

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

\*\*\*\* Electronically Filed Document \*\*\*\*

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

**Department of Real Estate Stamp**

Document Number: 2020-19506  
 Recorded As: ERX-DEED  
 Recorded On: August 05, 2020  
 Recorded At: 09:19:29 am  
 Number of Pages: 8  
 Book-VI/Pg: Bk-DE VI-18093 Pg-412  
 Recording Fee: \$181.75

**Parties:**

FESTIVAL FUN PARKS L L C  
 REGIONAL TRAIL CORPORATION

Receipt Number: 3783045

Processed By: Kim Egan

NOTE-

NEW PLAN

**Realty Transfer Stamp**

Consideration Amt: \$90547.07

Tax Code : WEST MIFFLIN

Tax Amount: \$1810.95

Ward :

99-NO WARD

Stamp Num: T118278

Affidavit: YES

Exempt: No

Commonwealth of Pennsylvania	\$905.47
Munic-West Mifflin Boro	\$452.74
School District-West Mifflin	\$452.74
Munic-Penalty	\$0
Munic-Interest	\$0
School-Penalty	\$0
School-Interest	\$0

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

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



*Jerry Tyskiewicz*  
 Jerry Tyskiewicz, Director  
 Rich Fitzgerald, County Executive

418560

DRE Certified

04-Aug-2020 01:35P\Int By: A M

After Recording, Please Return to:

Clark Hill PLC  
Attn: John D. Scozio, Esq.  
One Oxford Centre  
301 Grant Street, 14<sup>th</sup> Floor  
Pittsburgh, PA 15219

### QUIT CLAIM DEED

MADE the 30 day of July, 2020,

BETWEEN

**Festival Fun Parks, LLC, a Delaware limited liability company**

(hereinafter called "Grantor")

AND

**Regional Trail Corporation, a Pennsylvania corporation**

(hereinafter called "Grantee")

**WITNESSETH**, that the said Grantor in consideration of **ONE DOLLAR (\$1.00)**, paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does remise, release, and quitclaim unto the said Grantee, its successors and assigns, forever, all of the Grantor's interest in and to:

**ALL** that certain lot or piece of ground situate partly in the Borough of West Mifflin and partly in the First Ward of the City of Duquesne, County of Allegheny and Commonwealth of Pennsylvania, being designated as Parcel C in that certain plan entitled the Kennywood Park/Regional Trail Subdivision Plan as recorded in the Office of The Department of Real Estate of Allegheny County, Pennsylvania in Plan Book Volume 305, page 197.

**BEING** part of Block and Lot No. 238-M-200 in the Tax Assessment Office of Allegheny County, Pennsylvania.

**BEING** part of the same property that was conveyed by Festival Fun Parks, LLC, a Delaware limited liability company, et al., to Festival Fun Parks, LLC, a Delaware limited liability company, by deed dated July 9, 2009 and recorded July 30, 2009 in The Office of The Department of Real Estate of Allegheny County, Pennsylvania in Deed Book Volume 13997, page 427.

**UNDER AND SUBJECT** to restrictions, reservations, easements and rights of way as may be recorded in prior instruments of record.

With the appurtenances thereto: **TO HAVE AND TO HOLD** all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor to and for the use of the said Grantee, its successors, and assigns forever.

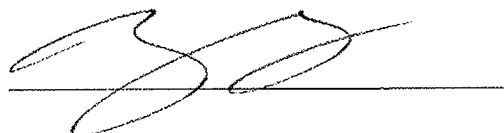
NOTICE: THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE, OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT 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:

**Festival Fun Parks, LLC, a Delaware  
limited liability company**

**By: Palace Entertainment Holdings, LLC,  
its sole Member**



By:   
Name: John Reilly  
Title: Authorized Signer

Commonwealth of Pennsylvania )  
 )  
County of Allegheny )

ss:

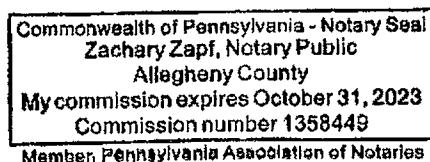
On this, the 30<sup>th</sup> day of July, 2020, before me, a Notary Public, the undersigned officer, personally appeared John Reilly, Authorized Signer of Palace Entertainment Holdings, LLC, sole member of Festival Fun Parks, LLC, a Delaware limited liability company, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

  
Notary Public

My commission expires: October 31<sup>st</sup>, 2023

222854316



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:

**Regional Trail Corporation, a  
Pennsylvania corporation**

Bea S.

