



**Allegheny County
Valerie McDonald Roberts
Department of Real Estate
Pittsburgh, PA 15219**

Instrument Number: 2013-36998

BK-DE VL-15478 PG-8

Recorded On: December 31, 2013 As-Deed

Parties: HOME S & L CO YOUNGSTOWN OH

To IMPERIAL LAND PROPERTIES L P

of Pages: 14

Comment:

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

Deed 150.00
0
0
Total: 150.00

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-Yes	Stamp Num-T32093
NORTH FAYETTE TP	
Ward-99-NO WARD	
	Value 1,300,000.00
Commonwealth of Pennsylvania	13,000 00
Munic-North Fayette Twp	6,500 00
School District-West Allegheny	6,500.00
Munic-Penalty	0 00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00
	26,000.00

Certified On/By-> 12-31-2013 / P F	
0689B00004000000	0689B00005000000
0689B00006000000	0689B00007000000
0689B00008000000	0689B00009000000
0689E00005000000	0689E00007000000
0689E00009000000	0689F00001000000
0689F00003000000	0689F00005000000
0689F00006000000	0689F00007000000
0689F00008000000	0689F00009000000
0689F00011000000	0689F00013000000
0689F00015000000	0689F00017000000
0689F00019000000	0689F00021000000
0689F00023000000	0689F00025000000
0689F00027000000	0689F00029000000
0689F00031000000	0689F00033000000
0689F00035000000	0689F00040000000
0689F00046000000	0689F00048000000
0689F00050000000	0689F00052000000

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: 2013-36998
 Receipt Number: 2541260
 Recorded Date/Time: December 31, 2013 11:30:18A
 Book-Vol/Pg: BK-DE VL-15478 PG-8
 User / Station: R Aubrecht - Cash Super 06

MATTHEW R LASEK
 MEYER UNKOVIC & SCOTT LLP
 535 SMITHFIELD ST STE 1300
 PITTSBURGH PA 15222-2315



**Valerie McDonald Roberts, Manager
Rich Fitzgerald, County Executive**

After Recording Return To:
Matthew R. Lasek
Meyer, Unkovic & Scott LLP
535 Smithfield Street
Suite 1300
Pittsburgh, PA 15222-2315

SPECIAL WARRANTY DEED

Made the 30th day of December, 2013, between

THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO,
an Ohio chartered stock savings bank (the "Grantor"),
with an address of 275 Federal Plaza West, Youngstown, Ohio 44503

and

IMPERIAL LAND PROPERTIES, LP,
a Pennsylvania limited partnership (the "Grantee"),
whose address is 1628 Blackburn Heights Drive, Sewickley, PA 15143.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound, does hereby grant, bargain, sell, convey, and transfer to the Grantee, its successors and assigns, all right, title, and interest of the Grantor in and to:

ALL THAT CERTAIN lot or piece of land situate in the Township of North Fayette, County of Allegheny and Commonwealth of Pennsylvania, being more fully described in Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER WITH all of the Grantor's right, title, and interest, if any, in coal, minerals (of any nature or kind whatsoever), oil, and gas underlying the Property, in any strata thereof, and the right to inject, store, mine, and remove such coal, minerals (of any nature or kind whatsoever), oil, and/or gas in any manner (all aforesaid rights, collectively, the "OGM Rights"); the OGM Rights being subject to any and all exceptions and reservations as may be referred to in the record chain of title. Specifically, and without in any way limiting the expansiveness of the foregoing grant, the OGM Rights shall include all of Grantor's right, title, and interest, if any, received directly or indirectly through the instruments referenced in Exhibit B, attached hereto and made a part hereof. It is the intent of the parties that, as a result of the foregoing grant, Grantor is hereby conveying all of its right, title, or interest of any kind, if any, in any of the coal, minerals (of any nature or kind whatsoever), oil, and gas underlying the Property, in any strata thereof, or in the right to inject, store, mine, and remove such coal, minerals (of any nature or kind whatsoever), oil, and/or gas in any manner, and is not retaining any of the foregoing.

ALSO TOGETHER WITH all of the rents, royalties, in kind payments and free gas rights, and other income or benefits based upon the mining, production, and/or sale

of coal, minerals (of any nature or kind whatsoever), oil, and/or gas from the Property, if any.

SUBJECT TO those matters described in Exhibit C attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same to and for the use of the Grantee, its successors and assigns forever, and the Grantor, for itself and its successors and assigns, hereby covenants and agrees that it will **WARRANT SPECIALLY** title to the Property hereby conveyed.

