

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

February 16, 2021

President and Members
City Council
City of Pittsburgh

**RE: 2112 PENN AVENUE
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 2112 Penn Avenue in the 2nd Ward, 7th Council District, as shown on the attached plan. A copy of the request is also attached.

GALA Limited Partnership, is proposing to install (2) projecting signs, a shed style awning, and (2) existing light fixtures on the existing building that will project over the right of way.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

A handwritten signature in black ink, appearing to be "K. Ricks", written over a horizontal line.

Karina Ricks
Director

KR:JM
Attachments



January 13, 2021

Director of the Department of Mobility and Infrastructure
611 Second Ave
Pittsburgh, PA 15219
RE: 2116 Penn Ave Encroachment Application

Our client at 2116 Penn Ave, Pittsburgh PA 15222, Sunny Side, would like to put up an awning over their front door and windows to help provide shelter to their customers and remove their temporary tents they have set up. We have received approval from all utilities in the area. It would be similar to the other awnings on the building.

Please feel free to contact me if you have any questions or concerns. I look forward to hearing from you.

Sincerely,

Paul Zontek

Paul Zontek – c724-689-3758
Electrical Manager
F5 Facility Services
Office - 412-921-5555



WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

CITY OF PITTSBURGH
DEPARTMENT OF MOBILITY & INFRASTRUCTURE
CITY-COUNTY BUILDING

Application for an Encroachment on City Dedicated Right-Of-Way

Date 10-29-2020

Applicant Name Paul Zontek

Property Owner's Name (if different from Applicant) Gala LTD Partners

Address 4201 Cohasset Ln, Allison Park, PA 15101

Phone Number: 724-684-3758 Alternate Phone Number: 412-921-5555 ext 1

Location of Proposed Encroachment: 2116 Penn Ave, Pittsburgh PA 15222

Ward: 102 2nd Council District: Pittsburgh Lot and Block 2112-2120

What is the properties zoning district code? Commercial 51C02 (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable) ZDR DCP-ZDR-2020-08465

Is the existing right-of-way, a street or a sidewalk? sidewalk

Width of Existing Right-of-Way (sidewalk or street): 11' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 35' (Before encroachment)

Width of Proposed Encroachment: 5'

Length of Proposed Encroachment: 19'

Number of feet the proposed object will encroach into the ROW: 5'

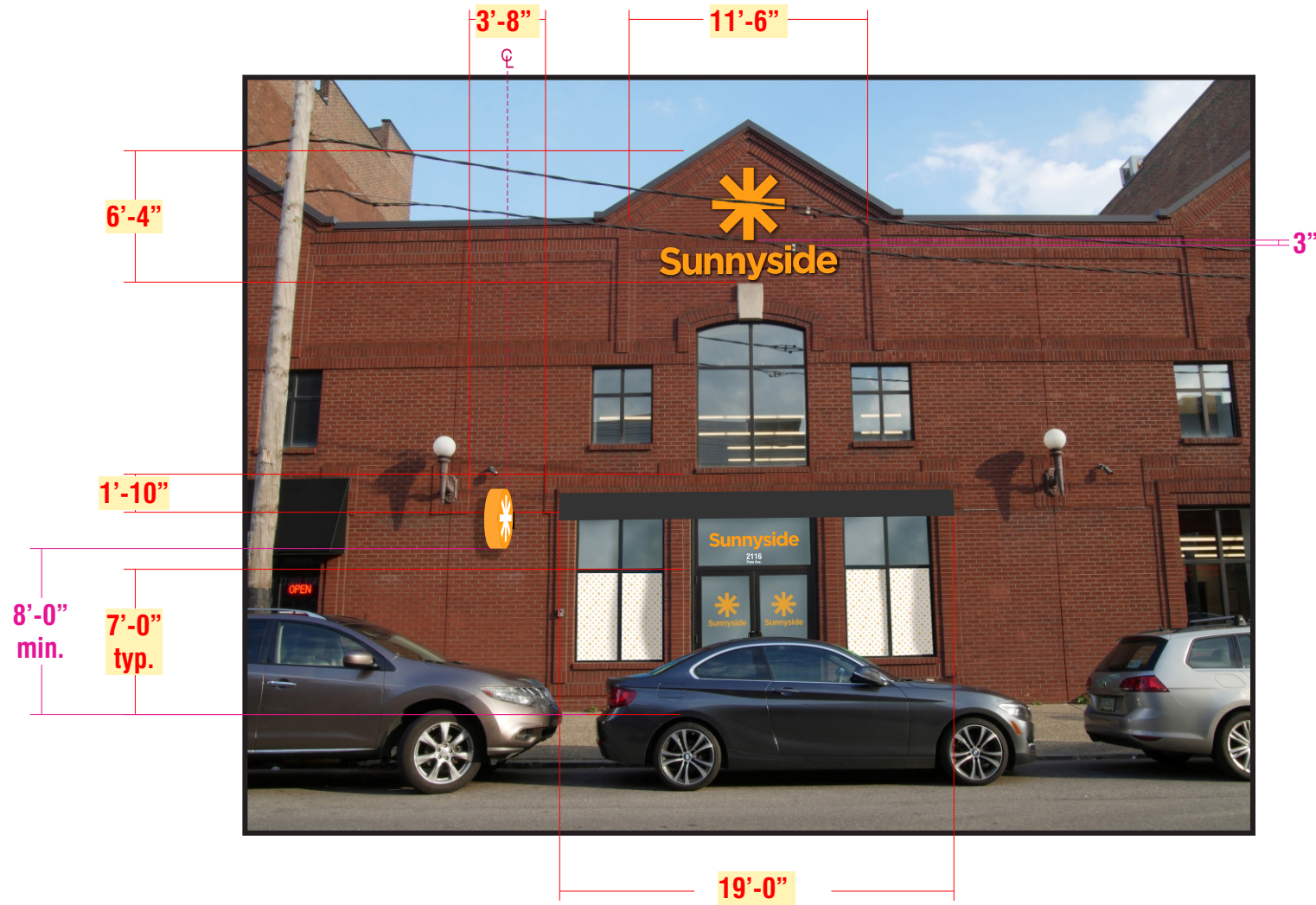
Description of encroachment: Shed style Awning, FACE LIT CHANNEL LETTER SIGN, BLADE SIGN

Reason for application: To get approval for installation of awning. AND SIGNS.

STOREFRONT ELEVATION

Scale: 1/8" = 1'-0"

Note: No penetrations to be made thru the address plate; All penetrations should be made only in brick surrounding address plate.



