

ALL SIGNATURES MUST BE MADE WITH A BLUE INK PEN

KNOW ALL PERSONS BY THESE PRESENTS: THAT ALMONO LP, A PENNSYLVANIA LIMITED PARTNERSHIP, BY ALMONO, LLC, ITS GENERAL PARTNER, TODD STERN, ITS AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY, SITUATED IN THE 15TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

"AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL THE STREETS, ROADS, DRIVES, LANES AND WAYS AND OR OTHER PUBLIC HIGHWAYS SHOWN IN SAID PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND THE ALMONO LP, A PENNSYLVANIA LIMITED PARTNERSHIP, BY ALMONO, LLC, ITS GENERAL PARTNER, TODD STERN, ITS AUTHORIZED AGENT HEREBY CONVEYS AND AGREES TO AND BY THESE PRESENTS, DOES RELEASE AND FOREVER DISCHARGE THE CITY OF PITTSBURGH, AND ALLEGHENY COUNTY FROM ANY LIABILITY FOR DAMAGES CAUSED BY ANY GRADING THEREOF.

THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ALMONO LP, A PENNSYLVANIA LIMITED PARTNERSHIP, BY ALMONO, LLC, ITS GENERAL PARTNER, TODD STERN, ITS AUTHORIZED AGENT, ITS SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN"

IN WITNESS WHEREOF THE SAID LIMITED PARTNERSHIP HAS CAUSED ITS SEAL TO BE AFFIXED BY THE HAND OF ITS AUTHORIZED AGENT, THIS _____ DAY OF _____ 20____.

ATTEST:

BY: _____
NAME: TODD STERN
TITLE: AUTHORIZED AGENT

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS:

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED TODD STERN, BY HIMSELF AS AUTHORIZED AGENT.

IN WITNESS WHEREOF, I HERE UNTO SET MY HAND AND OFFICIAL SEAL, SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN. WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20____.

MY COMMISSION EXPIRES: _____
THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA

ALMONO LP, OWNER OF HAZELWOOD GREEN - ROUNDHOUSE SUBDIVISION PLAN, SHOWN HEREON, DO HEREBY CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAINST THE PROPERTY, AND THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ALMONO LP AS RECORDED IN DEED BOOK VOLUME 11455, PG. 526 AND DEED BOOK VOLUME 11455, PG. 542 IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE.

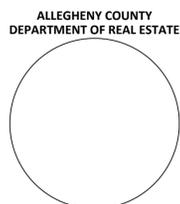
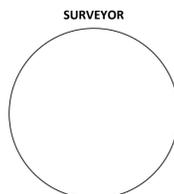
SECRETARY _____ NAME: TODD STERN
TITLE: AUTHORIZED AGENT

CERTIFICATION OF TITLE

I, TODD STERN, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS IN THE NAME OF ALMONO LP, A PENNSYLVANIA LIMITED PARTNERSHIP, BY ALMONO, LLC, ITS GENERAL PARTNER, AND IS RECORDED IN DEED BOOK VOLUME 11455, PAGE 526.

WITNESS _____ NAME: TODD STERN
TITLE: AUTHORIZED AGENT

DATE _____ NAME: _____
REG. NO. 35559-E

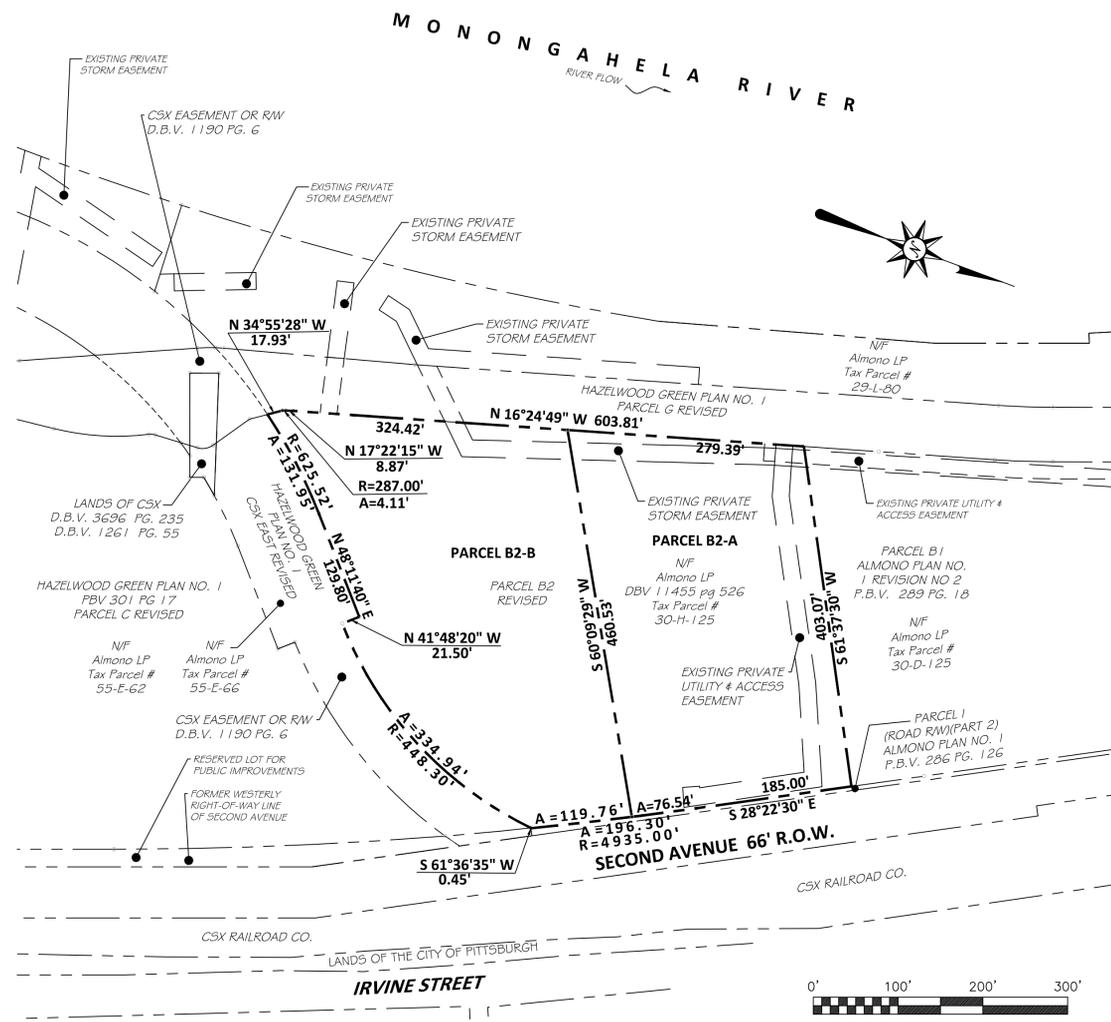


COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS:

RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME _____, PAGE(S) _____.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

JERRY TYSKIEWICZ, MANAGER



| EXISTING AREA SUMMARY | | |
|-----------------------------------|------------|---------|
| PARCEL | SQ. FT. | ACRE(S) |
| B2 REV HAZELWOOD GREEN PLAN NO. 1 | 246,577.80 | 5.661 |

| PROPOSED AREA SUMMARY | | |
|-----------------------|------------|---------|
| PARCEL | SQ. FT. | ACRE(S) |
| B2-A | 115,345.50 | 2.648 |
| B2-B | 131,232.30 | 3.013 |
| TOTAL AREA | 246,577.80 | 5.661 |

RECORD OWNER
ALMONO LP
C/O REED SMITH
REED SMITH CENTRE
225 FIFTH AVENUE
PITTSBURGH, PA 15222

ZONING DISTRICT : SP 10
SPECIAL PLANNING - 10

BEING A REVISION PARCEL B2 REVISED IN THE HAZELWOOD GREEN PLAN NO. 1 AS RECORDED IN PLAN BOOK VOLUME 301 PAGE 17.

