

SPECIAL WARRANTY DEED

THIS INDENTURE, made this _____ day of _____, 2014, by and between

EDGEWATER PROPERTIES, L.P., a Pennsylvania limited partnership, (hereinafter whether one or more called "Grantor") and

_____ and _____, husband and wife (hereinafter whether one or more called "Grantee").

WITNESSETH, that Grantor, in consideration of the sum of _____
_____ DOLLARS and other valuable consideration, paid to Grantor by Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to Grantee, Grantees' successors and/or assigns:

ALL that certain parcel or piece of ground situate in the Borough of Oakmont, County of Allegheny, Pennsylvania, known as Lot _____ in the Edgewater subdivision as recorded in the Department of Real Estate Records of Allegheny County, Pennsylvania, in Plan Book Volume 267, page 83.

SUBJECT to the Declaration of Covenants, Conditions and Restrictions for Edgewater, recorded on February 4, 2011 in the Department of Real Estate Records of Allegheny County, Pennsylvania, in Deed Book Volume 14497, page 218.

UNDER AND SUBJECT TO the Consent Order and Agreement by and among the Commonwealth of Pennsylvania, Department of Environmental Protection, Regional Development Corporation of Southwestern Pennsylvania and Edgewater Properties, L.P. recorded in the Department of Real Estate of Allegheny County, Commonwealth of Pennsylvania in Deed Book Volume 14135, page 368.

UNDER AND SUBJECT TO covenants, rights of way, easements, restrictions, reservations, exceptions, rights, agreements, encumbrances and matters which would be disclosed by a physical inspection of the Property or which would be apparent upon an accurate survey of the property and any and all recorded matters in the Department of Real Estate of Allegheny County, Commonwealth of Pennsylvania.

Pursuant to Section 304(m) of the Pennsylvania Land Recycling and Environmental Remediation Standards Act ("Act 2"), 35 P.S. §6026.304(m), the Grantor hereby acknowledges that concentrations of hazardous substances have been detected on the land described in the deed ("Land"). The surface area size and exact location of the substances on the Land is as shown on the attached Figures 4-4 and 4-5. The types of hazardous substances detected on the Land were heavy metals/volatile organic compounds/semivolatile compounds, including benzo(a)pyrene, dibenzo(a,h)anthracene, nickel, arsenic, copper, and lead in soils, and trichloroethene, tetrachloroethene, antimony, cadmium, lead, nickel, mercury, cyanide, aluminum, iron, and manganese in groundwater.

In accordance with the provision of Section 304 of Act 2 (35 P.S. §6026.304) this conveyance is made and accepted subject to the following restrictions and covenants: (1) the groundwater at and under the Land shall not be used for any drinking or agricultural purpose and (2) the Grantee shall have a continuing duty to maintain the protective soil or fill cover, pavement caps, and/or structures overlying contaminated soils on the Land and shall not allow any excavations of an approved cap without adherence to the Soil Management Plan on file with the PADEP.

Pursuant to Section 304 of Act 2 (35 P.S. §6026.304), the above restrictions and covenants shall apply to and run with the Land, and no modification to these restrictions or covenants shall be made, except as authorized pursuant to Section 903 of Act 2 (35 P.S. §6026.903). This hazardous substance acknowledgement is required to be included in the description of the Land described in this deed for all future conveyances or transfers of the Land pursuant to Section 405 of the Solid Waste Management Act, 35 P.S. 6018.405 and Section 512(b) of the Hazardous Sites Cleanup Act, 35 P.S. 6020.512(b).

BEING designated in the Department of Real Estate of Allegheny County, Commonwealth of Pennsylvania as Block and Lot 363-N-043.

BEING part of the same premises which Regional Industrial Development Corporation of Southwestern Pennsylvania, by deed dated October 29, 2009, and recorded in the Department of Real Estate Records of Allegheny County, Pennsylvania, in Deed Book Volume 14135, page 83, on December 17, 2009, granted and conveyed unto Edgewater Properties, L.P., a Pennsylvania limited partnership, the Grantor herein.

With the appurtenances: To Have and to Hold, the same to and for the use of Grantee, as joint tenants with the right of survivorship their heirs, executors, successors and assigns, forever, and Grantor, for itself and its successors and assigns, hereby covenants and agrees 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.)

IN WITNESS WHEREOF, Grantor has executed these presents on the day and year first above written.