[Balance of Page Intentionally Blank]

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 UNRECORDED INSTRUMENTS, IF ANY.]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by its authorized officer on the date first written above.

Witness *Ray Knight*

THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO, an Ohio chartered stock savings bank

Witness *Elizabeth Getz*

By *[Signature]*
Louis R. Joseph, VP Real Estate and Facilities

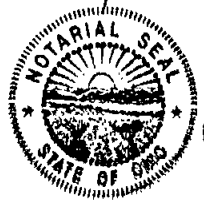
STATE OF OHIO)
) ss:
COUNTY OF MAHONING)

On this, the 30th day of December, 2013, before me, a Notary Public, the undersigned officer, personally appeared Louis P. Joseph, who acknowledged himself to be the Vice President of Real Estate and Facilities of THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO, an Ohio chartered stock savings bank, and that as such Vice President of Real Estate and Facilities, being authorized to do so, executed the foregoing instrument for the purposes therein contained

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

[Signature]
Notary Public

My Commission Expires:




Attorney Kevin P. Glantz
Resident Cuyahoga County
Notary Public, State of Ohio
My Commission Has No Expiration Date
§§§ 147.09 HG

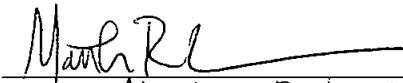
NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING 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. (See 52 P.S. §1406.14 et seq for detailed compliance requirements).

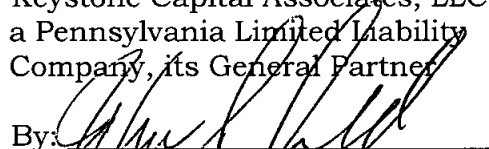
WITNESSES:

IMPERIAL LAND PROPERTIES, LP,
a Pennsylvania Limited Partnership


Name: Richard J. Mastriano

By: Keystone Capital Associates, LLC,
a Pennsylvania Limited Liability
Company, its General Partner


Name: Matthew R. Lasek

By: 
John S. Arnold, Managing
Member

CERTIFICATE OF RESIDENCE

I hereby certify that the **Tax Bill Address**
of the within named grantee is:

IMPERIAL LAND PROPERTIES, LP
Name
C/O JOHN ARNOLD
In Care Of (if required)
1628 BLACKBURN HTS DR
Address
SEWICKLEY, PA 15143
City, State and Zip Code

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

IMPERIAL LAND PROPERTIES, LP
Name
C/O JOHN ARNOLD
In Care Of (if required)
1628 BLACKBURN HTS DR
Address
SEWICKLEY, PA 15143
City, State and Zip Code

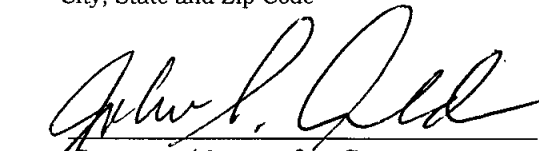

Grantee/Agent for Grantee

EXHIBIT A

Legal Description

ALL that certain lot or pieces of ground situate in the Township of North Fayette, County of Allegheny and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at the Northern most point of land now or formerly owned by Stonebridge Partners, LLC, said point being the place of beginning; Thence from said point South 54° 00' 00" East 1,584.00 feet; thence North 26° 05' 15" East 163.13 feet; thence South 41° 41' 00" East 359.45 feet; thence South 49° 37' 00" East, 50.40 feet; thence South 55° 23' 00" East 50.80 feet; thence South 59° 30' 00" East 200 feet; thence South 61° 26' 00" East, 51.50 feet; thence South 63° 31' 00" East 98.90 feet; thence South 64° 46' 00" East 350.00 feet; thence South 65° 20' 00" East 300 feet; thence South 67° 00' 00" East 50.00 feet; thence South 65° 32' 00" East 74.20 feet; thence South 55° 16' 00" East 117.00 feet; thence South 46° 27' 00" East, 772 feet; thence South 42° 12' 00" East 295.88 feet; thence South 81° 17' 10" West 898.60 feet; thence South 47° 55' 36" East 523.46 feet; thence South 46° 22' 36" West 692.53 feet; thence South 31° 12' 02" East 272.25 feet; thence South 47° 49' 00" West 1240.00 feet; thence South 30° 00' 00" East 164.58 feet; thence South 31° 55' 00" East 165.59 feet; thence South 26° 48' 00" East 182.86 feet; thence South 5° 41' 00" East 204.80 feet (Irongate Plan of Lots Phase I, recorded February 16, 2006 in the Department of Real Estate of Allegheny County, Pennsylvania in Plan Book Volume 253, page 55, indicates 5° 42' 00"); thence South 3° 55' 00" West 180.21 feet; thence North 52° 55' 00" West 288.73 feet; thence North 48° 18' 00" West 1,047.98 feet; thence North 37° 32' 00" West 1222.20 feet; thence North 76° 00' 00" West 705.90 feet; thence North 00° 40' 00" East 1,194.00 feet; thence South 83° 32' 00" East, 187.46 feet; thence North 06° 06' 10" East 2115.25 feet to the point and place of beginning.