HAZELWOOD GREEN - ROUNDHOUSE SUBDIVISION PLAN
SITUATE IN
15th WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

| | | | | | |
|-------------|-----|----------|------------------|-------------|--------------------|
| Drawn By | WTS | Scale | 1"=100' | Drawing No. | 19-747 ROUND HOUSE |
| Checked By | DRH | Date | FEBRUARY 3, 2020 | Sheet No. | 1 of 1 |
| Approved By | TM | Filename | ALM19747RSP | | |

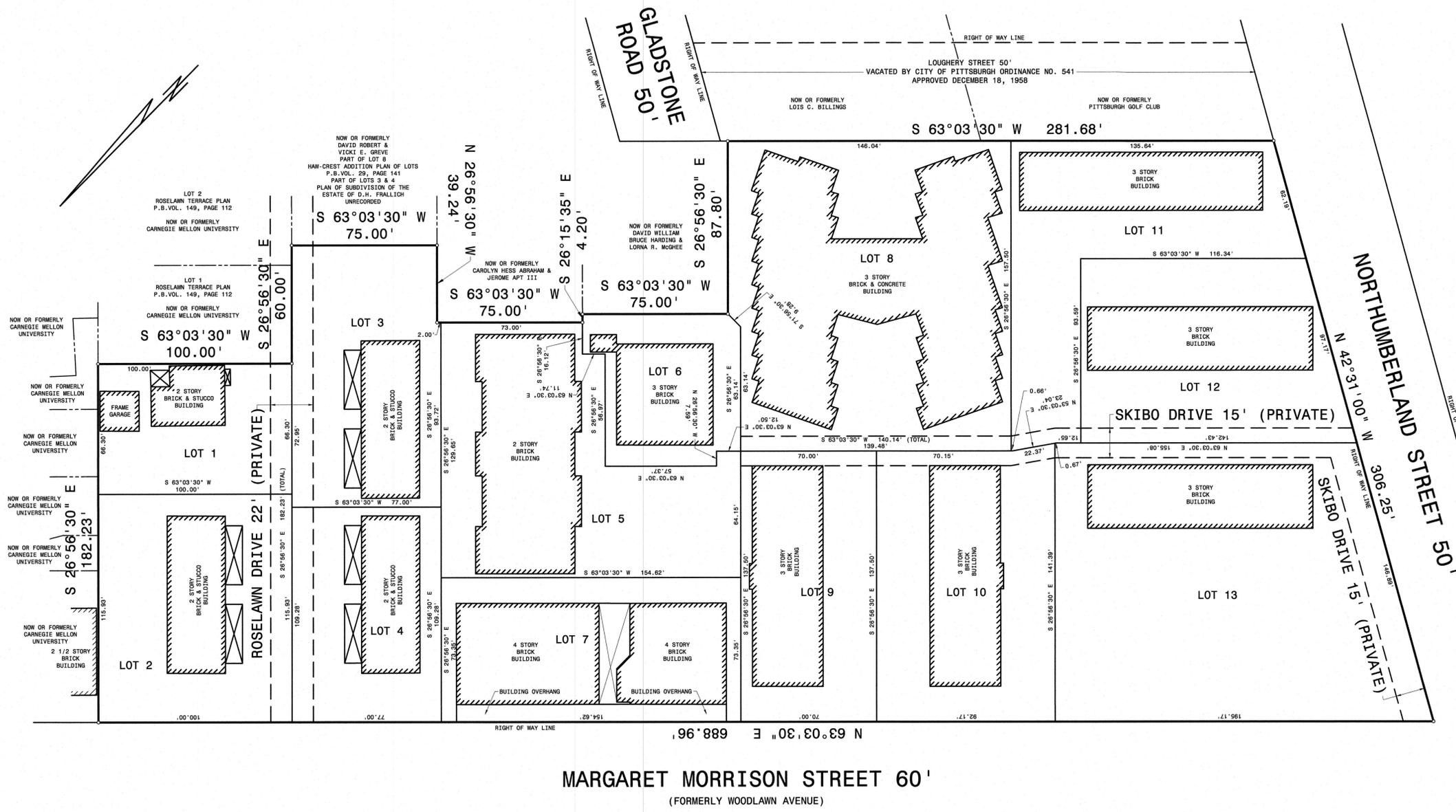
Mital Division
of **KU Resources, Inc.**
117 SAGAMORE HILL ROAD PITTSBURGH, PA 15239
TEL: (724) 327-7474 FAX: (724) 325-2734

| No. | Date | Description | By |
|-----|-----------|-----------------|-----|
| 1 | 2/04/2020 | UPDATED CLAUSES | WTS |

ALL SIGNATURES MUST BE MADE WITH A BLUE INK PEN

PA_201919-747 - ALM19747RSP - Almono - Roundhouse Subdivision\Survey Dept. Only\19-747 Round House Subdivision\Parcel B2.dwg Logon=KACB Sub. Division 1 User=William Spambauer PlotDate=2/27/2020 9:40 AM

NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.



| LOT | AREA | SQ. FT. | ACRE |
|-------------------|----------------|----------------|--------------|
| LOT 1 | 6,630 | SQ. FT. | 0.152 |
| LOT 2 | 11,593 | SQ. FT. | 0.266 |
| LOT 3 | 10,158 | SQ. FT. | 0.233 |
| LOT 4 | 8,413 | SQ. FT. | 0.193 |
| LOT 5 | 14,845 | SQ. FT. | 0.341 |
| LOT 6 | 5,523 | SQ. FT. | 0.127 |
| LOT 7 | 11,341 | SQ. FT. | 0.260 |
| LOT 8 | 22,567 | SQ. FT. | 0.518 |
| LOT 9 | 9,623 | SQ. FT. | 0.221 |
| LOT 10 | 12,719 | SQ. FT. | 0.292 |
| LOT 11 | 12,043 | SQ. FT. | 0.277 |
| LOT 12 | 12,108 | SQ. FT. | 0.278 |
| LOT 13 | 24,831 | SQ. FT. | 0.570 |
| TOTAL AREA | 162,394 | SQ. FT. | 3.728 |

WE, CARNEGIE MELLON UNIVERSITY (ALSO KNOWN AS CARNEGIE-MELLON UNIVERSITY), A NON-PROFIT CORPORATION OF THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE HILLSIDE RESIDENCE HOUSING SUBDIVISION PLAN, HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE CITY OF PITTSBURGH. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS WHEREOF, TO THIS I SET MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

SECRETARY _____ PRESIDENT _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED THE ABOVE NAMED _____ AND ACKNOWLEDGE THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__.

MY COMMISSION EXPIRES THE ____ DAY OF _____, ____.

NOTARY PUBLIC

I, _____, PRESIDENT OF CARNEGIE MELLON UNIVERSITY, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE HILLSIDE RESIDENCE HOUSING SUBDIVISION PLAN IS IN THE NAME CARNEGIE MELLON UNIVERSITY, AS RECORDED IN DEED BOOK VOLUME 4415, PAGE 137, DEED BOOK VOLUME 4882, PAGE 30, DEED BOOK VOLUME 4585, PAGE 553, DEED BOOK VOLUME 4758, PAGE 733, DEED BOOK VOLUME 4791, PAGE 40, DEED BOOK VOLUME 4894, PAGE 513, DEED BOOK VOLUME 6263, PAGE 30, AND DEED BOOK VOLUME 7924, PAGE 1. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS _____ PRESIDENT _____

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENT THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

DATE June 23, 2020

KEVIN P. HANNEGAN, PLS
REG. NO. SU-048536-E

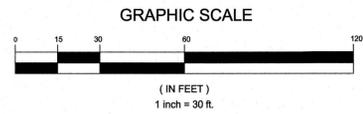
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

RECORDED IN THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME _____ PAGE _____.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

MANAGER, DEPARTMENT OF REAL ESTATE

- NOTES:
- ALL DISTANCES ARE U.S. STANDARD MEASURE.
 - THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE FOLLOWING TAX PARCELS AND CREATE 13 NEW PARCELS:
BLOCK 53-C, LOT 97,
BLOCK 53-C, LOT 103,
BLOCK 53-C, LOT 104,
BLOCK 53-C, LOT 105,
BLOCK 53-C, LOT 109,
BLOCK 53-C, LOT 110,
BLOCK 53-C, LOT 111,
BLOCK 53-C, LOT 112,
BLOCK 53-C, LOT 113,
BLOCK 53-C, LOT 114,
BLOCK 53-C, LOT 115,
BLOCK 53-C, LOT 116,
BLOCK 53-C, LOT 116-A,
BLOCK 53-C, LOT 117,
BLOCK 53-C, LOT 121,
BLOCK 53-C, LOT 150,
BLOCK 53-C, LOT 150-1.
- ALL IN THE ALLEGHENY COUNTY ASSESSMENT OFFICE. THESE PARCELS HAVE NOT BEEN SHOWN ON THE PLAN. THE EXISTING INTERNAL LOT LINES HAVE NOT BEEN SHOWN ON THIS PLAN FOR CLARITY PURPOSES.

