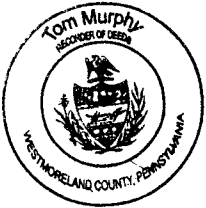


Right of Way

This Indenture Made this 17th day of December, 2015,

Between: ALBERT C. GAUDIO, Executor of the ESTATE OF ALBINO L. GAUDIO, Late of Rostraver Township, Westmoreland County, Pennsylvania,



I hereby CERTIFY
that this document is
recorded in the
RECORDERS OFFICE
of Westmoreland County
Pennsylvania

Tom Murphy

Tom Murphy • Recorder of Deeds

A

N

D

GRANTOR

ROSTRAVER ESTATES, INC., its heirs, successors and assigns

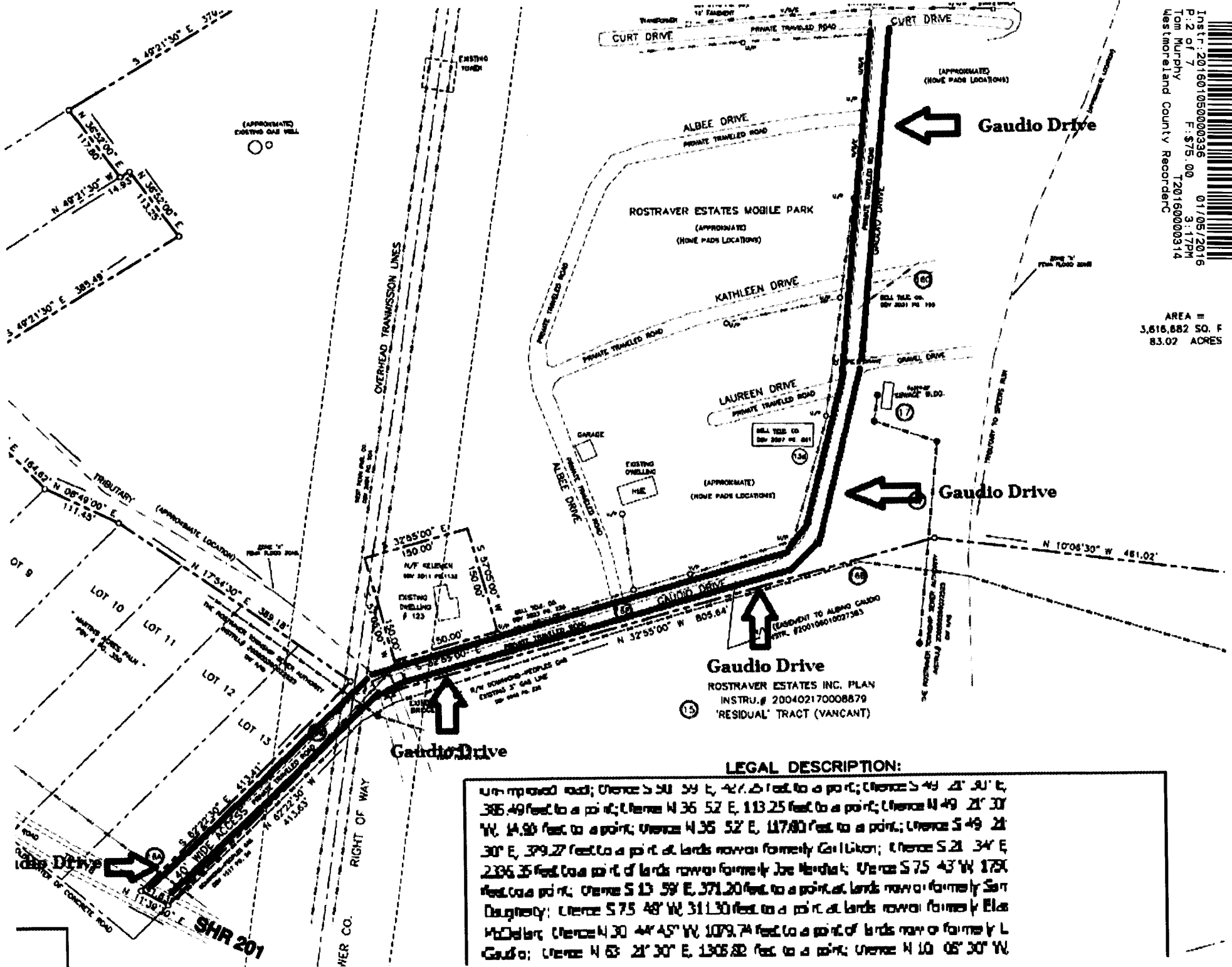
GRANTEE

Whereas, the said Albino L. Gaudio has in his lifetime lawfully seized of the below described property; and