EXISTING CONDITIONS
FOR REFERENCE ONLY



**EXISTING BLADE SIGN TO BE REMOVED & DISCARDED;
WALL TO BE PATCHED AS REQUIRED**

Stratus™

stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
Sunnyside*

ADDRESS:
2116 PENN AVE
PITTSBURGH, PA 15222

PAGE NO.
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P.O. NUMBER:
586196

SITE NUMBER:
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ELECTRONIC FILE NAME:
G:\ACCOUNTS\C\CRESO LABS\SUNNYSIDE\2020\PA\Sunnyside_Pittsburgh.cdr

PROJECT NUMBER:
000000

PROJECT MANAGER:
COLEEN RUFFING

Rev #	Req #	Date/Artist	Description
Original	142388	06/02/20 JH	
Rev 1	144781	06/10/20 JH	Updated vinyl/specs
Rev 2	145302	06/15/20 JH	
Rev 3	145660	06/24/20 JH	
Rev 4	146756	07/15/20 JH	Revised reface to new channel letterset; added spec pages
Rev 5	147559	07/27/20 TB	
Rev 6	147629	07/28/20 JH	Updated to 22" letterset

Rev #	Req #	Date/Artist	Description
Rev 7	147983	08/03/20 JH	Revised to 16" letterset
Rev 8	149466	08/28/20 JH	Added this page/option to packet; moved letterset up
Rev 9	150544	09/21/20 JH	
Rev 10	151720	10/06/20 JH	Removed Option A

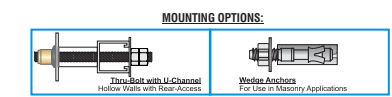
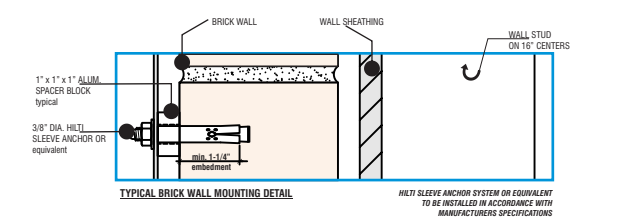
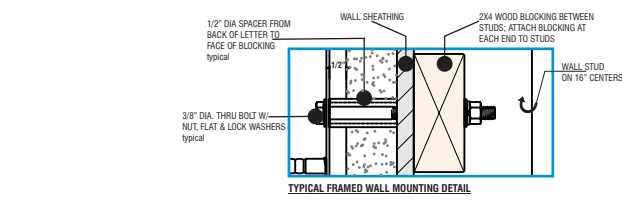
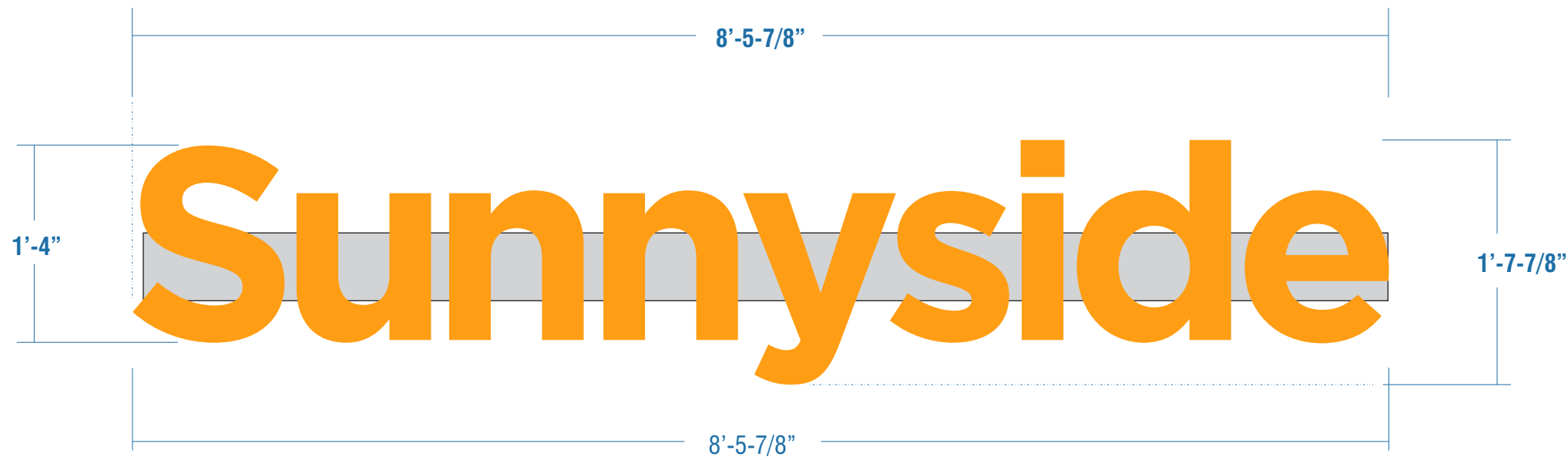
PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

FACE LIT CHANNEL LETTERS

Scale: 1" = 1'-0"

14.1 square feet

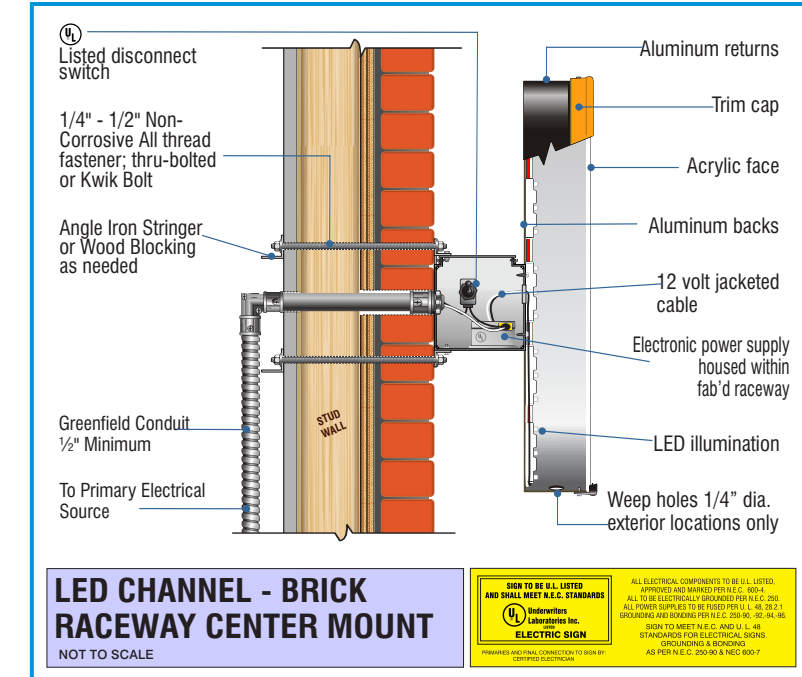
16"



- FACES:** #2447 white acrylic with surface applied trans kumquat vinyl overlay
- TRIMCAP:** 1" jewelite - painted to match PMS 1375 C
- RETURNS:** 5" deep .040 alum. - Insides pre-painted White; Outside pre-painted black
- BACKS:** .050 Alum. - Insides pre-painted White
- ILLUM. :** White LED as required by manufacturer;
POWER SUPPLIES HOUSED WITHIN RACEWAYS
- RACEWAYS:** 5-1/2" x 3-1/2" extruded alum. raceways to house all electrical components, painted to match sign band
- WALL MATERIAL:** Brick
- INSTALL:** Channel letters to be installed flush to raceways as required; Raceways to be installed flush to sign band using min. 3/8" all thread fasteners (or approved equivalent) and wood blocking as required
- QUANTITY:** (1) One letterset required for storefront elevation

COLOR PALETTE

- FACES/TRIMCAP:**
3M 3630-74 Kumquat
PMS 1375 C
- RETURNS:**
Black
- RACEWAY:**
Sherwin Williams 7599



LED CHANNEL - BRICK RACEWAY CENTER MOUNT
NOT TO SCALE

NOT TO SCALE

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER I.E.C. 90-4. ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250. ALL POWER SUPPLIES TO BE LISTED PER U.L. 48. 250.1.2. GROUNDING AND BONDING PER I.E.C. 250.90. 302. 94. 98. SIGN TO MEET N.E.C. AND U.L. 48 STANDARDS FOR ELECTRICAL SIGNS. GROUNDING & BONDING AS PER N.E.C. 250.90 & NEC 900.7.