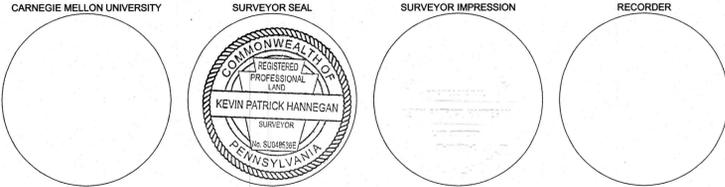


TOTAL AREA = 162,394 SQUARE FEET OR 3.728 ACRES

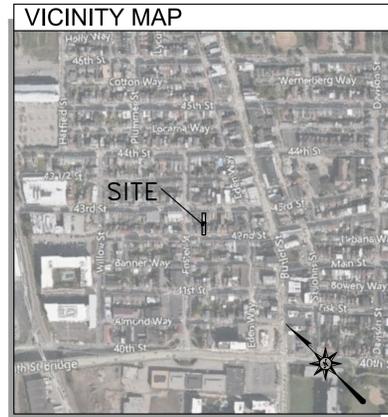
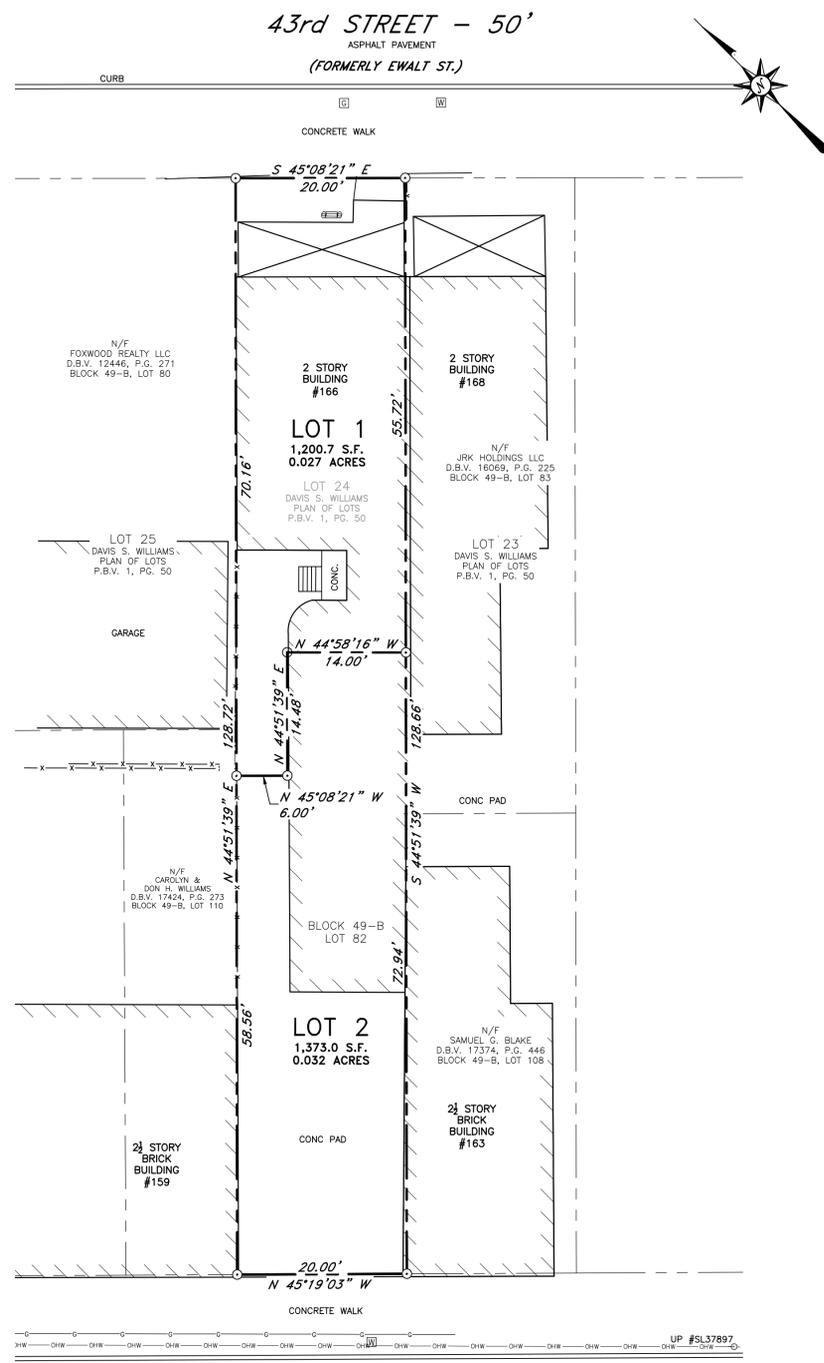
GATEWAY[®] The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
400 Holiday Drive, Suite 300, Pittsburgh, PA 15220
gatewayengineers.com 855-634-9284

**HILL RESIDENCE HOUSING
SUBDIVISION PLAN**
SITUATE IN
14TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA
MADE FOR

CARNEGIE MELLON UNIVERSITY



[Plan & File Name: G:\Projects\120001\2809-0067 Hillside Residence Subdivision\01-Bases\12809-0067 EX Base.dwg Plot Date: 6/23/2020 10:22 AM James A. Brathauer, P.L.S., PMP Save Date: 6/19/2020 3:10 PM 18/01



ZONING

| | |
|----------------------------|---------------------------------|
| ZONING DISTRICT | R1A-VH |
| MINIMUM LOT SIZE | 1,200 SQ FEET |
| MINIMUM FRONT YARD SETBACK | 5 |
| MINIMUM SIDE YARD SETBACK | 5.00 |
| MINIMUM REAR YARD SETBACK | 15.00 |
| MAXIMUM BUILDING HEIGHT | 40 FT (NOT TO EXCEED 3 STORIES) |

- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE BLOCK 49-B LOT 82 INTO TWO LOTS.
 2. ALL UTILITIES ARE EXISTING & PUBLIC.
 3. BASIS OF BEARING IS THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83.
 4. SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 5. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS AND UTILITY ENCUMBRANCES THAT ARE IDENTIFIED IN THE CHAIN OF TITLE OR ARE VISIBLE ON THE PREMISES. ANY INFORMATION PROVIDED BY THE CLIENT OR LISTED IN THE DEEDS OF RECORD IS SHOWN ON THIS PLAN.
 6. BY GRAPHIC PLOTTING ONLY, THE BUILDING AREA OF THIS PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP PANEL NUMBER 42003C0352H WITH AN EFFECTIVE DATE OF 9-26-14.
 7. THERE ARE NO GAS OR OIL WELLS LOCATED ON THIS PROPERTY.
 8. RED SWING GROUP RESERVES THE RIGHT TO REVISE THIS DRAWING IF ADDITIONAL INFORMATION IS FOUND OR SUPPLIED IN THE FUTURE.

LEGEND

| | |
|--|-------------------|
| | PROPERTY LINE |
| | ADJACENT PROPERTY |
| | PLAN LOT LINE |
| | GAS SERVICE LINE |
| | OVERHEAD WIRES |
| | PROPERTY CORNER |
| | GAS BOX |
| | GAS METER |
| | UTILITY POLE |
| | WATER CONTROL BOX |

FORMER AREA TABULATION

| PARCEL | SQ. FT. | ACRES |
|---------|---------|-------|
| 49-B-82 | 2,573.7 | 0.059 |
| TOTAL | 2,573.7 | 0.059 |

TABULATION OF AREAS

| PARCEL | SQ. FT. | ACRES |
|--------|---------|-------|
| LOT 1 | 1,200.7 | 0.027 |
| LOT 2 | 1,373.0 | 0.032 |
| TOTAL | 2,573.7 | 0.059 |

ALL SIGNATURES MUST BE MADE IN BLUE INK.

WYLIE HOLDINGS, L.P. OWNER OF THE LAND SHOWN ON THE DAVID S. WILLIAMS PLAN OF LOTS, HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLE DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE CITY OF PITTSBURGH. THE ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS _____ DAY OF _____, _____.

ATTEST:

NOTARY PUBLIC

RON KING
PARTNER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED RON KING, A PARTNER IN WYLIE HOLDINGS, L.P. AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, _____.

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

NOTARIAL SEAL



NOTARY PUBLIC

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN DAVID S. WILLIAMS PLAN REVISION OF LOT 24 IS IN THE NAME OF WYLIE HOLDINGS, L.P. AND IS RECORDED IN DEED BOOK VOLUME 11381, PAGE 308.