Whereas, subsequent to his death on January 1, 2004, Letters Testamentary were granted to Albert C. Gaudio; Executor of the Estate of Albino L. Gaudio on January 5, 2004, as Executor of his Estate at No. 65-04-000015

Now This Indenture Witnesseth, That the said **GRANTOR** for and in consideration of the sum of ONE AND NO/100-----(\$1.00)-----DOLLAR, lawful money of the United States, to him in hand paid by the said **GRANTEE** at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained, sold

AM



Instr: 201601050000336 01/05/2016
 P. 2 of 7 F: \$75.00 3:17PM
 Tom Murphy T20160000314
 Westmoreland County Recorder

AREA =
 3,616,882 SQ. F
 83.02 ACRES

Gaudio Drive
 ROSTRAYER ESTATES INC. PLAN
 INSTR. # 200402170008879
 'RESIDUAL' TRACT (VACANT)

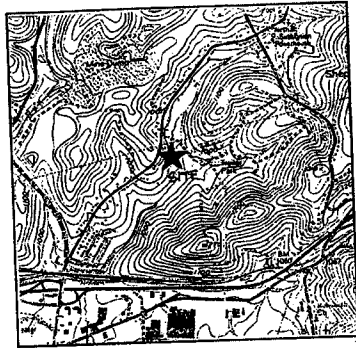
LEGAL DESCRIPTION:

Un-improved road; thence S 50 59 E, 477.25 feet to a point; thence S 49 21 30 E, 385.49 feet to a point; thence N 36 52 E, 113.25 feet to a point; thence N 49 21 30 W, 14.95 feet to a point; thence N 36 52 E, 117.80 feet to a point; thence S 49 21 30 E, 379.27 feet to a point at lands now or formerly Carl Likon; thence S 21 34 E, 2336.35 feet to a point of lands now or formerly Joe Mendota; thence S 75 43 W, 1791 feet to a point; thence S 13 59 E, 371.20 feet to a point at lands now or formerly Sam Daugherty; thence S 75 48 W, 311.30 feet to a point at lands now or formerly Elias McChelant; thence N 30 44 45 W, 1079.74 feet to a point of lands now or formerly L Gaudio; thence N 63 21 30 E, 1305.82 feet to a point; thence N 10 08 30 W,

200402170008879

N/F
ROSTRAVER ESTATES INC.
INSTR. NO. 200106010027380

N/F
ROSTRAVER ESTATES INC.
INSTR. NO. 200106010027380



LOCATION MAP
SCALE: 1"=2000'

NOTES:

- LOT NO. 1:
 - EXISTING ON LOT SEPTIC SYSTEM
 - EXISTING PUBLIC WATER SERVICE
 - EXISTING DRIVEWAY ACCESS TO S.R. 201
- RESIDUAL LOT:
 - APPROVED FOR ON LOT SEPTIC SYSTEM
 - PUBLIC WATER SERVICE AVAILABLE
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 429 OF THE ACT OF JUNE 1, 1940 (P.L. 1942, No. 428) KNOWN AS THE "STATE HIGHWAY LAW," BEFORE ANY FUTURE HIGHWAY ACCESS IS PERMITTED.
- ZONING: "A-1" (AGRICULTURAL DISTRICT)
 - USE: SINGLE FAMILY DWELLING
 - MINIMUM LOT SIZE: 40,000 sqft.
 - MINIMUM LOT WIDTH: 100'
 - MAXIMUM BUILDING HEIGHT: 35'
 - MAXIMUM LOT COVERAGE: 40%
 - BUILDING LINES:
 - FRONT: 25'
 - SIDE: 15'
 - REAR: 15'
 - LOT, DIMENSIONAL & AREA REQUIREMENTS VARY PER INTENDED USE. SEE ROSTRAVER TOWNSHIP ZONING ORDINANCE.
- ORIGINAL TAX PARCEL NO. 56-12-00-0-150
Inst. No. 200310150083680
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDANT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- EXISTING GAS LINE RIGHT OF WAY LINE PLOTTED FROM PEOPLE'S NATURAL GAS CO. DWG. NO. 7-305085
- ADDRESS OF SUBDIVIDER:
ROSTRAVER ESTATES, INC.
116 EAST PITTSBURGH STREET
GREENSBURG, PA 15601
- ADDRESS OF SURVEYOR:
CHARLES L. ZELENAK, JR., PLS
C2 SURVEYING & LAND DEVELOPMENT
106 WEST MAIN STREET
WEST NEWTON, PA 15089

LEGEND

- EXIST. GAS LINE
- - - - 50' STREAM SETBACK
- EXIST. CREEK
- EXIST. TEST PIT
- EXIST. SEPTIC SYSTEM
- EXIST. GAS VALVE
- EXIST. GAS MARKER
- EXIST. UTILITY POLE
- EXIST. STREAM CROSSING
- EXIST. FIRE HYDRANT

CORPORATION ADOPTION

Know All Men These Presents, that the ROSTRAVER ESTATES, INC., a corporation, by virtue of a resolution of the Board of Directors thereof does hereby adopt this as its plan of lots of its property situate in the Township of Rostrawer, Westmoreland County, Pennsylvania, for diverse advantages accruing to it, does hereby dedicate forever, for public use for highway purposes, of drives, roads, streets, lands and ways of other public Highways shown on the plat, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plat and any future acceptance of said public Highways by the said Township of Rostrawer, Westmoreland County, Pennsylvania, hereby covenants and agrees to and by these presents does release and forever discharge said Township of Rostrawer to and its successors or assigns from any and all future claims and physical grading thereof to any other grades that may be established. This dedication and release shall be binding upon ROSTRAVER ESTATES, INC., its successors and assigns and purchasers of lots in this plat.

IN WITNESS WHEREOF, the said corporation has caused its corporate seal to be affixed by the hand of its president and to be attested by its secretary on this 20 day of JANUARY A.D., 2021

ATTEST: Charles L. Zelenak, Jr. President
John J. Shovanec Secretary
The foregoing adoption and dedication is made by ROSTRAVER ESTATES, INC. with the full understanding and agreement that the approval of the Board of Commissioners of the Township of Rostrawer, if hereto attached, will become null and void unless this plat is recorded in the Recorder of Deeds Office of Westmoreland County, County Court House, Westmoreland, Pennsylvania, within (90) days of date of said approval.

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING
STORM WATER DRAINAGE FACILITIES FOR FOOTING

KNOWN ALL MEN BY THESE PRESENTS, THAT ROSTRAVER ESTATES, INC. of Greensburg, County of Westmoreland, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of storm water drainage over, across and through this subdivision of land until such time as we, our heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township's specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Rostrawer from any responsibility shall be binding upon ROSTRAVER ESTATES, INC. and its successors, our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

CORPORATION ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF WASHINGTON) On this 20 day of JANUARY, 2021, before me, a Notary Public in and for said County and State, personally appeared John J. Shovanec, President of ROSTRAVER ESTATES, INC., who being duly sworn deposits and with me the common and corporate seal of the said corporation duly affixed that the above release and dedication was duly signed and sealed by and for the act and deed of the said corporation, for the uses and purposes therein mentioned and that the name of this deponent is Charles L. Zelenak, Jr., a Registered Professional Surveyor of the State of Pennsylvania, do hereby certify that this plat is correctly representative of the lots, lands, streets, alleys and Highways as surveyed and plotted by me for the owners and agents.