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PAGE NO.:
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COLEEN RUFFING

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Rev 3	145660	06/24/20 JH	
Rev 4	146756	07/15/20 JH	Added this page to packet
Rev 5	147559	07/27/20 TB	
Rev 6	147629	07/28/20 JH	Updated to 22" letterset

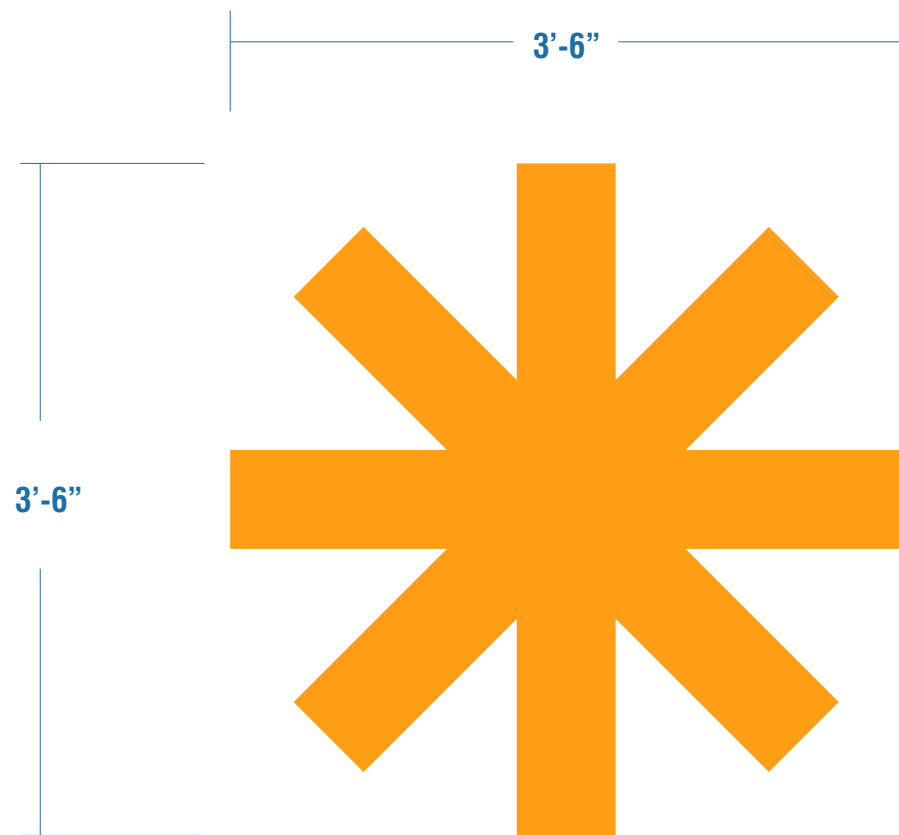
Rev #	Req #	Date/Artist	Description
Rev 7	147983	08/03/20 JH	Revised to 16" letterset
Rev 8	149466	08/28/20 JH	
Rev 9	150544	09/21/20 JH	
Rev 10	151720	10/06/20 JH	Removed Option A; removed sunflower from letterset

FACE LIT CHANNEL LETTER

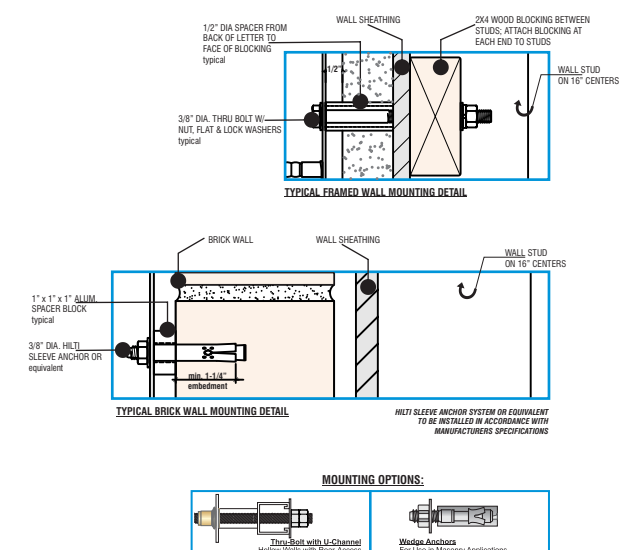
Scale: 1" = 1'-0"

42"

12.3 square feet



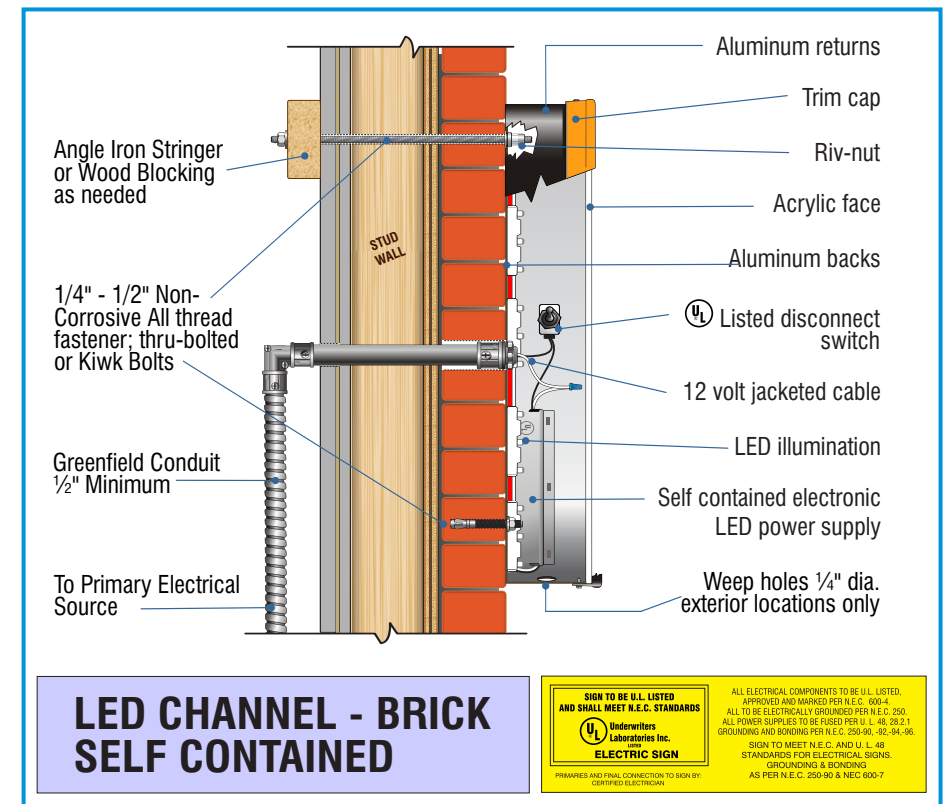
Note: No penetrations to be made thru the address plate; All penetrations should be made only in brick surrounding address plate.



