

Stormwater Management Agreement



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

Instrument Number: 2017-17945

BK-DE VL-16836 PG-471

Recorded On: June 19, 2017

As-Deed Agreement

Parties: LESLIE RD ASSOCIATES L L C

To ROSS TOWNSHIP

of Pages: 11

Comment: STORMWATER MAINT 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-> 06-19-2017 / S B
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: 2017-17945
Receipt Number: 3263286
Recorded Date/Time: June 19, 2017 02:20:56P
Book-Vol/Pg: BK-DE VL-16836 PG-471
User / Station: M Ward - Cash Station 25

BUCK HILL RD LP
375 GOLFSIDE DR
WEXFORD PA 15090



Jerry Tyskiewicz
Jerry Tyskiewicz, Director
Rich Fitzgerald, County Executive

Buck Hill Road LP
375 Golfside Dr
Wexford Pa 15090

**STORMWATER FACILITIES OPERATIONS AND
MAINTENANCE AGREEMENT**

THIS AGREEMENT made and entered into this 17 day of May, 2017, by and between **LESLIE ROAD ASSOCIATES, LLC** (hereinafter "Developer") with a principal place of business located at 375 Golfside Drive, Wexford, PA 15090,

AND

~~LESLIE~~ ^{WESLEY} V. COWAN and KAREN M. COWAN (hereinafter "Landowner") with a principal address of 139 Milbert Lane, Pittsburgh, PA 15237,

AND

The municipality in which the property is located, that being the **Township of Ross**, Allegheny County, Pennsylvania (hereinafter "Municipality.").

Recitals

WHEREAS, the Landowner is the owner of certain real property as recorded by deed in the land records of Allegheny County,

Pennsylvania, Deed Book 10721 at page 130, Block and Lot Number 515-M-120 (hereinafter the "Property"). Said Property is located in the Township of Ross on Lowries Run Road.

WHEREAS, the Developer wishes to purchase Property and build and develop the Property;

WHEREAS, the Developer and the Landowner have entered into an Agreement for the Sale of Vacant Land. Said agreement has an effective date of October 6, 2014 and continues to be in full force and effect.

WHEREAS, until such time as the Property is transferred from Landowner to Developer, Landowner and Developer shall be fully responsible for the Stormwater Management of the Property. At the time the Landowner transfers the Property to the Developer, the Landowner shall cease to be a party to this Agreement and all duties required by the Landowner shall be null and void.

WHEREAS, the stormwater management BMP Operations and Maintenance Plan approved by the Municipality (hereinafter referred to as the "Plan") for the Property, provides for management of stormwater within the confines of the Property through the use of Best Management Practices (BMPs); and

WHEREAS, the Municipality and the Landowner, his successors and assigns and the Developer, agree that the health, safety and welfare of the residents of the Municipality and the protection and maintenance of water quality require that on-site stormwater BMPs be constructed and maintained on the Property; and

WHEREAS, for the purposes of this Agreement the following definitions shall apply:

BMP → Best Management Practices - Activities, facilities, designs, measures or procedures used to manage stormwater impacts from land development, to protect and maintain water quality and groundwater recharge and to otherwise meet the purposes of the Municipal Stormwater Management Ordinance, including but not limited to infiltration trenches, seepage pits, filter strips, bioretention, wet (retention) ponds, permeable paving, rain gardens, grassed swales, forested buffers, sand filters and detention basins.

Infiltration Porous Pavement → A BMP surface structure designed, constructed and maintained for the purpose of providing infiltration, detention or recharge of stormwater into the soil and/or groundwater aquifer.

Seepage Pit → An underground BMP structure designed, constructed and maintained for the purpose of providing infiltration or recharge of stormwater into the soil and/or underground water aquifer.

Bioretention (Rain Garden) → A BMP overlain with appropriate mulch and suitable vegetation designed, constructed and maintained for the purpose of providing infiltration or recharge of stormwater into the soil and/or underground aquifer; and

WHEREAS, the Municipality required, through the implementation of the Plan, that stormwater management BMPs as required by said Plan and the Municipal Stormwater Management Ordinance (Chapter 23) be constructed and adequately operated and maintained by the Developer and the Landowner, his successors and assigns.