The above premises having the Parcel Nos. as set forth on **Exhibit D** attached hereto.

THIS description is made pursuant to a survey prepared by Buck Willis Land Surveying Engineering dated January 2005 at Drawing Number 47,953 for Irongate Ventures, LLC, and further being known and described as Irongate Plan of Lots Phase I recorded February 16, 2006 in the Department of Real Estate of Allegheny County, Pennsylvania in Plan Book Volume 253, page 55.

THE foregoing description is the outer perimeter of the of the real property which constitutes the following Plans of Lots: Stonebridge II Plan of Lots Phase I, as recorded in the Department of Real Estate of Allegheny County, Pennsylvania in Plan Book Volume 243, page 24; Stonebridge II Plan of Lots Phase II, as recorded in the Department of Real Estate of Allegheny County, Pennsylvania in Plan Book Volume 243, page 27; and Irongate Plan of Lots Phase I, recorded February 16, 2006 in the Department of Real Estate of Allegheny County, Pennsylvania in Plan Book Volume 253, page 55.

BEING the same premises that William P. Mullen, Sheriff of Allegheny County, granted and conveyed by Sheriff's Deed, signed and dated April 20, 2009, and as recorded in the Department of Real Estate of Allegheny County, Pennsylvania in Deed Book

Volume 13938, page 12, to The Home Savings and Loan Company of Youngstown, Ohio, an Ohio chartered stock savings bank, the Grantor herein.

AND BEING the same premises that William P. Mullen, Sheriff of Allegheny County, granted and conveyed by Sheriff's Deed, signed and dated April 20, 2009, and as recorded in the Department of Real Estate of Allegheny County, Pennsylvania in Deed Book Volume 13938, page 18, to The Home Savings and Loan Company of Youngstown, Ohio, an Ohio chartered stock savings bank, the Grantor herein.

THE premises described herein being the same tract or tracts containing approximately 178.2 acres and including all of the parcels, lots, private streets, and other areas within the aforementioned outer perimeter as shown in the Irongate Plan of Lots Phase I, as recorded in the Department of Real Estate of Allegheny County, Pennsylvania in Plan Book Volume 253, page 55, **but not including that parcel identified as Parcel A-1 on the Irongate Plan of Lots Phase I which is shown as containing approximately 55.251 acres (Said A-1 Parcel No. 0689-K-00060-0000-00).**