WITNESS

RON KING
PARTNER

SOMERSET TRUST, MORTGAGEE OF THE PROPERTY CONTAINED IN DAVID S. WILLIAMS PLAN REVISION OF LOT 24 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

NAME, TITLE, AND MORTGAGEE

I CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

3/17/2020
DATE

SCOTT R. PILSTON

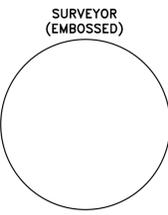
046652-E
REGISTRATION NUMBER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF ALLEGHENY)

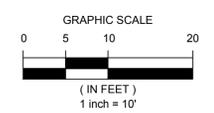
RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME _____, PAGE _____.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

MANAGER



ALLEGHENY COUNTY
DEPARTMENT OF REAL ESTATE

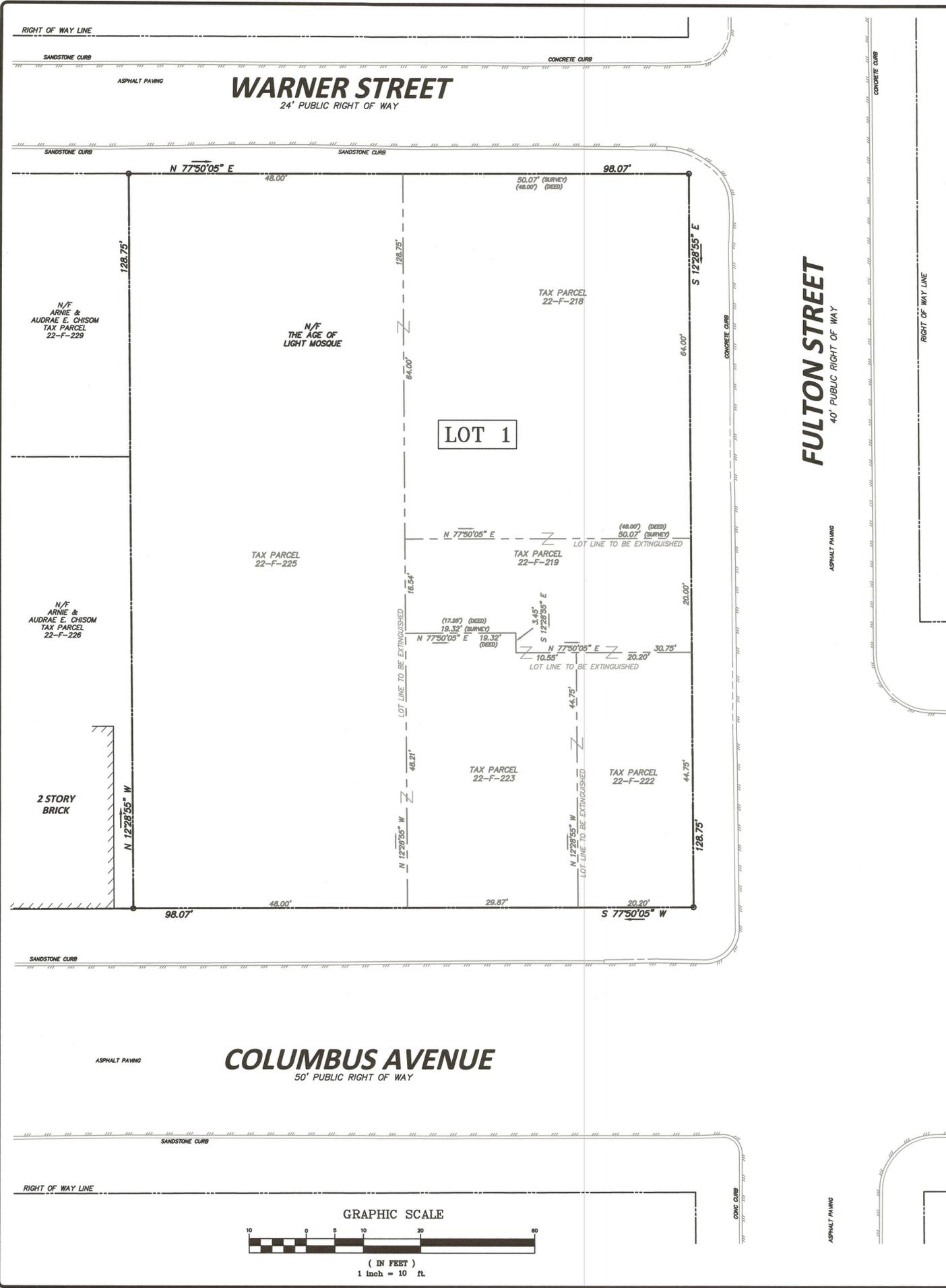


**DAVID S. WILLIAMS PLAN
REVISION OF LOT 24**

PREPARED FOR
WYLIE HOLDINGS, L.P.
SITUATE IN
CITY OF PITTSBURGH - 9TH WARD
ALLEGHENY - PENNSYLVANIA

RED SWING GROUP
ONE MONROEVILLE CENTER
3824 NORTHERN PIKE
SUITE 800
MONROEVILLE, PA 15146
OFFICE: 724.325.1215

| | |
|------------------|--------------------|
| DRAWN BY: RSP | PROJ. No.: 20-1028 |
| CHECKED BY: SRP | SCALE: 1"=10' |
| APPROVED BY: SRP | DATE: 03-03-20 |
| BLOCK: 49-B | SHEET NO.: |
| LOT: 82 | 1 OF 1 |
| D.B.V.: 11381 | |
| PG.: 308 | |



- NOTES:**
- PART PROPERTY OWNER LIGHT OF THE AGE MOSQUE ATTN: PHIL SNOW 1320 BOYLE STREET PITTSBURGH, PA, 15212
 - THE INFORMATION REFLECTED ON THE EXISTING CONDITIONS BASE MAPPING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY SHOWN IS SUBJECT TO ANY EASEMENTS, UNOBSERVABLE UTILITIES, COVENANTS AND RESTRICTIONS STATED IN PRIOR RECORDINGS OR DEEDS OF THE PREMISE.
 - ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
 - BASED ON FEDERAL MAPPING GRAPHICS, ALL OR PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE FOLLOWING IDENTIFIED FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE ZONE X ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42003C0334H WITH AN EFFECTIVE/REVISED DATE OF SEPTEMBER 26, 2014.
 - THIS LOT AND THE SURROUNDING LOTS ARE WITHIN IDENTIFIED FLOODPLAIN AREA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) MAP ITEM ID: 42003C0334H, EFFECTIVE DATE: SEPTEMBER 26, 2014.
 - THIS LOT AND ALL SURROUNDING LOTS ARE ZONED R1A-VH (VERY HIGH-DENSITY SINGLE-UNIT ATTACHED RESIDENTIAL)
 - MINIMUM LOT SIZE: = 1,200 SQ.FT.
 - MINIMUM LOT SIZE PER UNIT: = 400 SQ.FT.
 - MINIMUM FRONT SETBACK: = 5 FEET
 - MINIMUM REAR SETBACK: = 15 FEET
 - MINIMUM EXTERIOR SIDEYARD SETBACK: = 5 FEET
 - MINIMUM INTERIOR SIDEYARD SETBACK: = 5 FEET
 - MAXIMUM HEIGHT: = 40 FEET (NOT TO EXCEED 3 STORIES)

7. AREA TABULATION:

| EXISTING: | AREA |
|---------------------------------|---------------------------------------|
| PARCEL ID: 0022-F-00218-0000-00 | = 3,204 SQ.FT. OR 0.0736 ACRE |
| PARCEL ID: 0022-F-00219-0000-00 | = 935 SQ.FT. OR 0.0215 ACRE |
| PARCEL ID: 0022-F-00222-0000-00 | = 904 SQ.FT. OR 0.0207 ACRE |
| PARCEL ID: 0022-F-00223-0000-00 | = 1,403 SQ.FT. OR 0.0322 ACRE |
| PARCEL ID: 0022-F-00225-0000-00 | = 6,180 SQ.FT. OR 0.1419 ACRE |
| TOTAL EXISTING PROPERTY | = 12,626 SQ.FT. OR 0.2899 ACRE |
| PROPOSED: | AREA |
| LOT 1 | = 12,626 SQ.FT. OR 0.2899 ACRE |
| TOTAL PROPOSED PROPERTY | = 12,626 SQ.FT. OR 0.2899 ACRE |