NOW, THEREFORE, in consideration of the foregoing and intending to be legally bound, the parties hereto agree as follows:

- A. The Parties hereto incorporate herein by reference the Recitals to this Agreement.

- B. The BMPs shall be constructed by the Developer and/or Landowner in accordance with the plans and specifications identified in the SWM Plan.
- C. The Developer and/or Landowner shall operate and maintain the BMPs as shown on the Plan in good working order acceptable to the municipality and in accordance with the specific maintenance requirements noted on the Plan, if any.
- D. The Developer and/or Landowner agrees to inspect each BMP annually and after major storm events and correct any deficiencies noted during each inspection. The results of each inspection shall be provided to the Municipality upon request.
- E. The Developer and/or Landowner hereby grants permission to the Municipality, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of proper identification, to inspect the BMPs whenever it deems necessary. Whenever possible, the Municipality shall notify the Developer/Landowner prior to entering the property.

F. In the event that the Developer and/or Landowner fails to operate and maintain the BMPs as shown on the Plan in good working order acceptable to the Municipality, the Municipality or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said BMPs. This provision shall not be construed to allow the Municipality to erect any permanent structure on the land of the Landowner. It is expressly understood and agreed that the Municipality is under no obligation to maintain or repair said facilities and in no event shall this Agreement be construed to impose any such obligation on the Municipality.

G. In the event that the municipality, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials and the like, the Landowner shall reimburse the Municipality for all expenses incurred plus ten percent (10%) for administrative overhead within 10 days of receipt of invoice from the Municipality.

H. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite BMPs by the Developer and/or Landowner, provided, however, that this Agreement

shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.

I. The Developer and/or Landowner, its executors, administrators, assigns and other successors in interest, shall release the Municipality's employees and designated representatives from all damages, accidents, casualties, occurrences or claims which might arise or be asserted against said employees and representatives from the construction, presence, existence or maintenance of the BMPs by the Developer/Landowner or Municipality. In the event that a claim is asserted against the Municipality, its designated representatives or employees, the Municipality shall promptly notify the Developer and Landowner and the Developer and Landowner shall defend, at its own expense, any suit based on the claim. If any judgment or claim against the Municipality's employees or representatives shall be allowed, the Developer and Landowner shall pay all costs and expenses regarding said judgment or claim.

J. This Agreement shall be recorded at the Office of the Department of Real Estate (formerly the Recorder of Deeds)

of Allegheny County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, his administrators, executors, assigns, heirs and any other successors in interest, in perpetuity.

ATTEST

LESLIE ROAD ASSOCIATES, LLC

Debra Baskin
(Name)

By: [Signature] PRS

ATTEST

[Signature]
Wesley V. Cowan

By: [Signature]
Wesley V. Cowan

ATTEST

[Signature]
Karen M. Cowan

By: [Signature]
Karen M. Cowan

ATTEST

TOWNSHIP OF ROSS

[Signature]
Douglas Sample, Manager

By: [Signature]
Jeremy Schaffer, President
Board of Commissioners

COMMONWEALTH OF PENNSYLVANIA)

)

SS:

COUNTY OF ALLEGHENY)

)

On this 19 day of May, 2017, before me, a Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Frank R Zokaites who acknowledged that they have the authority to enter into the above AGREEMENT on behalf of **LESLIE ROAD ASSOCIATES, LLC** and that the entering of the above AGREEMENT to be their own free act and deed and that the same may be recorded as such.

SWORN TO and subscribed before me this 19 day of May, 2017.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Deanna K. Cline, Notary Public
Reserve Twp., Allegheny County
My Commission Expires July 19, 2020

Deanna K. Cline
Notary Public

COMMONWEALTH OF PENNSYLVANIA)

)

SS:

COUNTY OF ALLEGHENY)

)

On this 17th day of May, 2017, before me, a Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared **WESLEY V. COWAN and KAREN M. COWAN** who acknowledged that they have the authority to enter into the above AGREEMENT and that the entering of the above AGREEMENT to be their own free act and deed and that the same may be recorded as such.