Charles L. Zelenak, Jr.
Notary Public
City of Greensburg, Westmoreland County
My Commission Expires: Jan. 28, 2028
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATE

I, CHARLES L. ZELENAK, JR., PLS., a Registered Professional Surveyor of the State of Pennsylvania, do hereby certify that this plat is correctly representative of the lots, lands, streets, alleys and Highways as surveyed and plotted by me for the owners and agents.
Charles L. Zelenak, Jr.
Registration No. 50060771

APPROVAL OF TOWNSHIP OF ROSTRAVER

The Board of Commissioners of the Township of Rostrawer, Westmoreland County, Pennsylvania, hereby give public notice that it is approving this plan of subdivision plan by the Township of Rostrawer does not constitute an assumption of maintenance responsibility services or improvements shown on this plan nor an assumption of maintenance responsibility for the same to be accepted or maintained until constructed in accordance with all Township Specifications and requirements and officially accepted by action of the Board of Commissioners.

This plan of subdivision approved by resolution of the Board of Commissioners of the Township of Rostrawer, Westmoreland County, Pennsylvania on this 17 day of February, 2021.
John J. Shovanec (Secretary)
Charles L. Zelenak, Jr. (Board of Commissioners)

WESTMORELAND COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Westmoreland County Planning Commission on this 17 day of February, 2021.
John J. Shovanec
Secretary

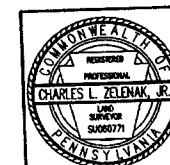
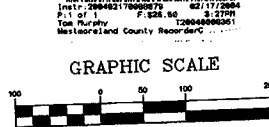
CERTIFICATION OF TITLE

Real Estate shown is recorded in the name of the aforementioned owner, in the instrument No. 200310150083680 in the office of recorder for the County of Westmoreland.

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF WESTMORELAND) Recorded in the office for the recording of deeds, plats, etc., in said County, Westmoreland, Pa. on this 17 day of Feb, 2021.
Given number my hand and seal this 17 day of Feb, 2021.
John J. Shovanec
Recorder of Deeds

GRAPHIC SCALE



C2 SURVEYING & LAND DEVELOPMENT WEST NEWTON, PA. 15089		
ROSTRAVER ESTATES, INC. PLAN OF LOTS		
ROSTRAVER TOWNSHIP WESTMORELAND COUNTY		
DRAWN BY: S.HOVANEC	REVISED:	FIELD BOOK
DATE: 1-7-04	SCALE: 1"=100'	DRAWING NO. 1-702-B

Instr: 201601050000336
 P. 3 of 7
 F: \$75.00
 01/05/2016
 3:17PM
 120160000314
 Westmoreland County Recorder

aliened, released and confirmed, and by these presents does grant, bargain, sell, alien, release and confirm unto the said **GRANTEE**, his heirs, successors and assigns

ALL that certain Right of Way or Easement over and across land formerly of the Grantee located in Rostraver Township, Westmoreland County, Pennsylvania.

A Right of Way and or Easement with right of ingress and egress with vehicles and equipment, over and across land now or formerly of Rostraver Estates from Rostraver Road over and across Gaudio Drive to provide access to Grantee to the Rear of Grantee's adjacent property located on Rostraver Road, formerly known as the Steward property with an address of 1146 Rostraver Road, Rostraver Township, Pennsylvania, tax map #56-12-00-0-238, and with it provides access to Grantees residual track of 23.4 acres, tax map #56-12-00-0-150.

This is the same Right of Way conveyed to the Grantor by Right of Way recorded in the Recorder's Office of Westmoreland County, Pennsylvania, as Instrument No. 200106010027383. Copies of the relevant surveys are attached hereto for reference.

The purpose of this easement is to permit ingress, egress and regress to and from Route 201 in Rostraver Township, Westmoreland County, Pennsylvania, to the rear of property located at 1146 Rostraver Road Rostraver Township, and the said residual tract owned by the Grantee, its heirs, successors, invitees, future lessees, future residents and assigns.