OWNER'S ADOPTION AND DEDICATION

BY A RESOLUTION APPROVED ON THE _____ DAY OF _____ 20____, THE BOARD OF DIRECTORS OF THE LIGHT OF THE AGE MOSQUE, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE LIGHT OF THE AGE MOSQUE-COLUMBUS AVE. PLAN OF LOTS ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE CITY OF PITTSBURGH. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS. (SEAL)

KWAME FREEMAN, ACTING PRESIDENT _____ SIGNATURE AND TITLE OF AUTHORIZED OFFICER WITNESSING _____

DATE _____

NOTARY PUBLIC
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED KWAME FREEMAN, ACTING PRESIDENT OF THE LIGHT OF THE AGE MOSQUE, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE 21ST WARD OF THE CITY OF PITTSBURGH.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20____

MY COMMISSION EXPIRES THE _____ DAY OF _____ 20____

Notary Seal _____ NOTARY PUBLIC _____

PROPERTY TITLE
WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE LIGHT OF THE AGE MOSQUE-COLUMBUS AVE PLAN OF LOTS IS IN THE NAME OF LIGHT OF THE AGE MOSQUE AND IS RECORDED IN DEED BOOK VOLUME 17773, PAGE 449.
WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

OWNER _____ DATE _____ WITNESS _____ DATE _____

DEED NOTIFICATION CLAUSE
RECORDING A PLAN OF SUBDIVISION ALONE DOES NOT CHANGE THE OWNERSHIP OF THE PROPERTY. AFTER A PLAN OF SUBDIVISION HAS BEEN RECORDED, A DEED MUST ALSO BE RECORDED IN ORDER TO TRANSFER THE TITLE OF THE PROPERTY FROM ONE LANDOWNER TO ANOTHER. IF THE DEED AND PLAN ARE RECORDED IN THE SAME YEAR, THE REVALUATION OF THE PROPERTY WILL BE COMPLETED AND THE TAX BILLS ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR. TO ENSURE THAT THE OWNERS OF PROPERTY IN A PLAN OF SUBDIVISION ARE AWARE OF THE REQUIREMENTS REGARDING DEEDS, THE FOLLOWING NOTIFICATION MUST BE PROVIDED ON ALL SUBDIVISION RECORD PLANS AND SIGNED BY ALL PARTIES WHO ARE IDENTIFIED ON THE PLAN AS A LANDOWNER:

- I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE UNDERSTAND THE FOLLOWING:
- THAT RECORDING A PLAN DOES NOT TRANSFER TITLE OF PROPERTY BETWEEN LANDOWNERS.
- THAT A DEED MUST BE RECORDED IN ORDER TO TRANSFER THE TITLE OF PROPERTY FROM ONE LANDOWNER TO ANOTHER LANDOWNER.
- THAT THE PLAN AND DEED MUST BE RECORDED IN THE SAME YEAR IN ORDER FOR THE REVALUATION OF THE PROPERTY TO BE COMPLETED AND TAX BILLS TO BE ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR.

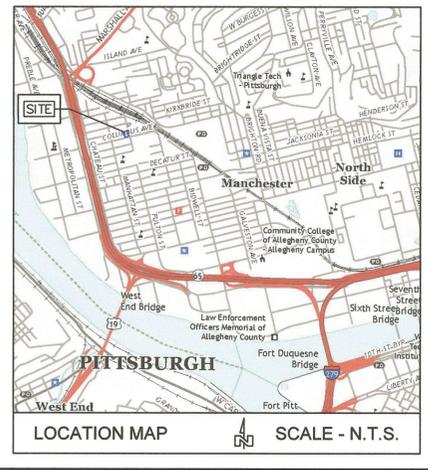
OWNER _____ DATE _____ WITNESS _____ DATE _____

REGISTERED LAND SURVEYOR
I, CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

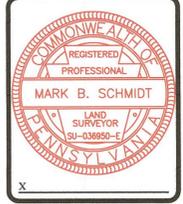
DATE JUNE 22ND 2020 _____ MARK B. SCHMIDT, PLS. REGISTRATION NO. SU-036950-E

ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE
RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME _____ PAGE(S) _____ GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____

DEPARTMENT OF REAL ESTATE _____



ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE



HAMPTON TECHNICAL ASSOCIATES
ENGINEERING LAND SURVEYORS
ESTABLISHED 1969
www.hampton-technical.com

Corporate Office
Ema Technical Center
55 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

Mars Office
123 Ridge Road, Suite B
Valencia, PA 16055
PHONE: (724) 625-4544
FAX: (724) 625-4549

| DATE ISSUED: | PROJECT STATUS: | REVISIONS: | DESCRIPTION | DATE |
|--------------|------------------------|------------|-------------|------|
| 06/22/2020 | Lot Consolidation Plan | | | |



PROJECT TITLE:
LIGHT OF THE AGE MOSQUE-COLUMBUS AVE PLAN OF LOTS

CLIENT ADDRESS:
21ST WARD CITY OF PITTSBURGH, ALLEGHENY CO., PA
LIGHT OF THE AGE MOSQUE
1308 COLUMBUS AVENUE, PITTSBURGH, PA 15233
TAX PARCELS 22-F-218, 22-F-219, 22-F-222, 22-F-223 AND 22-F-225

DRAWN BY: CLR
CHECKED BY: CMS

CAD FILE: 13275.DWG

HORIZ. SCALE: 1"=10'
VERT. SCALE: N/A

SHEET: _____ OF _____

V-201

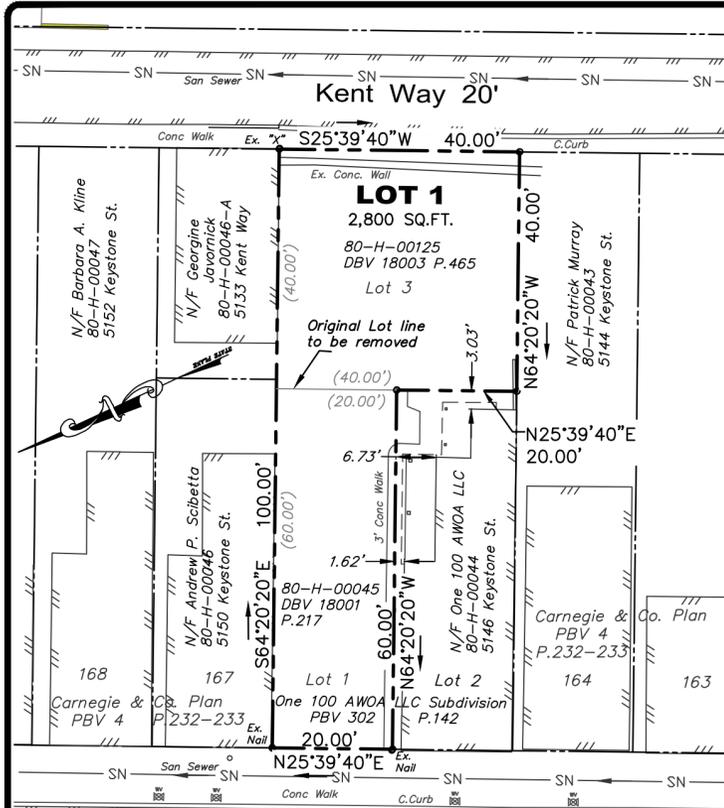
PROJECT #: 13275

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED: _____
CITY PLANNING COMMISSION

CHAIRMAN _____

SECRETARY _____



ADOPTION AND DEDICATION:
 We, Matthew V. & Julia Lorenz, owners of the land shown on the KEYSTONE KENT PLAN, hereby adopt this plan as our plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the City of Pittsburgh. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set My hand and seal this _____ day of _____ 20_____
 ATTEST:

Notary Public _____ Matthew V. Lorenz _____ Julia Lorenz

NOTARY PUBLIC:
 Before me, the undersigned Notary Public in and for the State of Florida and County of Hillsborough, personally appeared the above named Julia Lorenz who acknowledged the foregoing adoption and dedication to be her act.

Witness my hand and notarial seal this _____ day of _____ 20_____
 My commission expires the _____ day of _____ 20_____
 _____ (Seal)

Notary Public _____

NOTARY PUBLIC:
 Before me, the undersigned Notary Public in and for the State of _____ and County of _____, personally appeared the above named Matthew V. Lorenz who acknowledged the foregoing adoption and dedication to be his act.

