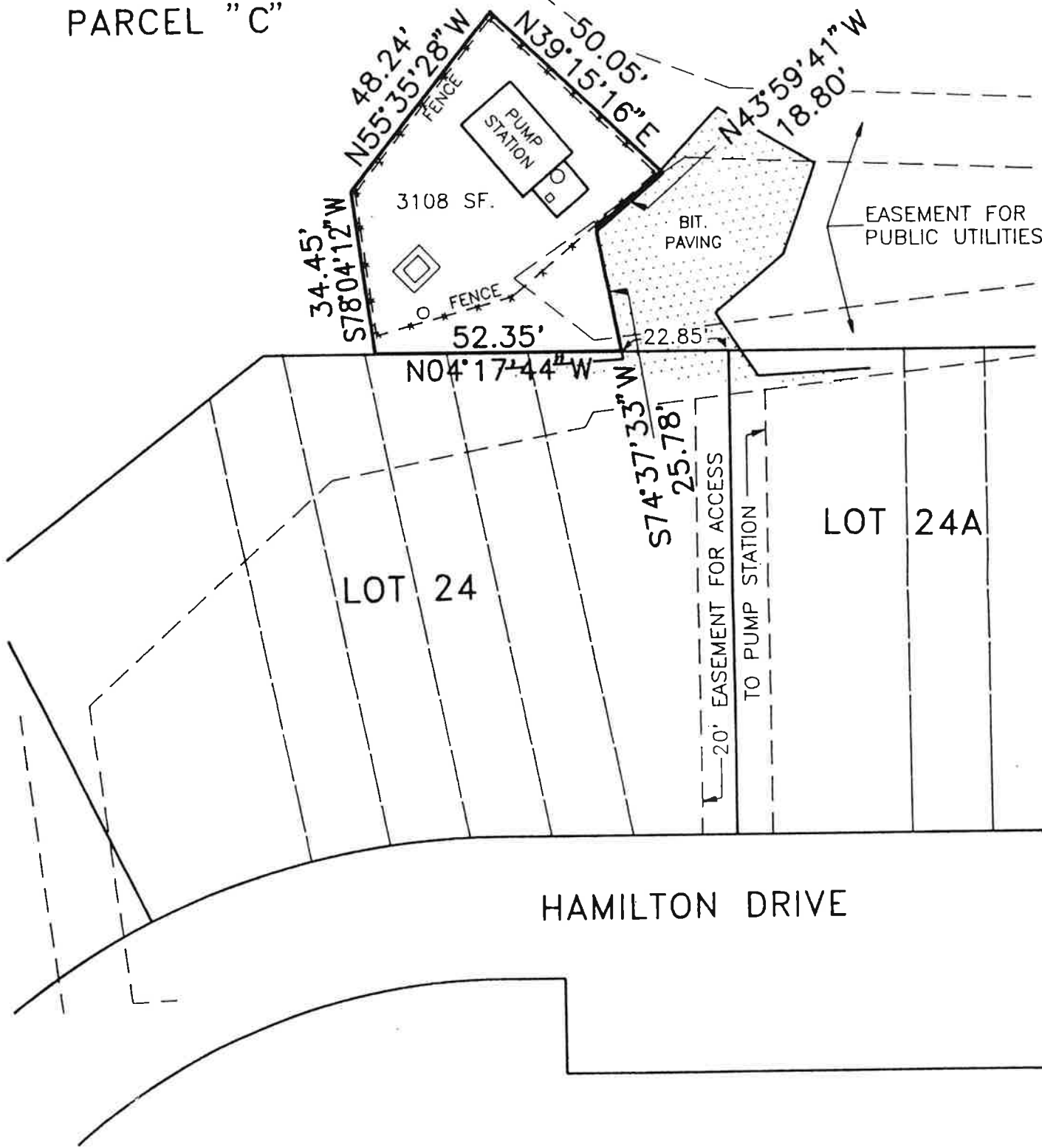


BEAVER VALLEY EXPRESSWAY



PARCEL "C"



PLAN OF PROPERTY

FOR		SITUATE IN	
RYAN HOMES, INC.		HOPEWELL TWP., BEAVER CO., PA.	
ELLIOTT SURVEYING, INC. Surveyors and Engineers 80 CENTER CHURCH ROAD		SCALE: 1" = 30'	PBV PG.
941-7808	McMURRAY, PA. 15317	DATE: MAR., 1991	186A P77 - 2230
343-8090			

RESOLUTION NO. 91-125

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA, APPROVING A CONVEYANCE OF REAL ESTATE AND EXEMPTING SAID CONVEYANCE FROM THE LITERAL REQUIREMENTS OF THE HOPEWELL TOWNSHIP SUBDIVISION ORDINANCE.