SWORN TO and subscribed before me this 17th day of May, 2017.

Regis J. Kowalski
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Regis J. Kowalski, Notary Public
Baldwin Boro, Allegheny County
My Commission Expires Feb. 4, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA)

)

SS:

COUNTY OF ALLEGHENY)

)

On this 19 day of May, 2017, before me, a Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared **JEREMY SCHAFFER**, President of the Board of Commissioners for Ross Township, who acknowledged that he has the authority to accept the foregoing AGREEMENT on behalf of the Township and that the same may be recorded as such.

SWORN TO and subscribed before me this 19 day of May, 2017.

Sally Ricketts
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sally Ricketts, Notary Public
Ross Twp., Allegheny County
My Commission Expires Feb. 29, 2020
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES



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

Instrument Number: 2017-26542

BK-DE VL-16921 PG-243

Recorded On: August 28, 2017

As-Deed Agreement

Parties: BUCK HILL RD L P

To PENNSYLVANIA COMWTH BY DEP ENVRMTL PROTECTION

of Pages: 8

Comment:

***** 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	
Value	EXEMPT 0.00

Certified On/By-> 08-28-2017 / P F
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: 2017-26542
 Receipt Number: 3298334
 Recorded Date/Time: August 28, 2017 03:45:05P
 Book-Vol/Pg: BK-DE VL-16921 PG-243
 User / Station: J Clark - Cash Super 07

KYLE HARNISH
 846 4TH AVE
 CORAOPOLIS PA 15108



Jerry Tyskiewicz
 Jerry Tyskiewicz, Director
 Rich Fitzgerald, County Executive



7

POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) INSTRUMENT FILING NOTICE

Regulatory Requirement: This PCSM Instrument Filing Notice pertains to the PCSM obligations referenced in 25 Pa. Code §§ 102.7 (related to permit termination) and 102.8(m) (related to PCSM long-term operation and maintenance requirements).

Applicability: For any property containing a PCSM best management practice (BMP), the permittee or co-permittee, who are presently covered under an Individual National Pollution Discharge Elimination System (NPDES) Permit for Discharges of Stormwater Associated with Construction Activities, the General NPDES Permit for Discharges of Stormwater Associated with Construction Activities (PAG-02), an Erosion and Sediment Control Permit (ESCP), or an Erosion and Sediment Control General Permit (ESCGP) for Earth Disturbance Associated with Oil and Gas Exploration, Production, Processing, or Treatment Operations or Transmission Facilities shall use this PCSM Instrument Filing Notice to record a legal instrument with the Recorder of Deeds Office.

Per 25 Pa. Code §102.8(m)(2), a recorded legal instrument must provide disclosure of the PCSM BMP(s) and the related obligations in the ordinary course of a title search of the subject property. The recorded legal instrument must:

1. identify the PCSM BMP(s),
2. provide for the necessary access related to long-term operation and maintenance of the PCSM BMP(s), and
3. provide notice that the responsibility for long-term operation and maintenance of the PCSM BMP(s) is a covenant that runs with the land that is binding upon and enforceable by subsequent grantees.

This PCSM Instrument Filing Notice is not a legal instrument, as it alone does not satisfy the requirements of 25 Pa. Code §102.8(m)(2). Use of this PCSM Instrument Filing Notice is not mandatory but is recommended in order to provide notice to the county recorder of deeds office of the intent to record the required documents.

Unless later dates are approved by the Department of Environmental Protection (Department) in writing, the permittee or co-permittee shall record the legal instrument within **45 days** from the date of permit issuance or authorization, and provide the conservation district or the Department with the date and place of recording along with a reference to the docket, deed book or other record, within **90 days** from the date of permit issuance or authorization.