Witness my hand and notarial seal this _____ day of _____ 20_____
 My commission expires the _____ day of _____ 20_____
 _____ (Seal)

Notary Public _____
 PROPERTY TITLE: B&L 80-H-00045 and 80-H-00125

We, Matthew V. and Julia Lorenz, do hereby certify that the title to the property contained in the KEYSTONE KENT PLAN is in the name of Matthew V. and Julia Lorenz and is recorded in Deed Book Volume 18001 Page 217 and Deed Book Volume 18003, Page 465. We further certify that there is no mortgage, lien, or encumbrance against this property.

Witness _____ Matthew V. Lorenz _____ Julia Lorenz

We, Matthew V. and Julia Lorenz, the undersigned, hereby certify that we understand the following:
 1. That recording a plan does not transfer title of property between landowners.
 2. That a deed must be recorded in order to transfer the title of property from one landowner to another landowner.
 3. That the plan and deed must be recorded in the same year in order for the revaluation of the property to be completed and tax bills to be adjusted accordingly by the following year.

Witness _____ Matthew V. Lorenz _____ Julia Lorenz

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

Date _____ 5-27-2020 _____
 Mark B. Schmidt, PLS
 Registration No. SU-036950-E

DEPARTMENT OF REAL ESTATE
 Recorded in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume _____ Page(s) _____
 Given under my hand and seal this _____ day of _____ 20_____

Manager, Department of Real Estate

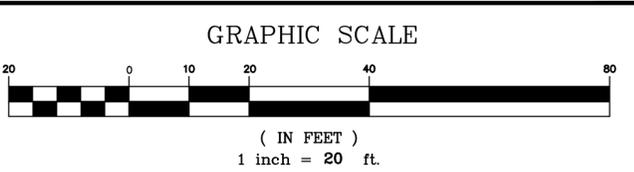
HAMPTON TECHNICAL ASSOCIATES
 ENGINEERING LAND SURVEYORS
 ESTABLISHED 1960
 www.hampton-technical.com
 Corporate Office
 Etna Technical Center
 35 Wilson Street, Suite 201
 Pittsburgh, PA 15223
 PHONE: (412) 781-9660
 FAX: (412) 781-5904

ZONING = R1A-VH Single Unit Attached Residential
 Very High Density Sec. 903.03.E
 MINIMUM LOT SIZE = 1,200 SQ.FT.
 MINIMUM LOT SIZE PER UNIT = 400 SQ.FT.
 MINIMUM FRONT SETBACK = 5 FEET
 MINIMUM REAR SETBACK = 15 FEET
 MINIMUM EXTERIOR SIDEYARD SETBACK = 5 FEET
 MINIMUM INTERIOR SIDEYARD SETBACK = 5 FEET
 MAXIMUM FFI = 40 Ff (not to exceed three stories)
 (See Section 925.06 for Contextual Front and Side Setbacks)

CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING

APPROVED: _____
 CITY PLANNING COMMISSION

 CHAIRMAN
 ATTEST: _____
 SECRETARY



UTILITY INFORMATION

| | |
|---|---------------------------------------|
| SANITARY SEWERS | GAS |
| PITTSBURGH WATER & SEWER AUTHORITY (412) 255-8935 | PEOPLES NATURAL GAS (800) 761-0111 |
| WATER | TELEPHONE |
| PITTSBURGH WATER & SEWER AUTHORITY (412) 255-8935 | VERIZON COMMUNICATIONS (800) 660-2215 |
| ELECTRIC | CABLE TELEVISION |
| DUQUESNE LIGHT (800) 393-7100 | COMCAST (412) 875-1100 |

EXISTING AREA TABULATION:

80-H-00045 = 1,200 SQ.FT. OR 0.0276 AC.
 80-H-00125 = 1,600 SQ.FT. OR 0.0367 AC.

 TOTAL PROPERTY = 2,800 SQ.FT. OR 0.0643 ACRES

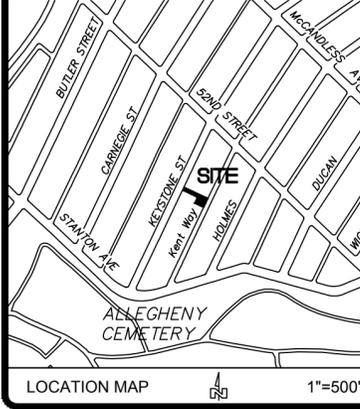
PROPOSED AREA TABULATION:

LOT 166-R = 2,800 SQ.FT. OR 0.0643 ACRES

 TOTAL PROPERTY = 2,800 SQ.FT. OR 0.0643 AC.

GENERAL NOTES:

- ALL DEED OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE KEYSTONE KENT PLAN REPRESENTS A LOT CONSOLIDATION OF TAX PARCELS 80-H-00045 AND 80-H-00125, BEING LOT 1 AND LOT 3 IN THE ONE 100 AWOA LLC SUBDIVISION, AS RECORDED IN THE DEPARTMENT OF REAL ESTATE OF ALLEGHENY COUNTY IN PLAN BOOK VOLUME 301 PAGE 142.
- UTILITY NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 42003C0352H, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2014, FOR COMMUNITY NO. 420063, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.



LEGEND

- OH ELECTRIC LINE
- BURIED ELEC/COMM
- GAS LINE
- SEWER LINE
- WATER LINE
- EDGE OF PAVEMENT
- WATER VALVE
- GAS VALVE
- MANHOLE
- INLET

OWNER CONTACT and TITLE INFORMATION:
 Matthew V. & Julia Lorenz
 2006 W. Azelle St., Tampa Fla 33606
 mattlorenz@Eaton.com 724-513-9896

Block & Lot 80-H-00045 DBV 18001 P.217
 Keystone Street, Pittsburgh, PA 15201

Block & Lot 80-H-00125 DBV 18003 P.465
 Kent Way, Pittsburgh, PA 15201

SURVEYOR _____ CITY OF PITTSBURGH _____ DEPT. OF REAL ESTATE _____

PROJECT TITLE:
KEYSTONE KENT PLAN SEE NOTE 2
10th WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

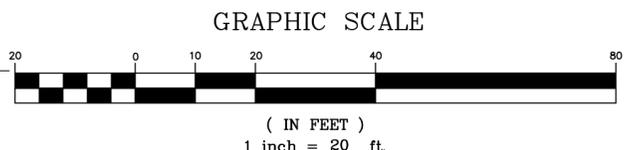
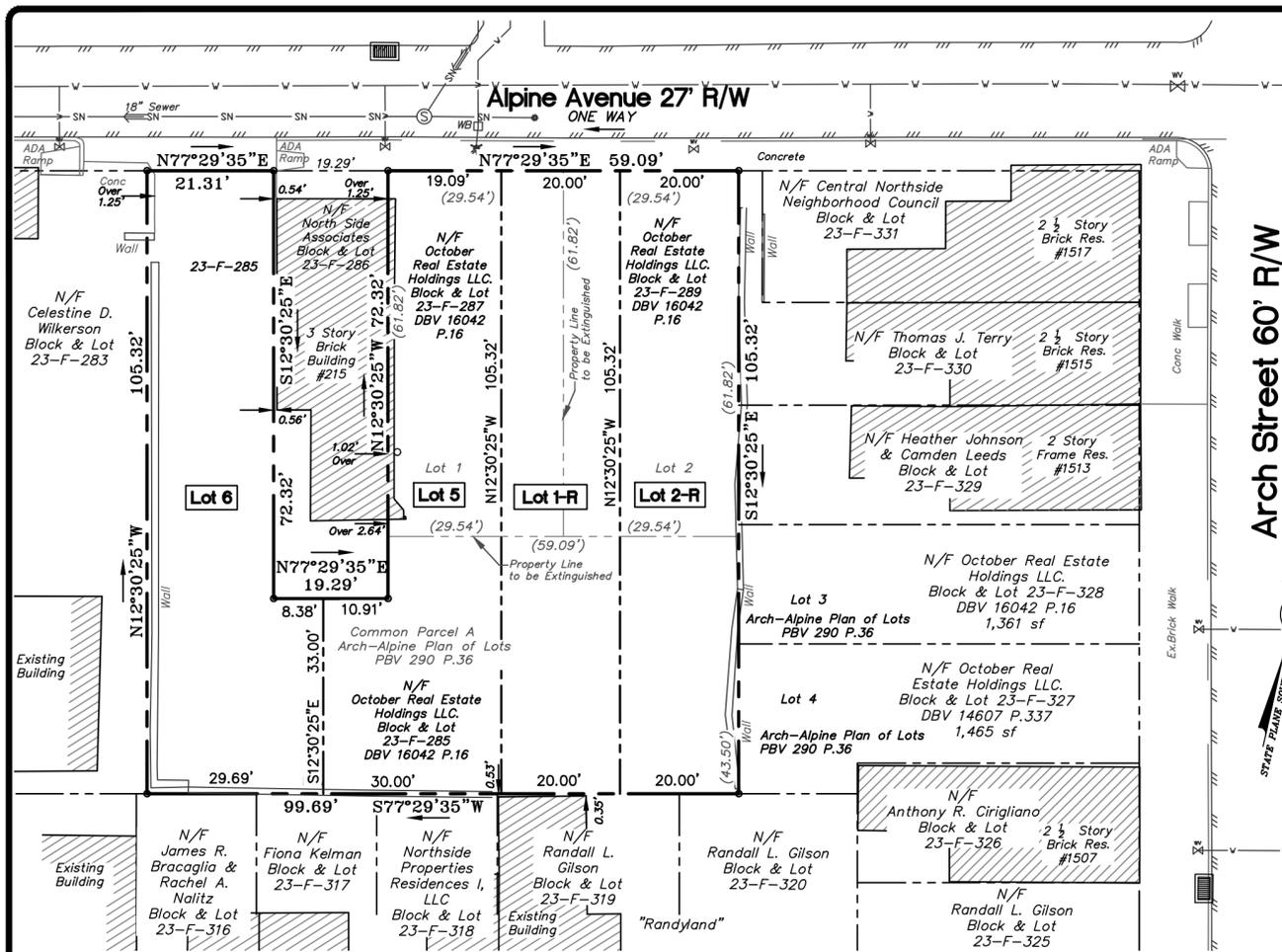
CLIENT ADDRESS:
 Matthew V. Lorenz 724-513-9896
 2006 W. Azelle St., Tampa, Fla 33606

