

MUNICIPALITY OF MONROEVILLE
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2513

AN ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE ACCEPTING
MOYA INDUSTRIAL PARK STORMWATER BASIN

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Council of the Municipality of Monroeville, County of Allegheny, Commonwealth of Pennsylvania, and it is hereby ordained and enacted by the authority of the same as follows:

Section 1. The Municipality of Monroeville hereby accepts the dedication of Moya Industrial Park Stormwater Basin as more particularly described as part of the Cherie Bartel Parcel 3-1 Subdivision recorded in the Plan Book Volume 262, Page 6 and on Exhibit "A" attached hereto.

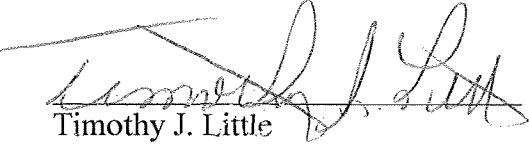
Section 2. The stormwater management facilities will be owned and maintained by the Municipality of Monroeville.

Section 3. All Ordinances or Resolutions or parts of Ordinances or Resolutions in conflict herewith are hereby repealed.

ORDAINED AND ENACTED into law the 8th day of March 2011.

ATTEST:

MUNICIPALITY OF MONROEVILLE


Timothy J. Little
Municipal Manager


Gregory Erosenko
Mayor

ENTERED INTO LEGAL BOOK ON: March 18, 2011

I, Cherie Bartel - Widow, owner of the land shown on the Parcel 3-1 Subdivision, hereby accept this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on this plan to the Municipality of Monroeville. This adoption and dedication shall be binding upon my heirs, executors, and assigns.

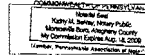
IN WITNESS WHEREOF, on this 16th day of March, 2008

ATTEST:
Betsy M. Schreyer
Notary Public

Cherie Bartel
Cherie Bartel - Widow

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Cherie Bartel - Widow, and acknowledged the foregoing adoption and dedication to be her act.

Witness my hand and notarial seal this 16th day of March, 2008
My commission expires the 16th day of August, 2008.



Betsy M. Schreyer
Notary Public

I hereby certify that the title to the property contained in the Parcel 3-1 Subdivision is in the name of John P. Bartel and Cherie M. Bartel and is recorded in Deed Book Volume 11446, Page 151. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Mary Lou Battista
Witness

Cherie Bartel
Cherie Bartel - Widow

I certify that, to the best of information, knowledge and belief the survey and plan shown hereon are correct and accurate to the standards required.

March 11, 2008
Date

Joseph R. Dietrick
Fahringler, McCarthy, Gray, Inc.
Joseph R. Dietrick, P.L.S. - Agent
Reg. No. SU-043941-E

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Municipality of Monroeville, except those departures that have been authorized by the appropriate officials of the Municipality.

March 12, 2008
Date

Frank L. ...
Municipal Engineer
Reg. No. PE 062045

Reviewed by the Municipality of Monroeville Planning Commission this 20th day of February, 2008

William A. ...
Secretary

...
Chairman

Approved by the Council of the Municipality of Monroeville by resolution this 11th day of March, 2008.

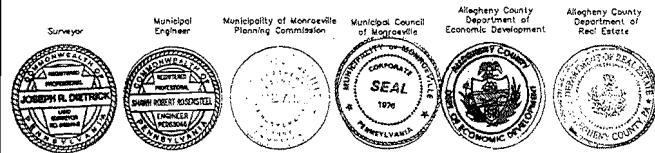
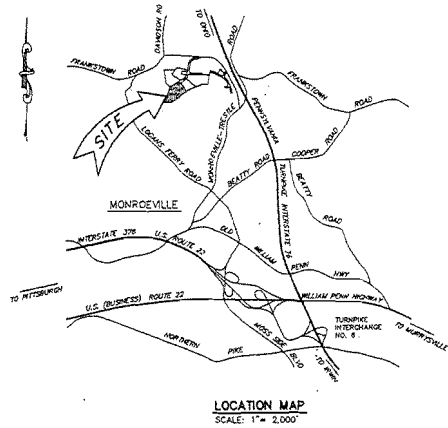
Signed and noted as approved this 11th day of March, 2008
Marshall W. Bond Secretary
Carol J. McDermott President