WHEREAS, Independence Square Community Services Association, Inc., hereinafter Independence Square, has constructed a residential housing development in the Township of Hopewell; and

WHEREAS, said development included the construction of a pump station required by the Township of Hopewell to provide proper utility service to the residents of said development; and

WHEREAS, it is the desire, and in the mutual interests of, both the Township of Hopewell and Independence Square, that the pump station and the land upon which it is situate be conveyed to the Township of Hopewell; and

WHEREAS, the literal requirements of the Hopewell Township Zoning Ordinance would require a formal subdivision approval, it is acknowledged by the Township of Hopewell that in this particular instance the process of subdivision approval would be unduly burdensome and not reasonably necessary; and

WHEREAS, the exact parcel to be conveyed to the Township of Hopewell by Independence Square is specifically described in a Deed of Dedication, which deed is attached hereto and marked Exhibit "A"; and

WHEREAS, the Hopewell Township Board of Commissioners regard this exemption as constituting only a de minimus deviation from the requirements of the Hopewell Township Subdivision Ordinance; and

NOW THEREFORE, BE IT RESOLVED, that the Hopewell Township Board of Commissioners hereby recognizes that:

1. The conveyance of real estate from Independence Square to the Township of Hopewell, as more specifically set forth in Exhibit "A", is hereby exempt from the requirements of the Hopewell Township Subdivision Ordinance.

Resolved this 27 day of DECEMBER, 1991.

HOPEWELL TOWNSHIP COMMISSIONERS



President

ATTEST:



Secretary-Manager

DEED OF DEDICATION

From

INDEPENDENCE SQUARE COMMUNITY SERVICES ASSOCIATION, INC.
(a Pennsylvania nonprofit corporation)

To

THE TOWNSHIP OF HOPEWELL
A political subdivision of the Commonwealth of Pennsylvania

MADE this 19th day of September, 1991, by and
between Independence Square Community Services Association, Inc.,
a nonprofit corporation under the laws of the Commonwealth of
Pennsylvania, having its domicile in the County of Allegheny,
Pennsylvania, hereinafter "Grantor", and the Township of Hopewell,
Beaver County, Pennsylvania, hereinafter "Grantee";

WITNESSETH that the said Grantor, in consideration of
One and No/100 (\$1.00) Dollars, paid to the Grantor by the
Grantee, receipt of which is hereby acknowledged, does dedicate,
grant, bargain, sell and convey to the said Grantee, its
successors and assigns:

ALL that certain parcel of land situate in the
Township of Hopewell, County of Beaver,
Commonwealth of Pennsylvania, being a part of
Parcel "C" in Independence Square of Hopewell
Plan No. 3 - Revision 2 as recorded in Plan
Book Volume 22, Page 132, and also being more
particularly bounded and described as follows:

BEGINNING at a point on the Westerly line of
Lot 24, said point being, S 04° 17' 44" E, a

EXHIBIT "A"

distance of 22.85 feet from a point common to Lot 24, Lot 24A, and Parcel "C" in the aforementioned Independence Square of Hopewell Plan No. 3, Revision 2; thence from said point of beginning and through Parcel "C", the following five (5) courses and distances:

1. S 74° 37' 33" W, a distance of 25.78 feet to a point;
2. N 43° 59' 41" W, a distance of 18.80 feet to a point;
3. S 39° 15' 16" W, a distance of 50.05 feet to a point;
4. S 55° 35' 28" E, a distance of 48.24 feet to a point;
5. N 78° 04' 12" E, a distance of 34.45 feet to a point;

thence by line of Lot 24, N 04° 17' 44" W, a distance of 52.35 feet to a point, the place of beginning.

Containing 3108 square feet.

Having erected thereon a sanitary sewer pump station and appurtenances.

TO HAVE AND TO HOLD the same to and for the use of the said Grantee, its successors and assigns forever, and the Grantor, for 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, the undersigned being the Grantor herein, has hereunto caused the execution of these presents this 19th day of September, 1991.

ATTEST:

INDEPENDENCE SQUARE COMMUNITY
SERVICES ASSOCIATION, INC.

Bernadette A. Nolan
Secretary

By: Patricia J. DeLisio
President

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.

Signed _____

Witness _____

Signed _____

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA

)

) SS:

COUNTY OF ALLEGHENY

)

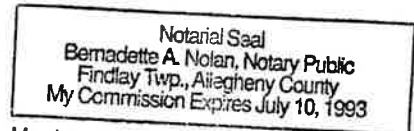
On this 19th day of September, 1991, before me, the undersigned officer, personally appeared Patricia F. DeFuria who acknowledged himself to be President of Independence Square Community Services Association, Inc., and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the association by himself as President of such Association.

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

Bernadette A. Nolan
Notary Public

My Commission Expires:

July 10, 1993



CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantee herein is C/O West Point Realty Inc.

Santa Claire Plaza
1121 Bayview Rd Suite 2500
Pittsburgh PA 15241
Patricia F. DeFuria
For Grantee