVELOPMENT  
PROPERTIES XI, INC.

By

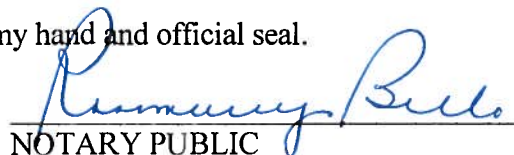


Robert P. Bowman, President

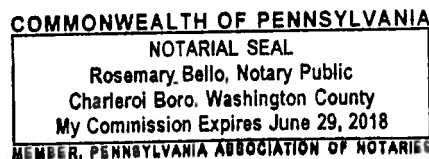
Commonwealth of Pennsylvania  
:SS  
County of WASHINGTON

On this 21st day of November, A.D. 2014, before me a Notary Public, the undersigned officer, personally appeared Mark Aloe, Managing Member, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

**In Witness Whereof**, I hereunto set my hand and official seal.

  
NOTARY PUBLIC

My commission expires:



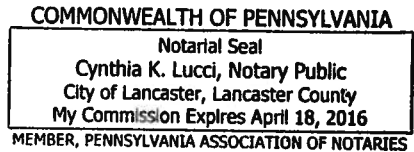
Commonwealth of Pennsylvania  
:SS  
County of Lancaster

On this 19<sup>th</sup> day of November, A.D. 2014, before me a Notary Public, the undersigned officer, personally appeared Robert P. Bowman, President, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Cynthia K. Lucci  
NOTARY PUBLIC

My commission expires: April 18, 2016



After Recording Return To:  
Bassi, Vreeland & Associates, P.C.  
111 Fallowfield Avenue  
P.O. Box 144  
Charleroi, Pennsylvania 15022

BASSI, VREELAND & ASSOCIATES, P.C. ATTORNEYS AT LAW • COST ACCOUNT

30005

VENDOR: ALLEGHENY COUNTY DEPT OF REAL ESTATE

OUR REF. NO.

YOUR INVOICE NUMBER

INVOICE DATE

INVOICE AMOUNT

AMOUNT PAID

CHECK NO:30005

DISCOUNT TAKEN

Official Receipt for Recording in:

Department of Real Estate  
101 County Office Bldg - 542 Forbes Avenue  
542 Forbes Avenue  
Pittsburgh, PA 15219

Issued To:  
CUSTOMER

PITTSBURGH PA 15219

Recording Fees

Filing Type	Number	Volm	Page	Time	Recording Amount
Deed Agreement	34872	15821	00542	12:26:30p	162.00
MEMO PURCHASE AGRHT DR-ALOE BROTHERS L L C IN-CHARTER HOMES DEVELOP PROPERTIES XI INC					
Not a Deed of Transfer	34872	15821	00542	12:26:30p	.00
DR-ALOE BROTHERS L L C IN-CHARTER HOMES DEVELOP PROPERTIES XI INC					
Collected Amounts					162.00
Payment Type					Amount
2-Check	CFS 005				162.00
					162.00
Total Received :					162.00
Less Total Recordings:					162.00
Change Due :					.00

Thank You  
JERRY TVSKIEWICZ - Department of Real Estate

By - Maureen Ward

Receipt# Date Time  
2777383 12/09/2014 12:26p