Together with all and singular ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, sue, trust, property, possession, claim and demand whatsoever in law, equity, or otherwise, howsoever, of, in, to or out of the same:

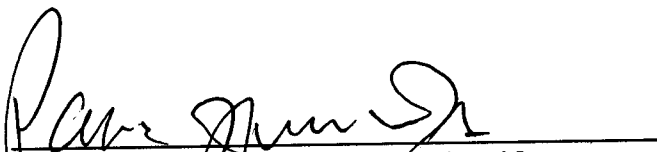
To Have And To Hold the said **GRANTOR** grants unto the **GRANTEE** that land with its hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said **GRANTEE**, his heirs and assigns, to and for the only proper use and behoof of the said **GRANTEE**, his heirs or assigns, forever, And the said **GRANTOR** does covenant, promise and agree, to and with the said **GRANTEE**, his heirs and assigns, by these presents, that she the said **GRANTOR**, has

not done, committed, or knowingly, or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate or otherwise howsoever.

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.

Witness:



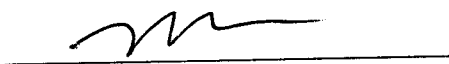

PATRICK J. DICESARE, JR., President

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, 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 the unrecorded instruments, in any.)

In Witness Whereof, The said ALBERT C. GAUDIO, Executor of the ESTATE OF ALBINO L. GAUDIO, has hereunto set his hand and seal the day and year first above written.

ESTATE OF ALBINO L. GAUDIO

*Sealed And Delivered In
The Presence Of:*



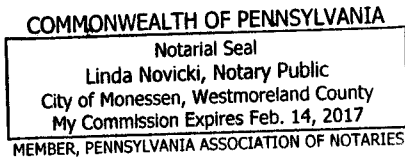

Albert C. Gaudio, Executor

Instr: 201601050000336 01/05/2016
P: 6 of 7 F: \$75.00 3:17PM
Tom Murphy T20160000314
Westmoreland County RecorderC

Commonwealth of Pennsylvania)
County of Westmoreland) SS:
)

On this the 17th day of December, 2015, before me, a Notary Public, the undersigned officer, personally appeared, **ALBERT C. GAUDIO, Executor of the ESTATE OF ALBINO L. GAUDIO**, 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 have hereunto set my hand and official seal.



Linda Novicki

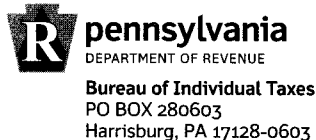
Notary Public

Certificate of Residence

I hereby certify that the precise residence of the within Grantee is:

116 East Pittsburgh St., Greensburg, Pa. 15601

Timothy M. Maatta
Attorney at Law
513 Schoonmaker Avenue
Monessen, PA 15062
724-684-3131



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Debt

Instr: 20160105000336 01/05/2016
 P: 7 of 7 F: \$75.00 3: 17PM
 Tom Murphy T2016000314
 Westmoreland County RecorderC

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: Patrick J DICESARE JR Telephone Number: (724) 832-3100
 Mailing Address: 116 E PITTSBURGH ST City: Greensburg State: PA ZIP Code: 15601

B. TRANSFER DATA

Grantor(s)/Lessor(s): Albert C GAUDIO
 Mailing Address: 1146 ROSTRAVER RD
 City: Belle VERNON State: PA ZIP Code: _____

C. Date of Acceptance of Document

Grantee(s)/Lessee(s): PATRICK D. GESARE
 Mailing Address: 116 E PITTSBURGH ST
 City: Greensburg State: PA ZIP Code: 15601

D. REAL ESTATE LOCATION

Street Address: 1146 ROSTRAVER ROAD City, Township, Borough: Rostraver TWP
 County: Westmoreland School District: Belle VERNON Tax Parcel Number: 56-12-66-0-230

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration	2. Other Consideration +	3. Total Consideration =
4. County Assessed Value <u>100%</u>	5. Common Level Ratio Factor X	6. Fair Market Value = <u>1.00</u>

F. EXEMPTION DATA

1a. Amount of Exemption Claimed: 100% 1b. Percentage of Grantor's Interest in Real Estate: _____ 1c. Percentage of Grantor's Interest Conveyed: _____

Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) RIGHT of WAY

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: Patrick J Dicesare Jr Date: 1/5/16

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.