WITNESS / ATTEST:

**EDGEWATER PROPERTIES, L.P.,
a Pennsylvania limited partnership**

By: **KACIN COMPANIES, INC.,
a Pennsylvania corporation,
its sole general partner**

BRUCE J. CORNA, VICE-PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

On this, the ____ day of _____, 2014 before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Bruce J. Corna, who acknowledged himself to be the Vice-President of Kacin Companies, Inc., a Pennsylvania corporation and general partner of Edgewater Properties, L.P. company, and that as such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice-President.

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

Notary Public

My commission expires:

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:

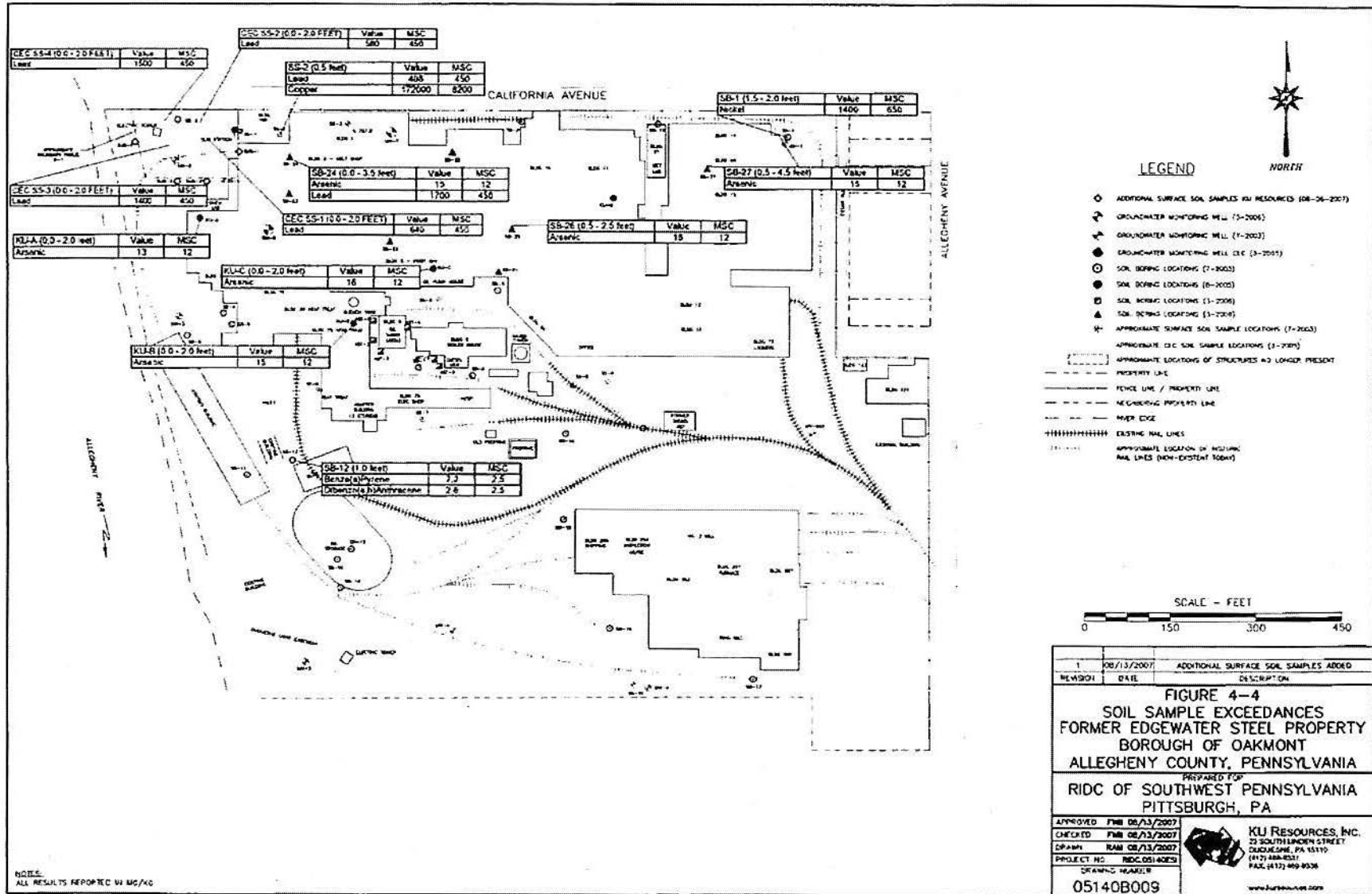
CERTIFICATE OF RESIDENCE

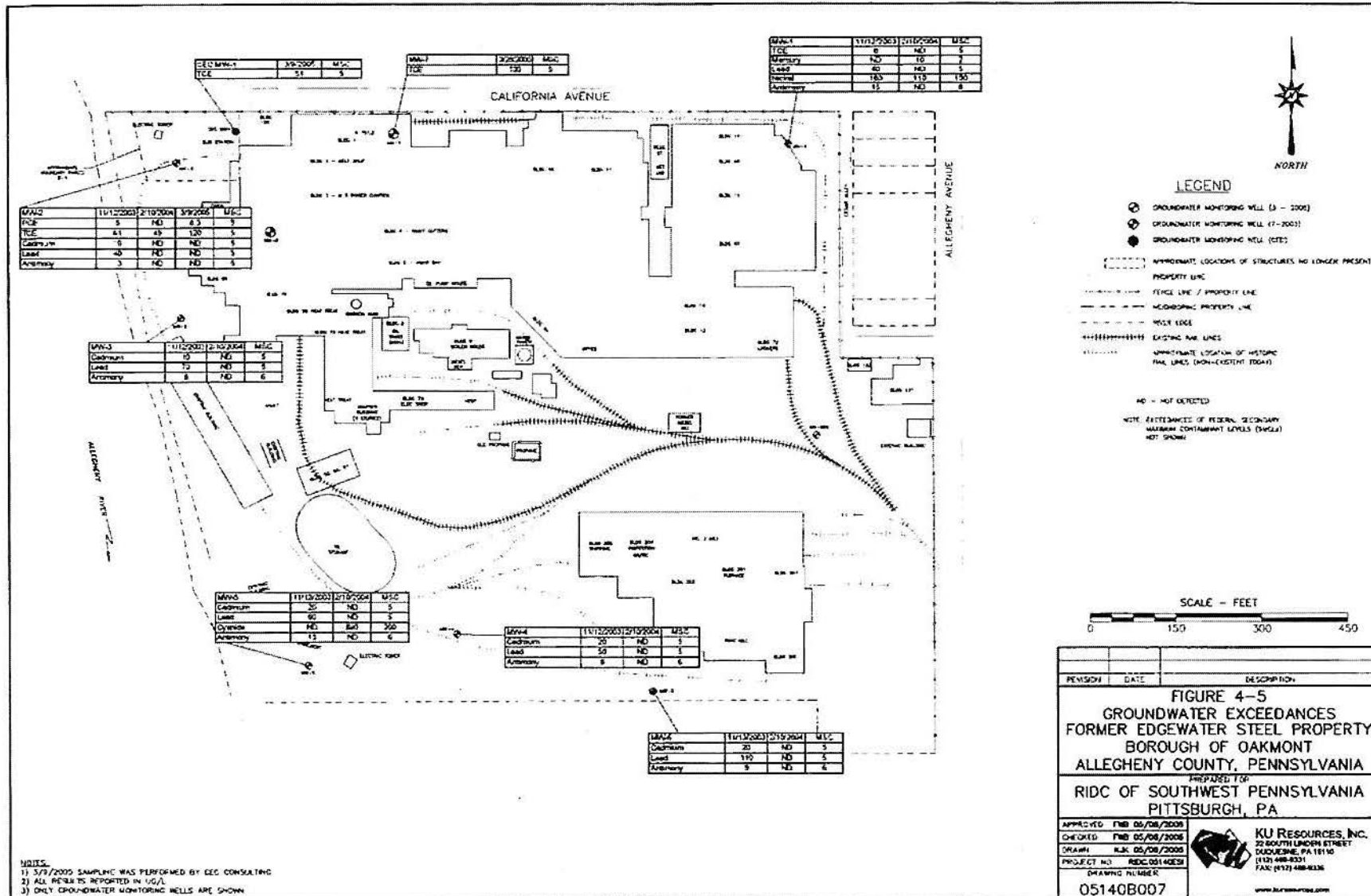
I, the undersigned, do hereby certify that the Tax Bill Address of the within named Grantee is: _____.

I, the undersigned, do hereby certify that the Owner Mailing Address of the within named Grantee is: _____, _____ Oakmont, Pennsylvania 15139.

Witness my hand this _____ day of _____, 2014

Witness:





**SPECIAL
WARRANTY
DEED**

BY AND BETWEEN

**EDGEWATER PROPERTIES, L.P., a Pennsylvania limited partnership
("Grantor")**

AND

[REDACTED] husband and wife ("Grantee")

Mail to:

ND: 4850-0274-7677, v. 1 | 44683-088

