

ATTORNEY'S PRELIMINARY REPORT ON TITLE

REPORT ON TITLE to the property of Erie Municipal Airport Authority located on Wilkins Road, Erie, Pennsylvania.

THE MARKETABLE fee simple title of record to the property described in Schedule A hereof is vested in Erie Municipal Airport Authority, under and by virtue of a Deed from Phyllis R. Powell, single, dated August 6, 2001, and recorded August 6, 2001, in the Office of the Recorder of Deeds for Erie County, Pennsylvania, in Record Book 0798, page 1945, subject only to the liens and encumbrances on, objections to, or requirements of title as are noted under Schedules A and B:

SCHEDULE A

Section 1: Complete legal description of real estate the subject of this report and binder:

SEE ATTACHED EXHIBIT

Section 2: Taxes and Special Assessments: TAX EXEMPT

- a) Township Taxes \$
County Taxes \$
School Taxes \$
- b) Special Assessments or levies now due or payable in future installments.
- c) Water Charges: N/A
Sewer Charges: N/A
- d) Possible additional assessments for taxes for new construction or for any major improvements. NONE

Section 3: Mortgages, Deeds of Trust, Financing Statements and similar liens: NONE

Section 4: Judgments, Federal Liens, Mechanic's and Municipal Liens and all other liens:
NONE

SCHEDULE B

Other defects, objections, matters or requirements of title:

1. Rights of parties in possession, if any, other than the owner.
2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in areas and encroachments which an accurate and complete survey would disclose.
3. Possible unfiled mechanic's and materialmen's liens.
4. Building Setback Lines, if any, shown on recorded plat: Orchard Park Estates Trailer Park Subdivision Map Number 2000-190 and Map Book 24, Page 93.
5. Restrictive Covenants, copy attached, contained in the following instruments: NONE
6. Easements, rights of way, recorded leases, contracts, encroachments, party wall agreements, etc.:
 - a) Right of Way in favor of Penelec recorded in Record Book 766 at Page 754.
 - b) Right of Way in favor of Penelec recorded in Deed Book 1438 at Page 177.
 - c) Right of Way in favor of Penelec recorded in Deed Book 1278 at Page 161.
 - d) Right of Way in favor of General Telephone in Deed Book 1273 at Page 9.
 - e) Declaration of Easement recorded in Record Book 712 at Page 1822.
 - f) Maintenance Agreement in favor of Millcreek Township recorded in Record Book 712 at Page 1826.
 - g) Deed of Grant to Millcreek Township Sewer Authority recorded in Deed Book 1259 at Page 448.
 - h) Waiver in favor of Millcreek Township Sewer Authority recorded in Deed Book 1247 at Page 230.
 - i) Easement in favor of the Township of Millcreek recorded in Deed Book 145 at Page 100.
 - j) Right of Way in favor of General Telephone Company recorded in Contract Book 145 at Page 290.
 - k) Right of Way in favor of Penelec recorded in Contract Book 147 at Page 303.

- l) Right of Way in favor of Penelec recorded in Contract Book 147 at Page 305.
- m) Right of Way in favor of Pennsylvania Gas Company recorded in Contract Book 119 at Page 308.
- n) Right of Way in favor of Pennsylvania Gas Company recorded in Contract Book 110 at Page 546.
- o) Right of Way in favor of Penelec recorded in Contract Book 64 at Page 121.
- 7. Other Objections and Defects. Set forth other liens of record and any objections or defects not disclosed above, whether shown of record, or which may be known or rumored. (If title is in any way based on tax title deed or final decree, set out facts fully in separate letter to general agent or home office for ruling): NONE

This preliminary title report does not insure against any loss or forfeiture of title due to support judgments or support arrearages, if any.

The undersigned hereby certifies that: (1) The foregoing Attorney's Preliminary Report on Title correctly reflects the status of the title to the real estate described in Schedule A, Section 1, hereof; (2) This certification is founded upon a personal examination of all public records and abstracts of title which affect the title to the said real estate for a minimum of sixty years prior to the date hereof; (3) based upon information available and his personal knowledge, there are no variances of opinions, among attorneys of the local bar, pertaining to the validity of the title to the said real estate; (4) This certification covers the title to N/A, being the date of this certification.