- FACES:** #2447 white acrylic with surface applied trans kumquat vinyl overlay
- TRIMCAP:** 1" jewelite - painted to match PMS 1375 C
- RETURNS:** 5" deep .040 alum. - Insides pre-painted White; Outside pre-painted black
- BACKS:** .050 Alum. - Insides pre-painted White
- ILLUM. :** White LED as required by manufacturer;
SELF CONTAINED POWER SUPPLIES
- WALL MATERIAL:** Brick
- INSTALL:** Installed flush to sign band using min. 3/8" all thread fasteners (or approved equivalent) and wood blocking as required; *No penetrations to be made thru the address plate; All penetrations should be made only in brick surrounding address plate.*
- QUANTITY:** (1) One letterset required for storefront elevation

COLOR PALETTE

- FACES/TRIMCAP:**
3M 3630-74 Kumquat
PMS 1375 C
- RETURNS:**
Black



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ELECTRONIC FILE NAME: G:\ACCOUNTS\C\CRESO LABS\SUNNYSIDE\2020\PA\Sunnyside_Pittsburgh.cdr

PROJECT NUMBER: 000000
PROJECT MANAGER: COLEEN RUFFING

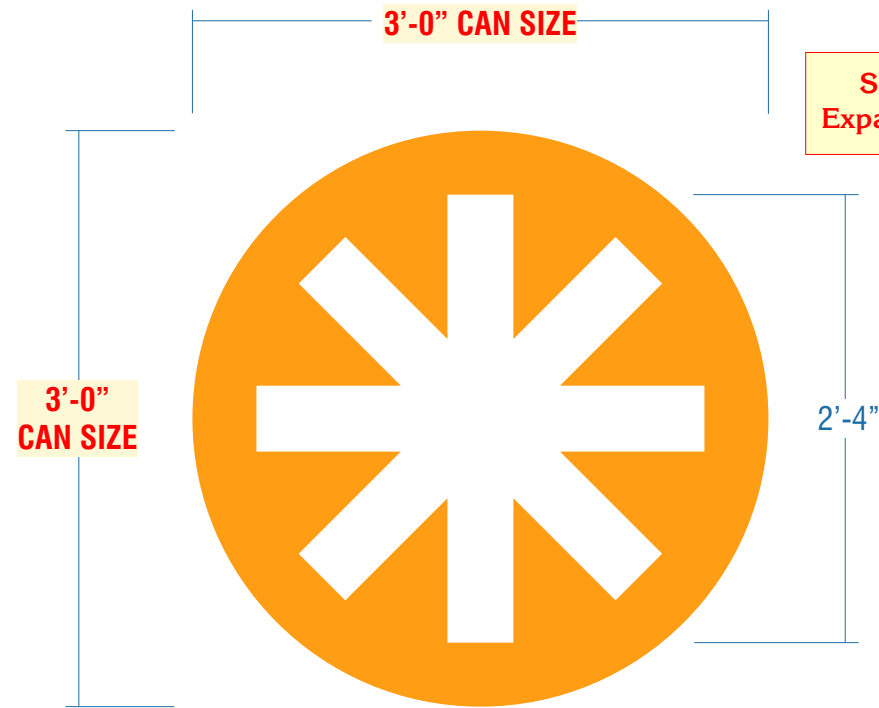
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Rev 9	150544	09/21/20 JH	
Rev 10	151720	10/06/20 JH	Removed Option A

EXISTING SIGN REWORK & REFACE

Scale: 1" = 1'-0"

9 square feet



Sizes shown to be confirmed as can or face size!
Expand dimensions as required for face to fit properly

- CABINET:** Existing to remain; Paint orange to match PMS 1375 C Orange
- FACES:** 3/16" #7328 White Acrylic w/ surface applied vinyls to match color shown; Logo to be reverse weeded to show thru white
- GRAPHICS:** 3/4" Jewelite trimcap; painted orange to match PMS 1375 C Orange
- INSTALL:** Thru-bolted flush to wall surface using min. 3/8" all thread fasteners w/ wood blocking as required
- QUANTITY:** (2) Two faces required for existing D/F blade sign
- NOTE:** Electric to be ran to sign

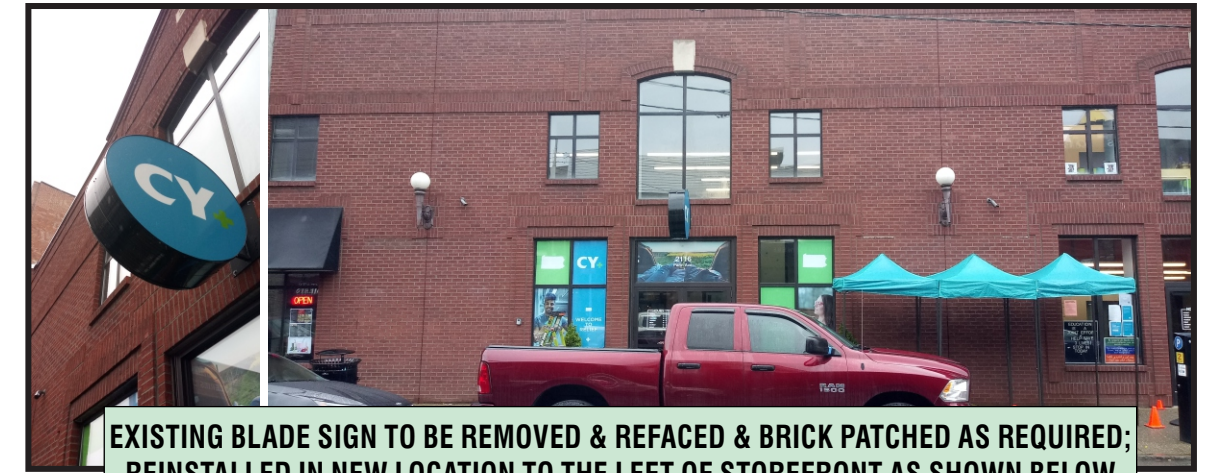
COLOR PALETTE



GRAPHICS/CABINET/TRIMCAP:
3M 3630-74 Kumquat
Pantone 1375 C Orange

EXISTING CONDITIONS

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PROPOSED SIGNAGE

SCALE 1/8" = 1'-0"



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Rev 9	150544	09/21/20 JH	Added this page to packet
Rev 10	151720	10/06/20 JH	

SHED STYLE AWNING

Scale: 1/4" = 1'-0"