By: Malcolm N. Sizoo  
Name: MALCOLM N. SIZOO  
Title: PRESIDENT

### CERTIFICATE OF RESIDENCE

I hereby certify that:

(1) FOR THE PURPOSE OF DELIVERY OF TAX STATEMENTS ONLY, the precise residence of the Grantee is 111 Collinsburg Road, P.O. 95, West Newton, PA 15089, and

(2) FOR ALL OTHER PURPOSES (including delivery of assessment change notices) the precise residence of Grantee is 111 Collinsburg Road, P.O. 95, West Newton, PA 15089.

Witness the due execution hereof this 30 day of July, 2020.

[Signature]  
Grantee/Agent for Grantee

**REV-183**BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG, PA 17128-0603

1830019105

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION**RECORDER'S USE ONLY**

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

**SECTION I TRANSFER DATA**Date of Acceptance of Document  
07/30/2020Grantor(s)/Lessor(s)  
Festival Fun Parks, LLCTelephone Number  
(949) 261-0404Grantee(s)/Lessee(s)  
Regional Trail CorporationTelephone Number  
(724) 872-5586Mailing Address  
4590 MacArthur Blvd., Suite 400Mailing Address  
PO Box 95City  
Newport BeachState  
CAZIP Code  
92660City  
West NewtonState  
PAZIP Code  
15089**SECTION II REAL ESTATE LOCATION**Street Address  
Duquesne Blvd.City, Township, Borough  
Partly in West Mifflin and Partly in City of DuquesneCounty  
AlleghenySchool District  
West MifflinTax Parcel Number  
part of 238-M-200**SECTION III VALUATION DATA**Was transaction part of an assignment or relocation? ☐ YES ☒ NO1. Actual Cash Consideration  
1.002. Other Consideration  
+ 0.003. Total Consideration  
= 1.004. County Assessed Value  
79,427.255. Common Level Ratio Factor  
x 1.146. Computed Value  
= 90,547.07**SECTION IV EXEMPTION DATA - Refer to Instructions for exemption status**1a. Amount of Exemption Claimed  
\$ 0.001b. Percentage of Grantor's Interest in Real Estate  
100 %1c. Percentage of Grantor's Interest Conveyed  
100 %**2. 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 and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/siraw party. (Attach complete copy of agency/siraw 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**Name  
Clark Hill PLCTelephone Number  
(412) 394-7711Mailing Address  
301 Grant Street, One Oxford Centre, 14th FloorCity  
PittsburghState  
PAZIP Code  
15219

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

Date  
7/30/2020

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



1830019105

1830019105

**EXHIBIT "A"****County Assessed Value Calculation**

<b>Parcel No.</b>	<b>Portion of Parcel being conveyed</b>	<b>Total County Assessed Value</b>	<b>Adjusted County Assessment</b>
238-M-200	.525%	\$15,129,000.00	\$79,427.25


**REV-183**

 BUREAU OF INDIVIDUAL TAXES  
 PO BOX 280603  
 HARRISBURG, PA 17128-0603

1830019105

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
 COMPLETE EACH SECTION
**RECORDER'S USE ONLY**

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

**SECTION I TRANSFER DATA**

Date of Acceptance of Document 07/30/2020			
Grantor(s)/Lessor(s) Festival Fun Parks, LLC		Telephone Number (949) 261-0404	
Grantee(s)/Lessee(s) Regional Trail Corporation		Telephone Number (724) 872-5586	
Mailing Address 4590 MacArthur Blvd., Suite 400			
City Newport Beach		State CA	ZIP Code 92660
City West Newton		State PA	ZIP Code 15089

**SECTION II REAL ESTATE LOCATION**

Street Address Duquesne Blvd.		City, Township, Borough Partly in West Mifflin and Partly in City of Duquesne	
County Allegheny	School District West Mifflin	Tax Parcel Number part of 238-M-200	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation? <input type="radio"/> YES <input checked="" type="radio"/> NO		
1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 79,427.25	5. Common Level Ratio Factor x 1.14	6. Computed Value = 90,547.07

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

**2. 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 and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name Clark Hill PLC		Telephone Number (412) 394-7711	
Mailing Address 301 Grant Street, One Oxford Centre, 14th Floor		City Pittsburgh	State PA
		ZIP Code 15219	
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 <i>[Signature]</i>			Date 7/30/2020

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



1830019105

1830019105

**EXHIBIT "A"****County Assessed Value Calculation****18093****412****08052020**

<b>Parcel No.</b>	<b>Portion of Parcel being conveyed</b>	<b>Total County Assessed Value</b>	<b>Adjusted County Assessment</b>
238-M-200	.525%	\$15,129,000.00	\$79,427.25