If the project is associated with a new subdivision, a legal instrument is to be recorded prior to issuance of the first deeds and is to be explicitly referenced in every first deed recorded in association with the project and subdivision.

Be advised, after record drawings/as-builts become available, but prior to permit termination the record drawings/as-builts are to be included as an attachment to an amended legal instrument.

The following must be completed as certification of the recording of the required documents:

I Frank Zokaites (permittee or co-permittee name from section 3 below), certify that the below checked items will be recorded at the project county's recorder of deeds office as attachments to this PCSM Instrument Filing Notice:

- Legal instrument which addresses numbers 1, 2, and 3 above (*required*)
- Record drawings/as-builts (the approved PCSM Plan may be attached in lieu of record drawings/as-builts if construction of the PCSM BMP(s) has not been completed by time of filing) (*required*)
- Long-term operation and maintenance plan which clearly outlines the operation and maintenance activities necessary for the associated PCSM BMP(s) (*required*)
- Property owner agreements (if applicable)

Kyle Hannish
846 4th Ave
Coraopolis, PA 15108
-1-

1. **Parcel Information (attach additional sheets as necessary):**

Uniform Parcel Identifier (UPI)/Tax Parcel ID #: Ridge at Highland Pines

Municipality: Ross Township County: Allegheny


Lot(s): _____ Unit(s): _____

2. **Project Information:**

Project Name: The Ridge at Highland Pines

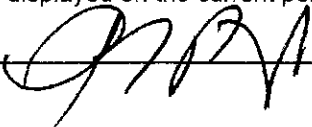
Property Owner Name (if not the same as Permittee identified below):

Buck Hill Road, L.P. By: LESLIE ROAD ASSOCIATES, LLC
the General Partner

Signature  Date 8/18/17
Frank R. Zokaites, President

3. **Index Information:**

Permittee Name (as displayed on the current permit):

Mr. Frank Zokaites 
Title: _____

Business Entity (if applicable):

Signature _____ Date 8/18/17

OR

Co-Permittee Name (as displayed on the current permit):

Title: _____

Business Entity (if applicable):

Signature _____ Date _____

4. Acknowledgements:

Commonwealth of Pennsylvania
County of Allegheny

On this, the 18 day of Aug, 2017 before me, a Notary Public, personally appeared Frank R Zokaites, the property owner of the premises described in this PCSI Instrument Filing Notice, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing document, and acknowledged that he/she executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY SEAL

Deanna K Cline

7/19/2020
My Commission Expires

Notary Public
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Deanna K. Cline, Notary Public
Reserve Twp., Allegheny County
My Commission Expires July 19, 2020

Commonwealth of Pennsylvania
County of _____

On this, the _____ day of _____, 20__, before me, a Notary Public, personally appeared _____, having a title of _____ within the business entity of _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing document, and acknowledged that he/she executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY SEAL

Notary Public

My Commission Expires

Commonwealth of Pennsylvania
County of _____

On this, the _____ day of _____, 20__, before me, a Notary Public, personally appeared _____, having a title of _____ within the business entity of _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing document, and acknowledged that he/she executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY SEAL

Notary Public

My Commission Expires

**INSTRUMENT FOR THE DECLARATION OF RESTRICTIONS AND
COVENANTS**

This Instrument for the Declaration of Restrictions and Covenants (Instrument) is being made as of this 18 day of August, 2017, by Buck Hill Road, L.P. (the "Grantor"), having an address of 375 Golfside Drive, Wexford, PA 15090, and Buck Hill Road, L.P. (the "Grantee"), having an address of 375 Golfside Drive, Wexford, PA 15090.