COLOR PALETTE

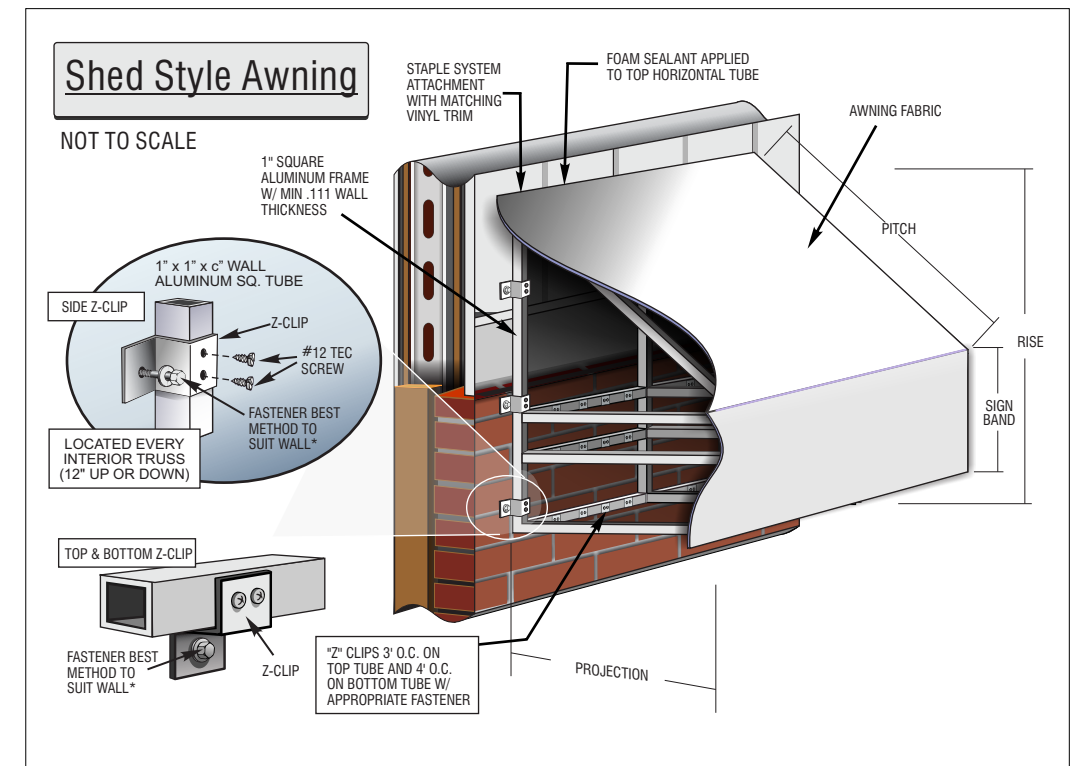
AWNING COLOR:
 3M 7125-61 Mid Gray
 Sunbrella Charcoal Grey
 4644-0000

FRAME: 1" square tube framework, painted black

FABRIC: Sunbrella Charcoal grey

INSTALL: Thru bolted using z-clip fasteners w/ all thread fasteners and wood blocking as required

QUANTITY: (1) One awning required



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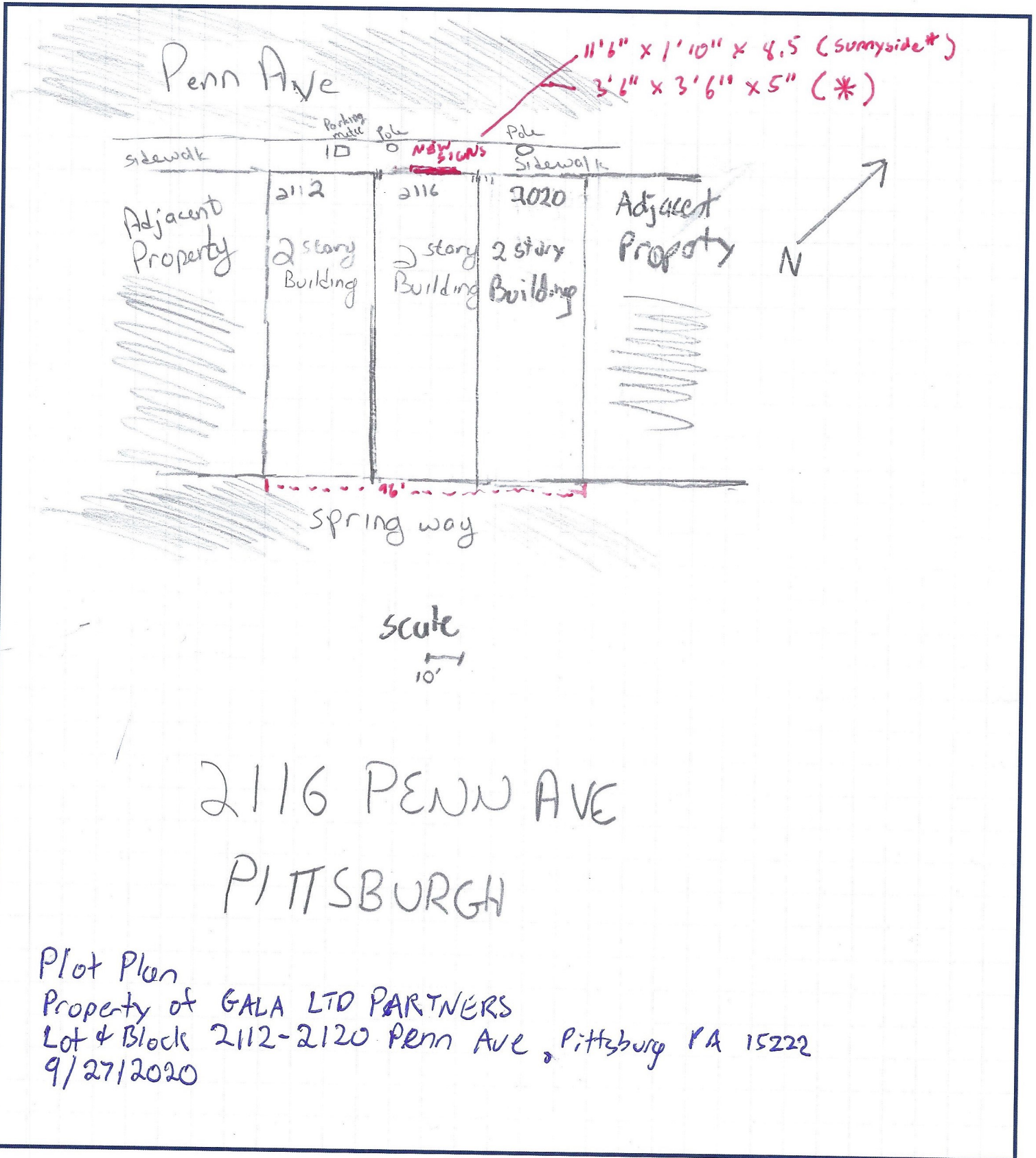
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Original	142388	06/02/20 JH		Rev 7	147983	08/03/20 JH	Revised to 16" letterset
Rev 1	144781	06/10/20 JH	Updated vinyl/specs	Rev 8	149466	08/28/20 JH	Added this page to packet
Rev 2	145302	06/15/20 JH		Rev 9	150544	09/21/20 JH	Revised projection to 5'; added valance
Rev 3	145660	06/24/20 JH		Rev 10	151720	10/06/20 JH	
Rev 4	146756	07/15/20 JH	Revised reface to new channel letterset; added spec pages				
Rev 5	147559	07/27/20 TB					
Rev 6	147629	07/28/20 JH	Updated to 22" letterset				

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**FACILITY
SERVICES**
412-921-5555