Reviewed by the Allegheny County Department of Economic Development this 2nd day of April, 2008

Paul D. Hruby
Director

Recorded in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume 262, Page(s) 5.
Given under my hand and seal this 16th day of March, 2008

William A. ...
Manager



08-020
9240

Doc Bl Vol Pg
141 PLN 242 6
Apr 02, 2008

TOTAL AREA THIS RECORDING = 6.9015 Acres

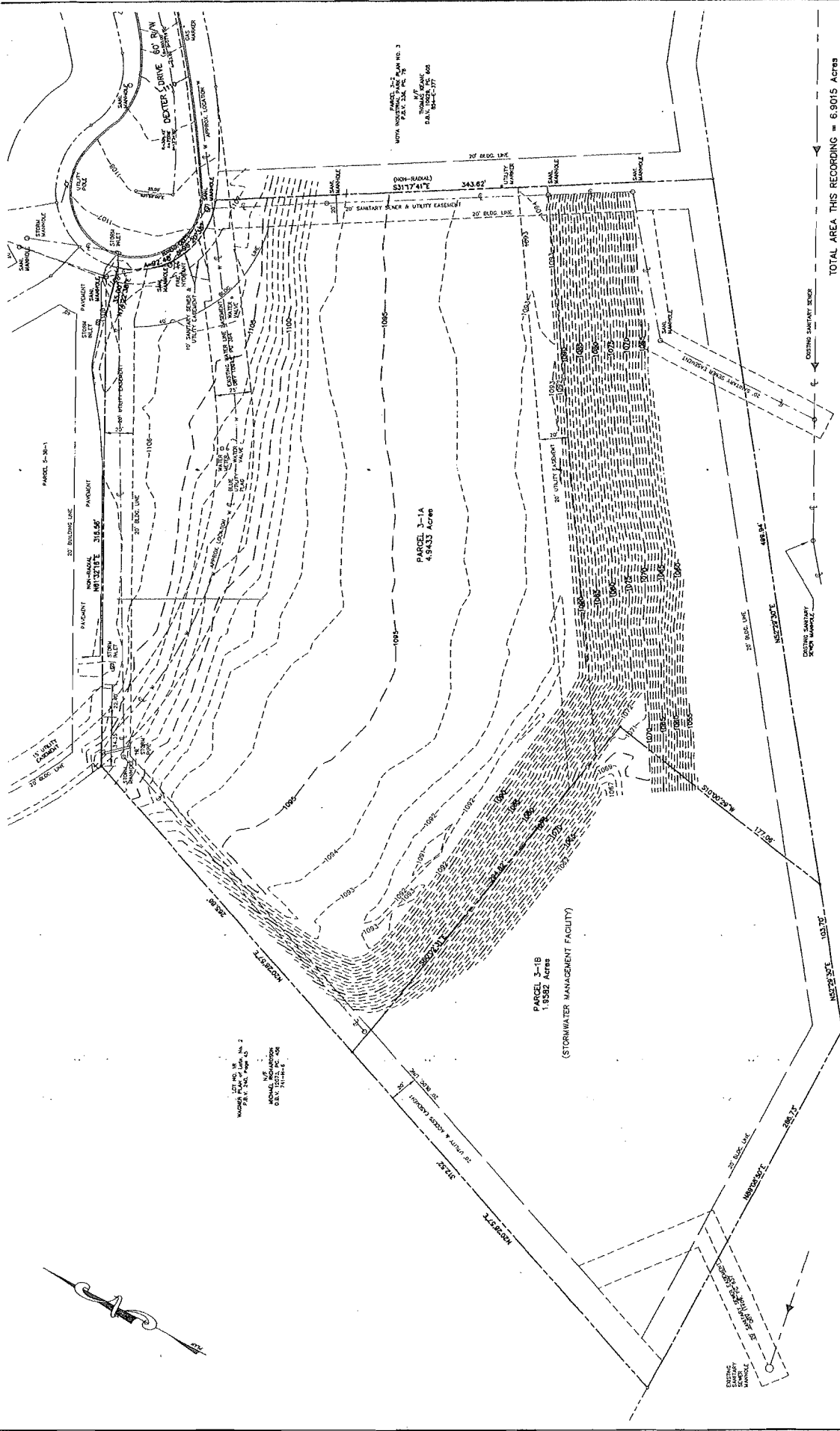
CHERIE BARTEL
404 CHELSEA COURT MARS, PA 16046