EXHIBIT B

Instruments Conveying OGM Rights

1. Sheriff's Bill of Sale conveying all coal rights and other mineral rights of Norman Frey III a/k/a Norman J. Frey a/k/a Norman J. Frey D.O., Jody Frey a/k/a Jody F. Frey, Iron Gate Ventures LLC, to The Home Savings and Loan Company of Youngstown, Ohio, recorded in Deed Book Volume 13938, page 29.
2. Deed from Ann Vincenti, Administratrix D.B.N. of the Estate of Ernest Baldigowski; John J. Baldigowski; Rosemary Powlikoski, Administratrix C.T.A. of the Estate of Mary Powlikoski, also known as Mary Powlikowski; Ann R. Vicenti, also known as Ann Vincent; Ann R. Vincenti Plenary, Guardian of the Estate of Joseph J. Baldigowski, an incapacitated person; Clara Harouse; Elizabeth Poznak; Eleanor Dhans; Christy L. Barton, also known as Christy L. Walleck; Clara P. Miller; Eunice Harlow; Walter P. Miller; William R. Lauer, Administrator of the Estate of Paul Baldigowski; John A. Blondell, Administrator of the Estate of Francis Baldigowski; and Cheryl Bishop, Administratrix C.T.A. of the Estate of Anna Roman Baldigowski, also known as Anna Baldigowski, to Stonebridge Partners, LLC, dated April 9, 2003, and recorded August 29, 2003, in Deed Book Volume 11763, page 283, as such Deed is referenced in the Sheriff's Deed from William P. Mullen, Sheriff of Allegheny County to The Home Savings and Loan Company of Youngstown, Ohio, signed and dated April 20, 2009, and recorded in the Department of Real Estate of Allegheny County, Pennsylvania in Deed Book Volume 13938, page 12 and the Sheriff's Deed from William P. Mullen, Sheriff of Allegheny County to The Home Savings and Loan Company of Youngstown, Ohio, signed and dated April 20, 2009, and recorded in the Department of Real Estate of Allegheny County, Pennsylvania in Deed Book Volume 13938, page 18.
3. Deed from A & R Development Company, also known as A&R Development Company to Stonebridge Partners, LLC, dated April 17, 2003 in Deed Book Volume 11625, Page 464, as such Deed is referenced in the Sheriff's Deed from William P. Mullen, Sheriff of Allegheny County to The Home Savings and Loan Company of Youngstown, Ohio, signed and dated April 20, 2009, and recorded in the Department of Real Estate of Allegheny County, Pennsylvania in Deed Book Volume 13938, page 12 and the Sheriff's Deed from William P. Mullen, Sheriff of Allegheny County to The Home Savings and Loan Company of Youngstown, Ohio, signed and dated April 20, 2009, and recorded in the Department of Real Estate of Allegheny County, Pennsylvania in Deed Book Volume 13938, page 18.

EXHIBIT C

Permitted Exceptions

1. Subject to the Terms of Restatement of Sanitary and Stormwater Sewer Easements by and between North Fayette Development, Inc and Irongate Ventures, LLC, dated June 28, 2005 and recorded July 6, 2005 in Deed Book Volume 12506, page 396.
2. All matters as set forth in the Stonebridge II Plan of Lots Phase I, as recorded in the Department of Real Estate of Allegheny County, Pennsylvania in Plan Book Volume 243, Page 24.
3. All matters as set forth in the Stonebridge II Plan of Lots Phase II as recorded in the Department of Real Estate of Allegheny County, Pennsylvania in Plan Book Volume 243, Page 27.
4. Coal and mining rights and all rights and privileges to the same by and between Eleanor Dhana and Christy L. Baron, and Stonebridge Partners, LLC dated April 2, 2004 and recorded at Deed Book Volume 12012 Page 46.
5. Coal and mining rights from Stonebridge Partners, LLC to Kerry Coal, Co. by instrument dated September 3, 2003 and recorded in Deed Book Volume 11768, Page 311.
6. Coal and mining rights from Stonebridge Partners, LLC to Kerry Coal, Co. by instrument dated September 3, 2003 and recorded in Deed Book Volume 11768, Page 315.
7. Right of Way from A&R Development Co. to Bell Telephone Company of PA dated October 27, 1977 and recorded in Deed Book Volume 5867, Page 478.
8. Right of Way from A&R Development Co. to Columbia Gas Transmission Corp. dated March 9, 1983 and recorded in Deed Book Volume 6747, Page 437.
9. Right of Way from John Morrow to Southwest Pennsylvania Pipe Lines dated July 9, 1910 and recorded in Deed Book Volume 1700, Page 679.
10. Right of Way to People's Natural Gas Co., dated October 30, 1939 and recorded in Deed Book Volume 2632, Page 578.
11. Oil and Gas Leases from James Gormley to J.A. Tornlinson, dated July 14, 1888 and recorded in Mortgage Book Volume 590, Pages 146.
12. Oil and Gas Lease from Robert Leckhart to Shields Oil and Gas Co. dated December 20, 1915 and recorded in Deed Book Volume 1837, Page 636.
13. Oil and Gas Lease dated July 29, 1887 and recorded in Mortgage Book Volume 590, Page 145.