Licensed Electrical – Plumbing – HVAC – Refrigeration – Carpentry – Painting – Concrete – Drywall – Bucket Truck Service



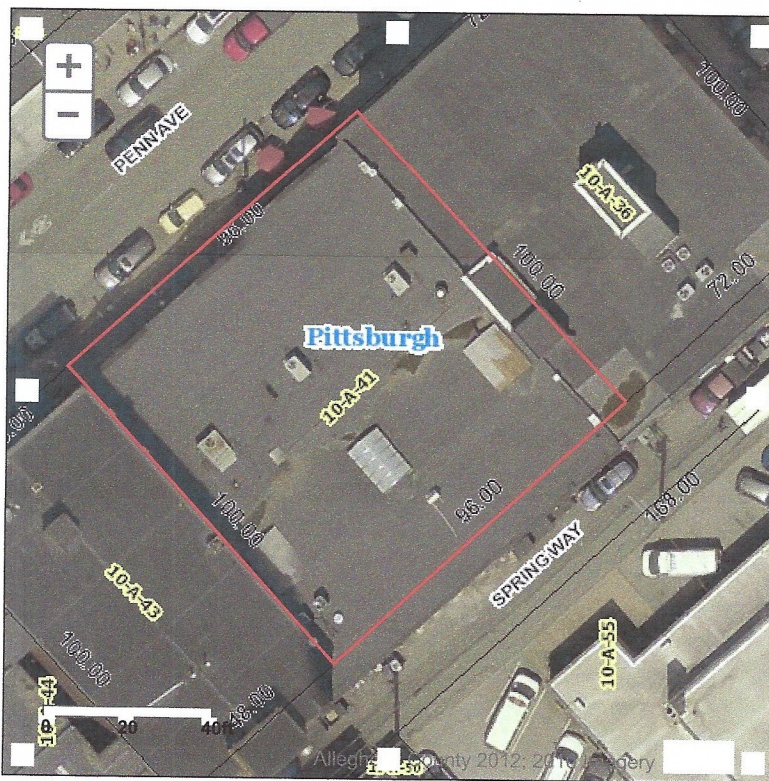
Parcel ID :0010-A-00041-0000-00
Property Address :2112 -2120 PENN AVE
PITTSBURGH, PA 15222

Municipality :102 2nd Ward - PITTSBURGH
Owner Name :GALA LTD PARTNERS

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Print

Note: This button uses pop-ups. Please click help button for further printing instructions.

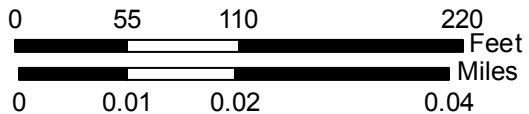




LEGEND

- Parcels
- LotLines
- Streets
- Municipalities

This map is for informational purposes only. Parcel information is provided from the Office of Property Assessments in Allegheny County. Content and availability are subject to change. Property characteristics and values change due to a variety of factors such as court rulings, municipality permit processing and subdivision plans. Excludes name and contact information for property owners, as required by Ordinance 3478-07. For additional information, call the Allegheny County GIS Help Desk at (412) 350-4774 or email at GISHelp@AlleghenyCounty.US.

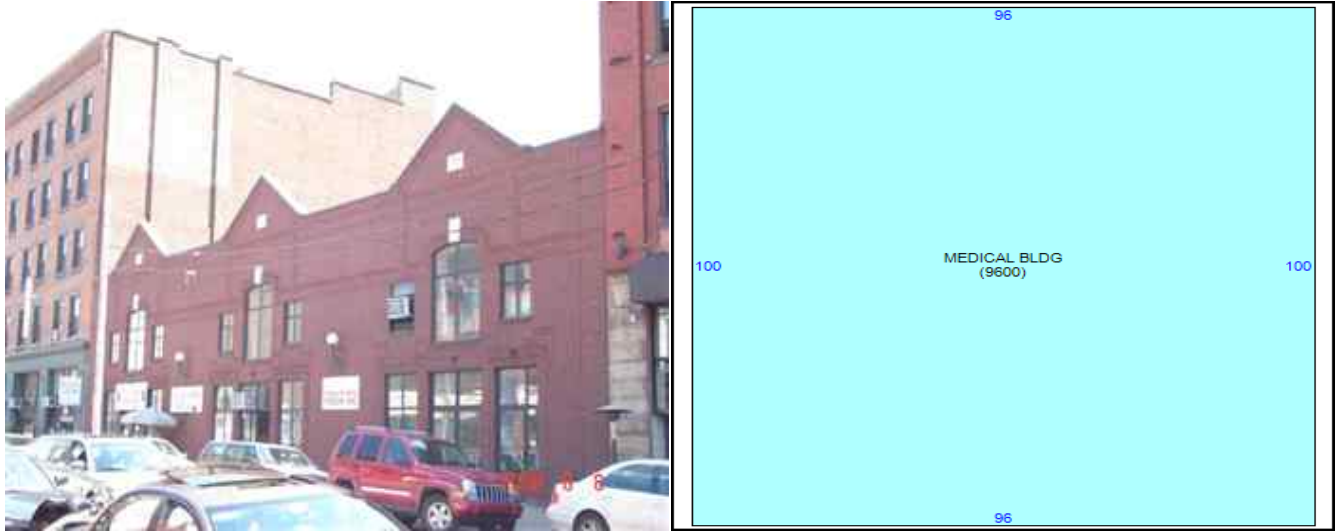


WGS84 Web Mercator



Parcel ID : 0010-A-00041-0000-00
Property Address : 2112 -2120 PENN AVE
PITTSBURGH, PA 15222

Municipality : 102 2nd Ward - PITTSBURGH
Owner Name : GALA LTD PARTNERS





375 North Shore Drive
Pittsburgh, Pennsylvania 15212

www.peoples-gas.com

Janice Kraus Saltzman
TEL 412.258.4669
Mobile 412.580.9744
jsaltzman@peoples-gas.com

November 10, 2020

Department of Mobility and Infrastructure
City of Pittsburgh
215 B City-County Building
414 Grant Street
Pittsburgh, PA 15219

RE: Request to Install Encroachment
2116 Penn Avenue, 2nd Ward, City of Pittsburgh

Peoples Natural Gas Company (Peoples) owns and operates a pipeline in the public right of way of Penn Avenue in the 2nd Ward, City of Pittsburgh, Allegheny County, Pennsylvania. We have been advised that the City of Pittsburgh (City) is reviewing a request for an awning, channel letter signs and blade sign (Encroachment) to be installed at the above referenced location.

Peoples has reviewed the area in question and can confirm that Peoples does not own or operate any gas facilities in the Encroachment area. Peoples has no objection to the Encroachment.

Sincerely,

Janice Kraus Saltzman
Land Agent



Bernard Coski
Engineering

2645 New Beaver Avenue Pittsburgh PA 15233 | Mail Drop PA-TD
Tel 412-393-2918 | Email: bcoski@duqlight.com

VIA EMAIL: gilp@f5svs.com

Subject: 2116 Penn Ave, Pittsburgh PA 15222

Dear Gil Paulo Gabriel :

Duquesne Light has field and reviewed this request, and we have no issues. Based on your plans, there is no encroachment on DLC facilities.