WITNESSETH:

WHEREAS, Grantor is the owner of certain land situated in Ross Township, Allegheny County, Pennsylvania, being designated as the Ridge at Highland Pines Subdivision, as recorded to the Allegheny Department of Real Estate. (the "Property");

WHEREAS, Grantor has agreed to provide this Instrument to protect the Property;

WHEREAS, the Property is included within the boundary of the Individual National Pollution Discharge Elimination System (NPDES) Permit No. PAC020041, for Discharges of Stormwater Associated with Construction Activities, the General NPDES Permit for Discharges of Stormwater Associated with Construction Activities (PAG-02) which identifies certain Post Construction Stormwater Management Best Management Practices (PCSM BMPs) located on the Property;

WHEREAS, the documents attached to this Instrument and incorporated herein shall include: Post Construction Stormwater Management Plan (the record drawing/as-built plan is to be recorded upon completion of construction). The PCSM Plan includes the Post Construction Stormwater Management Maintenance Plan and designates the party responsible for implementation of the PCSM Maintenance Plan;

WHEREAS, Grantee has agreed to be responsible for implementation of the approved PCSM Maintenance Plan for the PCSM BMPs located on the Property as described in the PCSM Maintenance Plan, and incorporated herein;

WHEREAS, Grantor has agreed to provide for necessary access, to applicable parties, related to long-term operation and maintenance of the PCSM BMPs;

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions, and restrictions hereinafter set forth in this Instrument, and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor provides and files this Instrument:

1. Purpose. The purpose of this Instrument is to provide notice and to ensure the operation and maintenance, and necessary access for operation and maintenance of the PCSM BMPs on the Property and to prevent the use or development of the Property in any manner that may impair or conflict with the operation and maintenance of the PCSM BMPs. Per 25 Pa. Code §102.8(m)(2), this Instrument identifies the PCSM BMP(s), provides for the necessary access related to long-term operation and maintenance of the PCSM BMP(s) and provides notice that the responsibility for long-term operation and maintenance of the PCSM BMP(s) is a covenant that runs with the land that is binding upon and enforceable by subsequent grantees.

2. Declaration of Restrictions and Covenants. Grantor hereby declares that the Property shall be held, transferred, conveyed, leased, occupied or otherwise disposed of and used subject to this Instrument which shall run with the land and be binding on all heirs, successors, assigns, occupiers, and lessees.

3. Perpetual Duration. The provisions of this Instrument shall remain in effect in perpetuity, shall be deemed covenants running with the land regardless of ownership or use, and be binding upon all subsequent property owner(s); and the personal representatives, heirs, successors, or assigns of the Grantor.

4. Reserved Rights. Grantor reserves and accepts unto itself and the personal representatives, heirs, successors, or assigns of the Grantor, all rights accruing from ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not inconsistent with the purpose of this Instrument.

5. Subsequent Transfers. The terms of this Instrument shall be incorporated by reference into any deed or other legal instrument by which Grantor divests itself by sale, exchange, devise or gift of all or any portion of the Property. Failure of Grantor to perform any act required by this Instrument shall not impair the validity of this Instrument or limit its enforceability in any way. Upon valid sale or transfer of Grantor's ownership interest to a successor or assign and notice as required by this paragraph, Grantor shall be released from any responsibility for any violation of the terms of this Instrument caused by Grantor's successors or assigns or any third party which occurs subsequent to such sale or transfer.

6. Recordation. Grantee shall record this Instrument in the Official Records of Allegheny County, Pennsylvania. Grantor shall pay all recording costs necessary to record this Instrument in the public records.

7. Notices. All notices, consents, approvals or other communications required under the provisions of this Instrument shall be in writing and shall be deemed properly given if hand delivered, sent by a nationally recognized overnight courier, or sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor in interest, at the address most recently provided.

8. Access Provisions. The party responsible for the implementation of the PCSM Maintenance Plan may enter the Property upon reasonable notice, in a reasonable manner and at reasonable times for purposes of implementation of the PCSM Maintenance Plan.

9. Miscellaneous Provisions.

(a) Severability. If any provision of this Instrument or the application of it to any person or circumstance is found to be invalid, the remainder of the provisions of this Instrument and the application of the provisions to persons or circumstances other than those as to which it is found to be invalid, shall not be affected by the invalid provision.