14. Reservation of 50% of all oil produced from any wells drilled on the land as set forth in Deed from John R. Morrow to Julius L. Toland, dated May 1, 1926 and recorded in Deed Book Volume 2297, Page 167.
15. Consent to Surface Mining Operations by A&R Development Co., to Bologna Coal Co. dated July 27, 1982 and recorded in Deed Book Volume 6511, Page 298.
16. Forty (40) foot wide right of way to West Penn Power Company as shown on survey of Buck Willis Land Surveying & Engineering, dated June 24, 2002 last revised April 10, 2003 made for Stonebridge Partners, LLC.
17. Sixty (60) foot wide right of way to People's Natural Gas Company as shown on survey of Buck Willis Land Surveying and Engineering dated June 24, 2002, last revised April 10, 2003 made for Stonebridge Partners, LLC.
18. All right, title and interest in all Mineral Rights conveyed by the Estate of Ernest Baldigowski et. Al., to Stonebridge Partners, LLC by deed dated December 19, 2003 and recorded June 1, 2004 in Deed Book Volume 12066, Page 218.
19. Easement Agreement from North Fayette Development Inc., to Stonebridge Partners, LLC as dated November 3, 2004 and recorded November 10, 2004 in the Department of Real Estate of Allegheny County in Deed Book Volume 12254, Page 590.
20. Rights of lot owners in Stonebridge Plan of Lots, Plan of Lots Phase I and II in and to the use of Rockwood Drive, Stonewood Drive, Bluestone Drive, Cedarwood Drive, and Cedar Circle. An exercise of these rights will be limited to the aforesaid streets.
21. Right of Way from Wilbert McLean et ux., to West Penn Power Co., dated June 11, 1952 and recorded in Deed Book Volume 3228, Page 20.
22. Twenty (20) foot wide right of way for access as set forth in deed from Ellen A. Egen et al., to J.L. Watters, et ux., dated January 30, 1948 and recorded in Deed Book Volume 2996, Page 473.
23. Oil and gas lease from Robert Lockhart to Shields Oil and Gas Company dated December 20, 1915 and recorded in Deed Book Volume 1837, Page 636.
24. Right of Way from Wilbert McLean et ux., to West Penn Power Co., dated June 11, 1952 and recorded in Deed Book Volume 3228, Page 20.
25. Termination of Contractual Consent between A&R Development Co. and Bologna Coal Company dated May 21, 2003 and recorded September 3, 2004 in Deed Book Volume 12181, Page 508.
26. All matters as set forth in the Irongate Plan of Lots Phase I dated January 2005 and recorded February 16, 2006 in Plan Book Volume 253, Page 55.

27. Subject to an Agreement and Right of Way by and Between the Home Savings & Loan Company of Youngstown Ohio and Township of North Fayette, dated January 10, 2012 and recorded in the Department of Real Estate of Allegheny County Pennsylvania on February 29, 2012 in Deed Book Volume 14823, Page 420.
28. Subject to an Agreement by and Between the Stonebridge Partners, LLC and Kerry Coal Company, dated September 3, 2003 and recorded in the Department of Real Estate of Allegheny County Pennsylvania on September 3, 2003 Deed Book Volume 11768, Page 315.
29. Order Amending Oil & Gas Leases entered March 17, 2011 and recorded in the Department of Real Estate of Allegheny County Pennsylvania on August 8, 2011 in Deed Book Volume 14655, Page 529.
30. Subject to an Agreement by and Between the Stonebridge Partners, LLC and Irongate, LLC and Dr. Norman Frey, dated June 2, 2008 and recorded in the Department of Real Estate of Allegheny County Pennsylvania on June 30, 2008 Deed Book Volume 13657, Page 280.
31. Memorandum of Oil, Gas and Coal Bed Methane Gas Lease by and Between Irongate Ventures, LLC and Great Lakes Energy Partners, L.L.C., dated January 24, 2007 and recorded in the Department of Real Estate of Allegheny County Pennsylvania on June 20, 2007 in Deed Book Volume 13276, Page 120.

EXHIBIT "D"

689-B-4	689-F-65	689-K-17	689-E-9	689-F-57	689-L-11	689-M-20
689-B-5	689-F-66	689-K-18	689-F-13	689-F-58	689-L-12	689-M-22
689-B-6	689-F-67	689-K-19	689-F-15	689-F-59	689-L-13	689-M-24
689-B-7	689-F-68	689-K-22	689-F-17	689-F-74	689-L-15	689-R-1
689-B-8	689-F-70	689-K-23	689-F-19	689-F-76	689-L-17	689-R-3
689-B-9	689-F-72	689-K-25	689-F-21	689-G-13	689-L-19	689-R-5
689-F-6	689-G-20	689-K-26	689-F-23	689-G-15	689-L-21	689-R-7
689-F-7	689-G-30	689-K-27	689-F-25	689-K-1	689-L-23	689-R-9
689-F-8	689-J-7	689-K-29	689-F-27	689-K-3	689-L-25	689-R-11
689-F-9	689-J-11	689-K-31	689-F-29	689-K-5	689-L-27	689-R-13
689-F-11	689-J-30	689-K-33	689-F-31	689-K-7	689-L-29	689-S-43
689-F-40	689-K-14	689-K-34	689-F-33	689-K-9	689-L-31	689-S-45
689-G-5	689-F-80	689-K-35	689-F-35	689-K-11	689-L-33	689-S-47
689-G-11	689-G-50	689-K-37	689-F-46	689-K-13	689-L-35	689-S-49
689-E-5	689-M-10	689-K-39	689-F-48	689-K-15	689-L-37	689-S-51
689-E-7	689-F-3	689-K-41	689-F-50	689-L-1	689-L-39	689-S-53
689-F-60	689-F-5	689-K-48	689-F-52	689-L-3	689-L-41	689-S-55
689-F-62	689-G-9	689-K-55	689-F-53	689-L-5	689-L-51	689-S-57
689-F-64	689-G-17	689-L-43	689-F-54	689-L-7	689-M-16	689-S-59
689-F-1		689-L-45	689-F-56	689-L-9	689-M-18	