This letter is not intended as a full recitation of the facts or a complete review of applicable law. Nothing contained in or omitted from this letter is or shall be deemed to be a limitation, restriction, modification, or waiver of any of Duquesne Light's rights or remedies, either at law or in equity, in connection with any of the matters raised, all of which are expressly reserved.

Sincerely,

APPROVED

By bcoski at 3:34 pm, Dec 22, 2020

Bernard Coski

Supervisor, Engineering

412.393.2918 (Office)

bcoski@duqlight.com

Duquesne Light Company

2645 New Beaver Ave. Pittsburgh, PA 15233

DuquesneLight.com

cc: Robby Frantz

Gil Paulo

From: GBachism@nisource.com
Sent: Tuesday, November 17, 2020 2:46 PM
To: Gil Paulo
Subject: RE: Encroachment inquiry #2

Hi Gil

Columbia Gas does not have any pipe in this area.

Thank You.

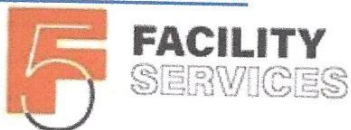
Grace Bachism
Operations Coordinator
Columbia Gas of Pennsylvania
Office-724-250-2603
Cell Phone-724-797-7051
gbachism@nisource.com

From: Gil Paulo <gilp@f5svcs.com>
To: "GBachism@nisource.com" <GBachism@nisource.com>,
Date: 11/17/2020 11:09 AM
Subject: RE: Encroachment inquiry #2

Good morning,

I am reaching out to see if there is an update on the encroachment approvals for 905 Liberty Avenue, Pittsburgh, PA 15222 and 2116 Penn Avenue, Pittsburgh, PA 15222.

Thank you,
Gil Paulo Gabriel
Assistant to the G.M.
Office - 412-921-5555
GilP@F5svcs.com
F5 Facility Services
All Trades With One Phone Call
www.F5svcs.com



Licensed Electrical - Plumbing - HVAC - Refrigeration - Carpentry - Painting -
Doors - Concrete - Pressure Washing - Generator Service - And More

To: Karina Ricks, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Executive Director
Date: December 1, 2020
Subject: Proposed Encroachment at 2116 Penn Avenue

The following is in response to the attached 11/5/2020 request regarding the encroachment into the sidewalk at 2116 Penn Avenue in the 2nd Ward of the City of Pittsburgh.

1. The Water Mapping (attached) indicates that there are no known PWSA waterlines within the area of the proposed encroachment.
2. The Sewer Mapping (attached) indicates that there are no known PWSA sewerlines within the area of the proposed encroachment. Please note, PWSA does not maintain records of sewer service laterals and the property owner is responsible for maintenance. We cannot confirm if the private service lateral will be affected.

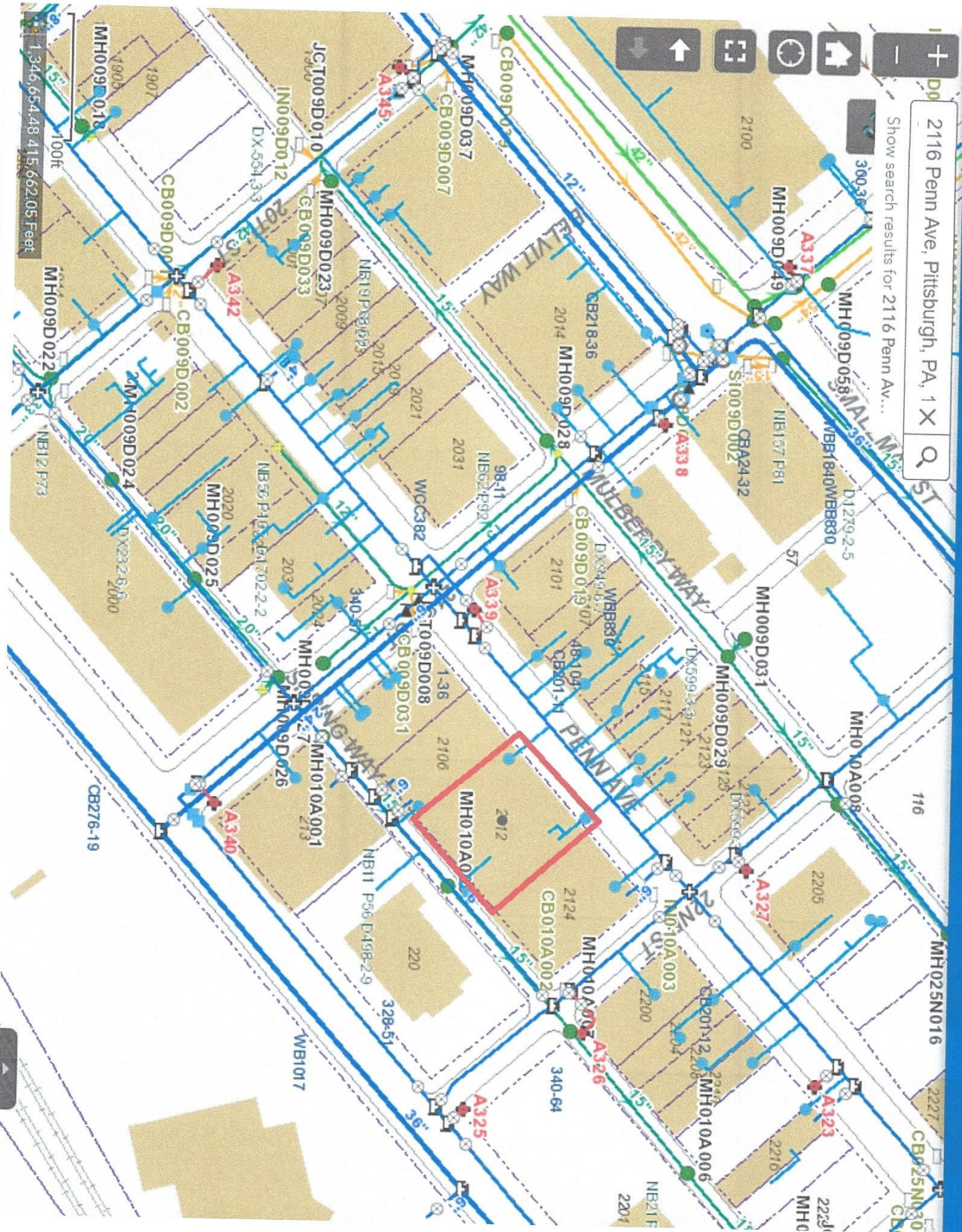
PWSA has no objection to the proposed encroachment under the conditions set forth above.

JMA

Attachment

2116 Penn Ave, Pittsburgh, PA, 1 X

Show search results for 2116 Penn Av...



Auto-Owners Ins. Co.

Issued 02-20-2020

AGENCY IFFT & PALMER ASSOCIATES LLC
37-0058-00 MKT TERR 120Company **POLICY NUMBER 164637-68657012-20**
Bill 68-46-PA-1604

INSURED GALA LIMITED PARTNERSHIP LP

Term 04-05-2020 to 04-05-2021

54104 (07-87)

COMMERCIAL PROPERTY COVERAGE

55198 (12-10)

PREMIER PROPERTY PLUS COVERAGE PACKAGE DECLARATION

The coverages and limits below apply separately to each location or sublocation that sustains a loss to covered property and is designated in the Commercial Property Coverage Declarations. No deductible applies to the below Property Plus Coverages.