PARCEL 3-1 SUBDIVISION
MOYA INDUSTRIAL PARK
BEING A SUBDIVISION OF PARCEL 3-1 AS RECORDED IN THE
MOYA INDUSTRIAL PARK PLAN NO. 3, P.L.S. 236, P. 78

SITUATE
MUNICIPALITY OF MONROEVILLE ALLEGHENY COUNTY, PA

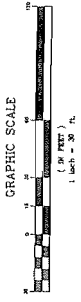
SCALE: AS NOTED DATE: JAN. 4, 2008
DRAWN BY: JRD
CALC BY: JRD
CHKD. BY: JRD
1810 GOLDEN MILE HIGHWAY
MONROEVILLE, PENNSYLVANIA 15146
TELEPHONE 724/327-0599
JOSEPH R. DIETRICK, P.L.S. - AGENT

PBV 262 P 3-6



4th CRENSHAW COURT MARKS, PA 16044		MUNICIPALITY OF MONROEVILLE STATE	
TOTAL AREA THIS RECORDING = 6.9015 Acres		ALLEGHENY COUNTY, PA	
CHERIE BARTEL		4 FRANCIS MACARTHY GREY, INC. 1410 COLLEGE AVENUE MONROEVILLE, PENNSYLVANIA 15146 JOSEPH R. DETMERS, PLS - AGENT	
PARCEL 3-1 SUBDIVISION MOYA INDUSTRIAL PARK BEING A SUBDIVISION OF PARCEL 3-1 AS RECORDED IN THE MONROEVILLE MAP PLAN NO. 1, P.L.C. 1282, P. 78		SCALE AS NOTED DATE: JAN. 4, 2008 DRAWN BY: JED CHECKED BY: JED DATE: JAN. 14, 2008 DATE: JAN. 14, 2008 DATE: JAN. 14, 2008	

08-080
9276



From: **CHERIE M. BARTEL**

To: **BROUDY VENTURES, L.P.**

Mail to:
Sebring & Associates
Attorneys at Law
2735 Mossidge Blvd.
Monroeville, PA 15146
*150 West St.
E. Pittsburgh PA
15112*

THIS INDENTURE

Made the *11th* day of *April* in the year of our Lord, two thousand eight (2008)

BETWEEN

CHERIE BARTEL,
widow

(hereinafter called "Grantor")

AND

BROUDY VENTURES, L.P. ,
a Pennsylvania limited partnership

(hereinafter called "Grantee")

WITNESSETH, That the said Grantor in consideration of THE SUM OF

[REDACTED]

paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the said Grantee, its successors and assigns

ALL that certain lot or piece of ground situate in the Municipality of Monroeville, County of Allegheny and Commonwealth of Pennsylvania, being known as **Parcel 3-1A in the Parcel 3-1 Subdivision of Moya Industrial Park** as recorded in The Department of Real Estate of Allegheny County, Pennsylvania, in Plan Book Volume 262, Page 6 (which Subdivision is a further subdivision of Parcel 3-1 in the Moya Industrial Park Plan No. 3, as recorded in Plan Book Volume 236, Page 78).

TOGETHER WITH an easement or right of way to discharge storm water and surface water over and onto Lot 3-1B into the detention pond located thereon.

RESERVING unto the Grantor, her heirs, successors and assigns, the right of ingress, egress and regress to and from Dexter Drive over and across Parcel 3-1A, to and from Parcel 3-1B, within an easement designated as a "20 foot Utility and Access Easement" as shown on the Parcel 3-1 Subdivision of Moya Industrial Park aforesaid.

BEING part of Block and Lot No. 741-D-30.