(b) Amendment. This Instrument shall not be amended, terminated or in any way modified by the Grantor without the express prior written approval of the Commonwealth of Pennsylvania Department of Environmental Protection (Department). After receiving approval from the Department, the Grantor shall record any such amendment, termination or modification of this Instrument as described in Paragraph 6, above.

(c) Controlling Law. The interpretation and performance of this Instrument shall be governed by the laws of the Commonwealth of Pennsylvania.

(d) Captions. The captions in this Instrument have been inserted solely for convenience of reference and are not a part of this Instrument and shall have no effect upon construction or interpretation.

(e) Rights of the Department. The rights of the Department shall be preserved under the laws of the Commonwealth of Pennsylvania, and include, but not be limited to, the following:

- (i) To identify, to preserve and to protect in perpetuity the PCSM BMPs in a manner consistent with the PCSM Maintenance Plan.
- (ii) To enter upon the Property in a reasonable manner and at reasonable intervals and times for the purpose of monitoring compliance with this Instrument.
- (iii) To proceed at law or in equity to enforce the provisions of this Instrument, and to prevent the occurrence of any of the prohibited activities hereinafter set forth.
- (iv) To approve or disapprove a request for an amendment submitted under Paragraph 9(b), above.

IN WITNESS WHEREOF, the undersigned, being the Grantor and Grantee, herein, has hereunto executed on the day and year first above written.

Grantor Signature _____ Date _____
By: LESLIE ROAD ASSOCIATES, LLC
the General Partner
Printed Name _____
ATTEST: Frank R. Zokaites, President

Commonwealth of Pennsylvania
County of Allegheny

On this, the 18 day of Aug, 2017, before me, a Notary Public, personally appeared Frank R. Zokaites, having a title of President within the business entity of Leslie Road Associates, LLC known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing document, and acknowledged that he/she executed the same for the purposes therein contained.

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

Deanna K. Cline
Notary Public

NOTARY SEAL

My Commission Expires: 7/19/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Deanna K. Cline, Notary Public
Reserve Twp., Allegheny County
My Commission Expires July 19, 2020

Grantee Signature _____ Date _____
By: LESLIE ROAD ASSOCIATES, LLC
the General Partner
Printed Name _____
ATTEST: Frank R. Zokaites, President

Commonwealth of Pennsylvania
County of Allegheny

On this, the 18 day of Aug, 2017, before me, a Notary Public, personally appeared Frank R. Zokaites, having a title of President within the business entity of Leslie Road Associates, LLC known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing document, and acknowledged that he/she executed the same for the purposes therein contained.

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

Deanna K. Cline
Notary Public

NOTARY SEAL

My Commission Expires: 7/19/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Deanna K. Cline, Notary Public
Reserve Twp., Allegheny County
My Commission Expires July 19, 2020

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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

-----*				Recording
Filing Type	Number	Vol#	Page Time	Amount
-----*				-----*
Deed Agreement	26542	16921	00243 03:45:05p	162.00
DR-RIDGE AT HIGHLAND PINES IN-PENNSYLVANIA COMWTH BY DEP ENVRMTL PROTE				
Not a Deed of Transfer	26542	16921	00243 03:45:05p	.00
DR-RIDGE AT HIGHLAND PINES IN-PENNSYLVANIA COMWTH BY DEP ENVRMTL PROTE				
Plans 2 Subdivision Plan 22x34	378	00294	00010 03:45:05p	240.00
DR-RIDGE AT HIGHLAND PINE LAND DEVELOP PLAN IN-RIDGE AT HIGHLAND PINE LAND DEVELOP PLAN				

Collected Amounts

402.00

-----*			Amount
Payment Type			-----*
2-Check	DB 364		402.00
			402.00

Total Received : 402.00
 Less Total Recordings: 402.00

Change Due : .00

Thank You
 JERRY TYSKIEWICZ - Department of Real Estate

By - Joanna Clark

Receipt# Date Time
 3298334 08/28/2017 03:45p