KNOX MCLAUGHLIN GORNALL &
SENNETT, P.C.

By: 

Timothy M. Zieziula, Esquire
120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

EXHIBIT A

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, and being part of Tracts Nos. 282 and 314, bounded and described as follows, to-wit: BEGINNING at a point in the east line of Wilkins Road, said point being South 26° 13' East, a distance of 950.84 feet from the intersection of the east line of Wilkins Road with the centerline of West Lake Road, said point being also the southwesterly corner of property previously conveyed to Robert E. Powell, et ux; thence North 64° 45' East, a distance of 566.30 feet to a point; thence South 26° 09' 15" East, a distance of 1569.72 feet to a point in the north line of the right-of-way of Consolidated Rail Corporation, formerly the N.Y.C. Railroad Company; thence along the northerly line of the railroad right-of-way South 60° 31' West, a distance of 565.43 feet to a point in the easterly line of Wilkins Road extended; thence North 26° 13' West, a distance of 1611.47 feet to a point, the place of beginning. Containing 20.6456 acres of land in accordance with a survey prepared by Robert E. Sidman, Registered Professional Land Surveyor, recorded August 26, 1982, in Erie County Map Book 24 at Page 93.

17389

BK 1798 PG 1945

028685

Warranty Deed

THIS Deed Made the

Sixth (6th) day of August in the year of our Lord two thousand one (2001).

Between

PHYLLIS R. POWELL, single, of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, *Grantor*,

and

ERIE MUNICIPAL AIRPORT AUTHORITY, a Pennsylvania municipal corporation, of Erie, Pennsylvania, *Grantee*

Witnesseth, That in consideration of **Two Million Fifteen Thousand Dollars** (\$2,015,000.00), in hand paid, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey to the Grantee,

All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, and being part of Tracts Nos. 282 and 314, bounded and described as follows, to-wit:

BEGINNING at a point in the East line of Wilkins Road, said point being South 26° 13' East, a distance of 950.84 feet from the intersection of the East line of Wilkins Road with the centerline of West Lake Road, said point being also the southwesterly corner of property previously conveyed to Robert E. Powell, et ux; thence North 64° 45' East, a distance of 566.30 feet to a point; thence South 26° 09' 15" East, a distance of 1569.72 feet to a point in the North line of the right-of-way of Consolidated Rail Corporation, formerly the N.Y.C. Railroad Company; thence along the northerly line of the railroad right-of-way South 60° 31' West, a distance of 565.43 feet to a point in the easterly line of Wilkins Road extended; thence North 26° 13' West, a distance of 1611.47 feet to a point, the place of beginning. Containing 20.6456 acres of land in accordance with a survey prepared by Robert E. Sidman, Registered Professional Land Surveyor, recorded August 26, 1982 in Erie County Map Book 24 at Page 93.

Erie County Tax Index No. (33) 40-130-1.

This is the same property conveyed to Phyllis R. Powell by deed dated December 29, 1987 and recorded February 16, 1988 in Erie County Record Book 41 at page 2078.

Patrick A. [Signature]

2001 AUG -6 P 4:21 B

RECORDER OF DEEDS
ERIE COUNTY, PA.

Erie County - Recorder of Deeds
Instrument Filings

Receipt# 485367

Instr# 2001-028685 8/06/2001 16:18:20
Book# 0798 Page# 1945
Remarks: KNOX/ERIE MUN AIRPORT
RT 4:21PM DM

DEED	13.00
DEED - WRIT	.50
DEED - RTT STATE	20150.00
MILLCREEK S.D.	10075.00
MILLCREEK TWP	10075.00
LOW INCOME HOUSING	10.50
ERIE CO MGT ACCT	1.00
ROD REC MGT ACCT	1.00

Cash	\$4.00-
Check# 8952	\$20,180.00
Check# 8953	\$20,150.00
Total Received.....	\$40,326.00