PROJECT LOCATION:
 Keystone St. & Kent Way, Pgh, Pa 15201
 Tax Parcels 80-H-00045 & 80-H-00125

DATE ISSUED: 05/14/2020

| | |
|-------------------------------|-------------------------|
| DRAWN BY: RAB | CHECKED BY: MBS |
| CAD FILE: 20-13398.dwg | |
| HORZ. SCALE: 1"=20' | VERT. SCALE: n/a |
| SHEET: 1 OF 1 | |
| LCP | |
| PROJECT #: 13398 | |

Z:\PROJECTS\13300 Jobs\13398\04_Dwg\03_Production\20-13398.dwg, PLAN, 5/26/2020 2:05 PM, Robyn Brady



NOTES:
 1. ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
 2. THIS PLAN REPRESENTS A RESUBDIVISION TO LOTS 1, 2, AND PARCEL A IN THE ARCH-ALPINE PLAN OF LOTS, AS RECORDED IN THE DEPARTMENT OF REAL ESTATE OF ALLEGHENY COUNTY IN PLAN BOOK VOLUME 290 PAGE 36. TAX PARCELS INCLUDED IN THIS REVISED PLAN ARE BLOCK & LOTS 23-F-285, 23-F-287, AND 23-F-289.

AREA CHART - EXISTING PROPERTY
 Block & Lot 23-F-287 (Lot 1) 1,826 Sq. Ft. or 0.0419 Acres
 Block & Lot 23-F-289 (Lot 2) 1,826 Sq. Ft. or 0.0419 Acres
 Block & Lot 23-F-285 (Par.A) 5,452 Sq. Ft. or 0.1252 Acres
 Total: 9,104 Sq.Ft. or 0.2090 Acres

AREA CHART - PROPOSED PROPERTY
 Lot 1-R 2,106 Sq. Ft. or 0.04834 Acres
 Lot 2-R 2,106 Sq. Ft. or 0.04834 Acres
 Lot 5 2,371 Sq. Ft. or 0.05442 Acres
 Lot 6 2,521 Sq. Ft. or 0.05790 Acres
 Total: 9,104 Sq.Ft. or 0.2090 Acres

PROPERTY TITLE:
 Block & Lot 23-F-00285 DBV 16042 p.16 October Real Estate Holdings LLC
 Block & Lot 23-F-00287 DBV 16042 p.16 October Real Estate Holdings LLC
 Block & Lot 23-F-00289 DBV 16042 p.16 October Real Estate Holdings LLC

HAMPTON 123 RIDGE RD, SUITE B **ETA TECHNICAL CENTER**
 VALENCIA, PA 16059 35 WILSON STREET, #201
 PITTSBURGH, PA 15223 PITTSBURGH, PA 15223
 FAX: (412) 781-5904
 PHONE: (412) 781-9660
 WWW.HAMPTON-TECHNICAL.COM EMAIL@HAMPTON-TECHNICAL.COM

TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
 ESTABLISHED 1960

SCALE: 1"=20'
 CAD FILE: 20-11637-1.dwg
 DRAWN BY: RAB
 CHECKED BY: CMS
 APPROVED BY: MBS

CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING
 APPROVED: _____
 CITY PLANNING COMMISSION
 CHAIRMAN
 SECRETARY

OWNER'S ADOPTION AND DEDICATION

THE OCTOBER REAL ESTATE HOLDINGS LLC, A LIMITED LIABILITY COMPANY FORMED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE REVISED ARCH-ALPINE PLAN OF LOTS, HEREBY ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO CITY OF PITTSBURGH. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE COMPANY AND UPON ITS SUCCESSORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

ATTEST: _____ OCTOBER REAL ESTATE HOLDINGS LLC

NOTARY PUBLIC _____ ALFRED DEPASQUALE (GENERAL PARTNER)

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED ALFRED DEPASQUALE, GENERAL PARTNER OF THE OCTOBER REAL ESTATE HOLDINGS LLC, WHO ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ NOTARY STAMP _____

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE REVISED ARCH-ALPINE PLAN OF LOTS IS IN THE NAME OF OCTOBER REAL ESTATE HOLDINGS LLC., AND IS RECORDED IN DEED BOOK VOLUME 16042, PAGE 16. WE FURTHER CERTIFY THAT THERE ARE NO MORTGAGES, LIENS, OR OTHER ENCUMBRANCE AGAINST THESE PROPERTIES.

WITNESS _____ ALFRED DEPASQUALE - GENERAL PARTNER

SURVEYOR CERTIFICATION

I CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HERE ON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

DATE 6-23-2020
 MARK B. SCHMIDT - REG. NO. SU-036950-E

DEPARTMENT OF REAL ESTATE

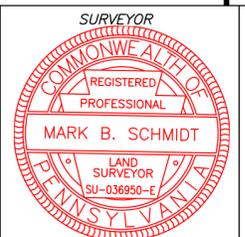
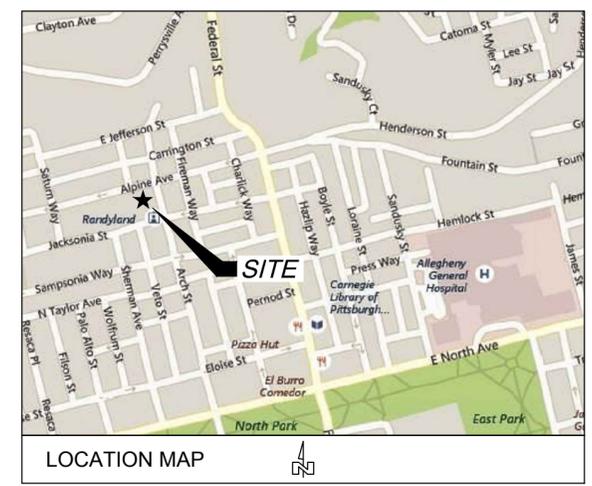
RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME _____ PAGE(S) _____

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

DEPARTMENT OF REAL ESTATE

ZONING = R1A-VH: SINGLE UNIT DETACHED RESIDENTIAL (VERY HIGH DENSITY)

- MINIMUM LOT SIZE = 1,200 SQ.FT.
- MINIMUM LOT SIZE PER UNIT = 400 SQ.FT.
- MINIMUM FRONT SETBACK = 5 FEET
- MINIMUM REAR SETBACK = 15 FEET
- MINIMUM EXTERIOR SIDEYARD SETBACK = 5 FEET
- MINIMUM INTERIOR SIDEYARD SETBACK = 5 FEET
- MAXIMUM HEIGHT = 40 FEET (NOT TO EXCEED 3 STORIES)



ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE

| DATE | REVISION | INITIAL |
|------|----------|---------|
| | | |
| | | |
| | | |

TITLE **REVISED ARCH-ALPINE PLAN OF LOTS**
 being a resubdivision of Lots 1, 2, and Common Parcel A in the Arch-Alpine Plan of Lots, as recorded in PBV 290 P.36
 ALPINE AVE. PITTSBURGH, PA, 15212
 25TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PA
 CLIENT **OCTOBER DEVELOPMENT**
 P.O. BOX 6666, PITTSBURGH, PA, 15212 412-969-7971

DATE ISSUED: 05-29-2020

SHEET: 1
SUB

HTA PROJECT #: 11837-1.dwg

THERESA L. MAROTTO WAS GRANTED POWER OF ATTORNEY (POA) ON MAY 18, 2010.