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid, Book Number, Page Number, Date Recorded

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

Name: Imperial Land Properties LP, Telephone Number: (303) 552-8135 (Atty Matt Lasich), Mailing Address: 1628 Blackburn Heights Dr., City: Sewickley, State: Pa, ZIP Code: 15143

B. TRANSFER DATA

C. Date of Acceptance of Document

Grantor(s)/Lessor(s): Home Savings and Loan Co. of Youngstown, Mailing Address: 275 Federal Plaza West, City: Youngstown, State: Oh, ZIP Code: 44503; Grantee(s)/Lessee(s): Imperial Land Properties, LP, Mailing Address: 1628 Blackburn Heights Dr., City: Sewickley, State: Pa, ZIP Code: 15143

D. REAL ESTATE LOCATION

Street Address: Vacant Land, City/Township/Borough: North Fayette, County: Allegheny, School District: West Allegheny, Tax Parcel Number: See attached

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

1. Actual Cash Consideration: \$1,300,000; 2. Other Consideration: + 0; 3. Total Consideration: = \$1,300,000; 4. County Assessed Value: 1,300,000; 5. Common Level Ratio Factor: X 1.0; 6. Fair Market Value: = \$1,300,000

F. EXEMPTION DATA

1a. Amount of Exemption Claimed, 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
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.)

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: [Signature], Date: 12/31/13

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

EXHIBIT "D"

689-B-4	689-F-65	689-K-17	689-E-9	689-F-57	689-L-11	689-M-20
689-B-5	689-F-66	689-K-18	689-F-13	689-F-58	689-L-12	689-M-22
689-B-6	689-F-67	689-K-19	689-F-15	689-F-59	689-L-13	689-M-24
689-B-7	689-F-68	689-K-22	689-F-17	689-F-74	689-L-15	689-R-1
689-B-8	689-F-70	689-K-23	689-F-19	689-F-76	689-L-17	689-R-3
689-B-9	689-F-72	689-K-25	689-F-21	689-G-13	689-L-19	689-R-5
689-F-6	689-G-20	689-K-26	689-F-23	689-G-15	689-L-21	689-R-7
689-F-7	689-G-30	689-K-27	689-F-25	689-K-1	689-L-23	689-R-9
689-F-8	689-J-7	689-K-29	689-F-27	689-K-3	689-L-25	689-R-11
689-F-9	689-J-11	689-K-31	689-F-29	689-K-5	689-L-27	689-R-13
689-F-11	689-J-30	689-K-33	689-F-31	689-K-7	689-L-29	689-S-43
689-F-40	689-K-14	689-K-34	689-F-33	689-K-9	689-L-31	689-S-45
689-G-5	689-F-80	689-K-35	689-F-35	689-K-11	689-L-33	689-S-47
689-G-11	689-G-50	689-K-37	689-F-46	689-K-13	689-L-35	689-S-49
689-E-5	689-M-10	689-K-39	689-F-48	689-K-15	689-L-37	689-S-51
689-E-7	689-F-3	689-K-41	689-F-50	689-L-1	689-L-39	689-S-53
689-F-60	689-F-5	689-K-48	689-F-52	689-L-3	689-L-41	689-S-55
689-F-62	689-G-9	689-K-55	689-F-53	689-L-5	689-L-51	689-S-57
689-F-64	689-G-17	689-L-43	689-F-54	689-L-7	689-M-16	689-S-59
689-F-1		689-L-45	689-F-56	689-L-9	689-M-18	