UNDER AND SUBJECT TO exceptions, reservations, restrictions, covenants, easements, oil and gas leases, prior conveyances and reservations of mining and mineral rights, and right of ways as may appear upon the property herein described or in prior instruments of record, as such may affect the property herein described.

BEING part of the same property which Thomas O. Keane and Susan C. Keane, husband and wife, by deed dated August 29, 2002 and recorded in Deed Book Volume 11445, Page 252 in The Department of Real Estate of Allegheny County, Pennsylvania County granted and conveyed to John P. Bartel and Cherie M. Bartel, husband and wife. The said John P. Bartel died on November 15, 2006, thereby vesting the entire fee simple title in Cherie M. Bartel as surviving tenant by the entireties.

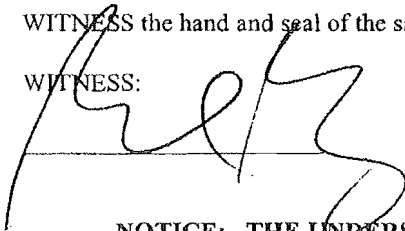
with appurtenances: To Have and To Hold the same to and for the use of the said Grantee, its successors and assigns, forever.

And the said Grantor, for her heirs, executors and administrators, covenants with said Grantee, its successors and assigns, against all lawful claimants **Specially** the same and every part thereof to Warrant and Defend.

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.]

WITNESS the hand and seal of the said Grantor.

WITNESS:

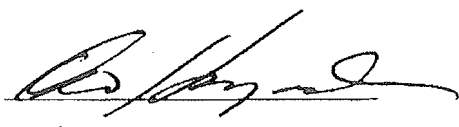


Cherie M. Bartel (Seal)
CHERIE M. BARTEL

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:

BROUDY VENTURES, L.P., a Pennsylvania limited partnership
BY BROUDY INVESTMENTS, LLC, a Pennsylvania limited liability company, general partner



By: Michael J. Broody
Name: Michael J. Broody
Title: Partner

COMMONWEALTH OF PENNSYLVANIA

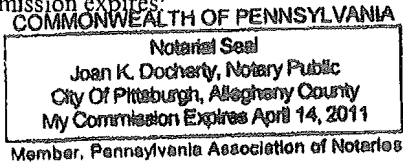
:
:
SS.
:

COUNTY OF *Allegheny*

On this the 11th day of April, A.D. 2008, before me the undersigned officer, personally appeared **CHERIE M. BARTEL**, widow, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

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

My commission expires:



Joan K. Docherty

Notary Public

CERTIFICATE OF RESIDENCE

I, the Undersigned, do hereby certify that the precise residence of Grantee is:

Witness my hand this 11th day of April, 2008.

*150 West Street
E. Pittsburgh PA 15112*



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

Instrument Number: 2008-10241

Recorded On: April 15, 2008

As-Deed

Parties: BARTEL CHERIE

To BROUDY VENTURES L P

of Pages: 4

Comment:

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

Deed 45.00
 Pages > 4 0
 Names > 4 0
 Total: 45.00

Realty Transfer Stamp

Affidavit Attached-No	Stamp Num-T331195
MONROEVILLE	
Ward-99-NO WARD	
Blk/Lot-741 D 30	Value 2,850.00
Commonwealth of Pennsylvania	2,850.00
Munic-Monroeville Municipality	2,850.00
School District-Monroeville-Gateway	1,425.00
Munic-Penalty	0.00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00
	7,125.00

Department of Real Estate Stamp

Valerie McDonald Roberts, Manager		BLOCK AND LOT NUMBER	
Date: / /	- Int. By:	854-E-375	
10.22.2008	RD		

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

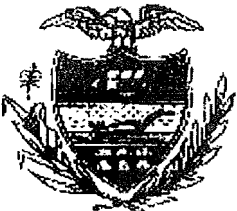
****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2008-10241
 Receipt Number: 1114026
 Recorded Date/Time: April 15, 2008 03:19:30P
 Book-Vol/Pg: BK-DE VL-13578 PG-406
 User / Station: J Clark - Cash Super 07

BROUDY VENTURES L P
 150 WEST ST
 E PITTSBURGH PA 15112



Valerie McDonald Roberts, Manager
 Dan Onorato, Chief Executive