OWNER ADOPTION AND DEDICATION

I, Theresa L. Marotto, for herself and as Power of Attorney (POA) for Angelo J. Marotto, owners of the land shown on the Marotto Consolidation Plan, hereby adopt this plan as our plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the City of Pittsburgh. This adoption and dedication shall be binding upon our heirs, executors and assigns.

IN WITNESS OF WHICH, to this We set our hand and seal this _____ day of _____, 20_____
 ATTEST:

Notary Public _____ Theresa L. Marotto for herself and as POA for Angelo J. Marotto

ACKNOWLEDGMENT OF INDIVIDUAL OWNER'S ADOPTION AND DEDICATION

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Theresa L. Marotto, for herself and as POA for Angelo J. Marotto, who acknowledged the foregoing adoption and dedication to be their act.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ day of _____, 20_____
 My Commission Expires the _____ day of _____, 20_____

 Notary Public
 (SEAL)

CERTIFICATION OF TITLE WITH NO MORTGAGE

We hereby certify that the title to the property contained in the Marotto Consolidation Plan is in the name of Angelo J. and Theresa L. Marotto and is recorded in Deed Book Volume 17886, Page 280. We further certify that there is no mortgage, lien or encumbrance against this property.

Witness _____ Theresa L. Marotto for herself and as POA for Angelo J. Marotto

CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING

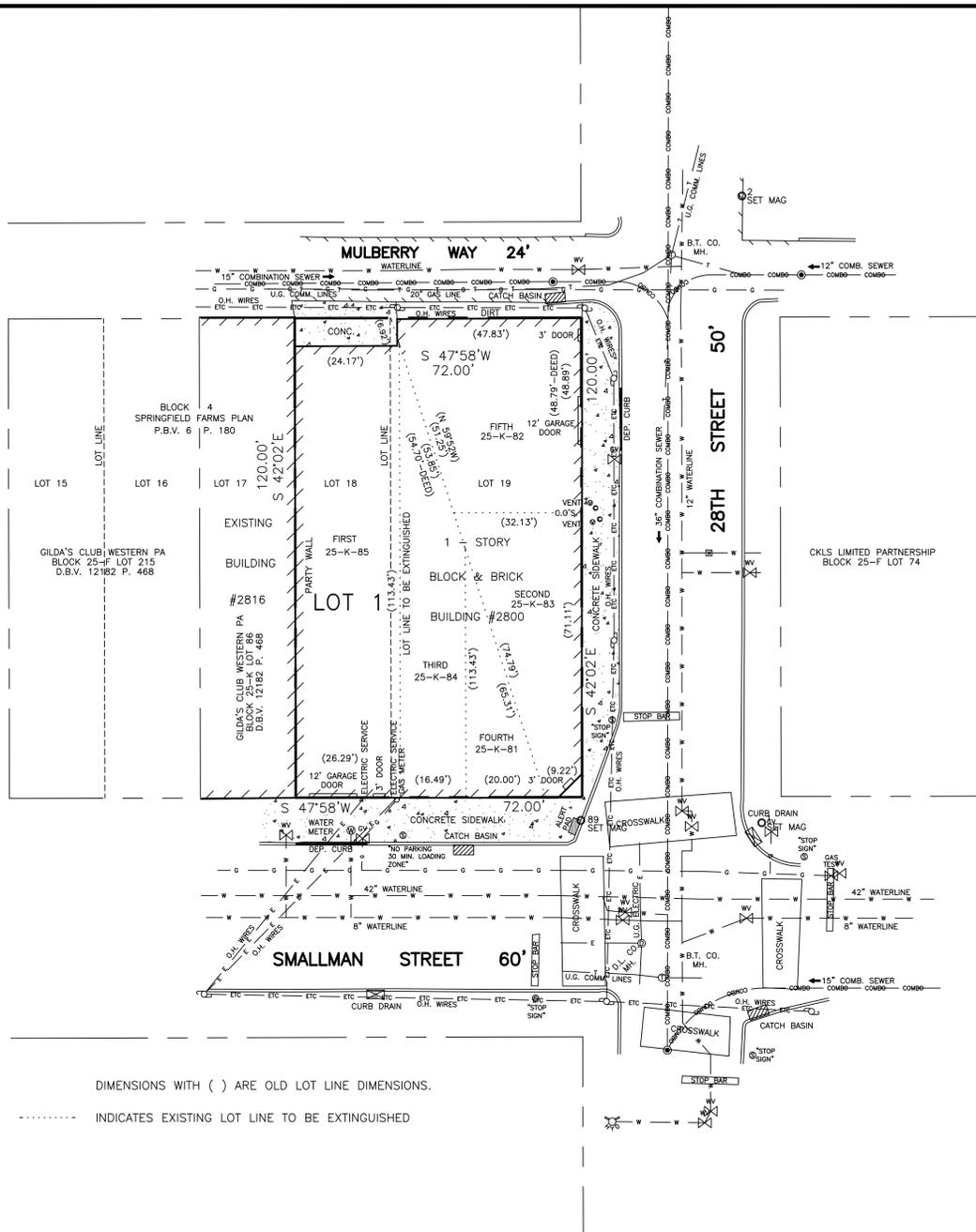
APPROVED _____

CITY PLANNING COMMISSION

Chairman

ATTEST:

Secretary



DIMENSIONS WITH () ARE OLD LOT LINE DIMENSIONS.

..... INDICATES EXISTING LOT LINE TO BE EXTINGUISHED

AREA SUMMARY

| | SQ. FT. | ACRES |
|--------------------|--------------|----------------|
| BLOCK 25-K LOT 81 | 622 | 0.01428 |
| BLOCK 25-K LOT 82 | 1,952 | 0.04481 |
| BLOCK 25-K LOT 83 | 1,470 | 0.03375 |
| BLOCK 25-K LOT 84 | 1,448 | 0.03324 |
| BLOCK 25-K LOT 85 | 3,148 | 0.07227 |
| TOTAL LOT 1 | 8,640 | 0.19835 |

OWNER/DEVELOPER:

ANGELO J. & THERESA L. MAROTTO
 598 SAN A MAR DRIVE
 UNIONTOWN, PA 15401-8994
 412-916-8340 (GUSTY SUNSERI)
 BLOCK 25-K LOTS 81, 82, 83, 84 & 85

ZONED: RIV-IMU RIVERFRONT INDUSTRIAL MIXED USE

SURVEYOR'S CERTIFICATION

I, John Robert Gales, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, information and belief, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

DATE _____ John Robert Gales, P.L.S.
 Registration Number 8203-E

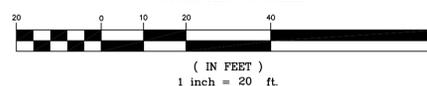
COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF ALLEGHENY) SS:

Recorded in the Department of Real Estate of the County of Allegheny,
 Commonwealth of Pennsylvania, in Plan Book Volume _____, Page _____

Given under my hand and seal this _____ day of _____, 20_____

SEAL _____
 Manager, Department of Real Estate

GRAPHIC SCALE



| DATE | REVISION |
|------|----------|
| | |
| | |
| | |

MAROTTO CONSOLIDATION PLAN
 BEING A RESUBDIVISION OF LOTS 18 AND 19 IN BLOCK 4 OF THE SPRINGFIELD
 FARMS PLAN AS RECORDED IN PLAN BOOK VOLUME 6, PAGE 180 AND ALSO BEING
 BLOCK 25-K LOTS 81, 82, 83, 84 AND 85

SITUATE IN
6TH WARD - CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

MADE FOR
ANGELO J. & THERESA L. MAROTTO

SCALE: 1" = 20' DATE: JUNE 10, 2020

PREPARED BY
 J. R. GALES & ASSOCIATES, INC.
 2704 BROWNSVILLE ROAD
 PITTSBURGH, PA 15227
 PHONE (412) 885-8885 FAX (412) 885-1320