COVERAGE	LIMIT
ACCOUNTS RECEIVABLE	\$200,000
BAILEES	\$15,000
	\$10,000 PER ITEM
BUSINESS INCOME & EXTRA EXPENSE W/RENTAL VALUE, INCLUDING NEWLY ACQUIRED LOC'S 0 HOUR WAITING PERIOD	\$150,000
DEBRIS REMOVAL	\$100,000
ELECTRONIC DATA PROCESSING EQUIPMENT	\$100,000
EMPLOYEE DISHONESTY	\$50,000
FINE ARTS, COLLECTIBLES AND MEMORABILIA	\$50,000
	\$10,000 PER ITEM
FIRE DEPARTMENT SERVICE CHARGE	\$25,000
FORGERY AND ALTERATION	\$50,000
MONEY AND SECURITIES INSIDE PREMISES	\$50,000
MONEY AND SECURITIES OUTSIDE PREMISES	\$50,000
NEWLY ACQUIRED BUSINESS PERSONAL PROPERTY	\$500,000 FOR 90 DAYS
NEWLY ACQUIRED OR CONSTRUCTED PROPERTY	\$1,000,000 FOR 90 DAYS
ORDINANCE OR LAW	SEE COMMERCIAL PROPERTY DECLARATIONS
OUTDOOR PROPERTY	\$25,000
TREES, SHRUBS OR PLANTS	\$1,000 PER ITEM
RADIO OR TELEVISION ANTENNAS	\$20,000
PERSONAL EFFECTS AND PROPERTY OF OTHERS	\$50,000
POLLUTANT CLEAN UP AND REMOVAL	\$100,000
PROPERTY IN TRANSIT	\$100,000
PROPERTY OFF PREMISES	\$100,000
REFRIGERATED PRODUCTS	\$25,000
SALESPERSON'S SAMPLES	\$25,000

Auto-Owners Ins. Co.

Issued 02-20-2020

AGENCY IFFT & PALMER ASSOCIATES LLC
37-0058-00 MKT TERR 120

Company **POLICY NUMBER 164637-68657012-20**
Bill 68-46-PA-1604

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Term 04-05-2020 to 04-05-2021

55198 (12-10)

PREMIER PROPERTY PLUS COVERAGE PACKAGE DECLARATION

COVERAGE	LIMIT
UTILITY SERVICES FAILURE	\$150,000
VALUABLE PAPERS AND RECORDS ON PREMISES	\$150,000
VALUABLE PAPERS AND RECORDS OFF PREMISES	\$25,000
WATER BACK-UP FROM SEWERS OR DRAINS	\$50,000

Forms that apply to this coverage part:

64004 (12-10)	54198 (12-10)	54334 (12-10)	64020 (12-10)	54189 (12-10)
54186 (12-10)	54218 (03-13)	54217 (03-13)	54216 (03-13)	54214 (03-13)
54221 (12-10)	54220 (06-00)	54219 (12-10)	54338 (03-13)	54339 (03-13)
64010 (12-10)	64000 (12-10)			

Coverages Provided

Insurance at the described premises applies only for coverages for which a limit of insurance is shown.

LOCATION 0001 - BUILDING 0001

Location: 2112 Penn Ave, Pittsburgh, PA 15222-4420

Occupied As: Grocery Stores

Secured Interested Parties: None

Rating Information

Territory: 021

Program: Mercantile

Protection Class: 01

Specific Rate - Building: 0.028

County: Allegheny

Construction: Mas N-C

Class Code: 0434

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,757,400		
Causes of Loss					
Basic Group I	100%	\$1,000		0.022	\$387.00
Basic Group II	100%	\$1,000		0.024	\$422.00
Special	100%	\$1,000		0.018	\$316.00
Theft	100%	\$1,000			Included
OPTIONAL COVERAGE					
Agreed Value Exp Date 04-05-2021					
Inflation Guard Factor Building 1.035					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$172.00
Tier: Premier					
Equipment Breakdown		\$1,000	See Form 54843		\$22.00

Auto-Owners Ins. Co.

Issued 02-20-2020

AGENCY IFFT & PALMER ASSOCIATES LLC
37-0058-00 MKT TERR 120

Company POLICY NUMBER 164637-68657012-20
Bill 68-46-PA-1604

INSURED GALA LIMITED PARTNERSHIP LP

Term 04-05-2020 to 04-05-2021

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
ORDINANCE OR LAW Coverage A-Undamaged Portion		\$1,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$1,000	\$160,000		Included
Coverage C-Increased Cost		\$1,000	\$160,000		Included

Forms that apply to this building:

59350 (01-15)	54835 (07-08)	IL0003 (07-02)	IL0172 (09-07)	IL0166 (09-07)
IL0246 (09-07)	CP0320 (10-90)	64036 (02-12)	64224 (01-16)	CP0090 (07-88)
64000 (12-10)	64013 (12-10)	64010 (12-10)	64020 (12-10)	64004 (12-10)
54843 (11-17)	59390 (01-15)			

COMMERCIAL PROPERTY COVERAGE - LOCATION 0001 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 54835, 59390	\$26.00
LOCATION 0001	\$1,345.00

LOCATION 0002 - BUILDING 0001

Location: 964 William Flynn Hwy, Glenshaw, PA 15116-2634

Occupied As: Beverage Store

Secured Interested Parties: None

Rating Information

Territory: 020

County: Allegheny

Program: Mercantile

Construction: Mas N-C

Protection Class: 05

Class Code: 0531

Specific Rate - Building: 0.049

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$758,000		
Causes of Loss					
Basic Group I	100%	\$1,000		0.047	\$356.00
Basic Group II	100%	\$1,000		0.025	\$190.00
Special	100%	\$1,000		0.021	\$159.00
Theft	100%	\$1,000			Included
OPTIONAL COVERAGE					
Agreed Value Exp Date 04-05-2021					
Inflation Guard Factor Building 1.036					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$108.00
Tier: Premier					
Equipment Breakdown		\$1,000	See Form 54843		\$14.00



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/30/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Century Insurance Consultants 111 Whitehead Ln Ste 400 Monroeville, PA 15146 Chad Porter	412-373-5454	CONTACT NAME: Glennis L Jones, CPCU, CRIS PHONE (A/C, No, Ext): 412-373-5454 FAX (A/C, No): 412-373-5461 E-MAIL ADDRESS: gjones@centuryinsure.com																				
	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A :</td> <td>Motorists Insurance</td> <td>13331</td> </tr> <tr> <td>INSURER B :</td> <td>NorthStone Insurance Co</td> <td>13045</td> </tr> <tr> <td>INSURER C :</td> <td></td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	Motorists Insurance	13331	INSURER B :	NorthStone Insurance Co	13045	INSURER C :			INSURER D :			INSURER E :			INSURER F :	
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COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		5000156031	11/29/2020	11/29/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			5000156031	11/29/2020	11/29/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			5000160151	11/29/2020	11/29/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below			WCN6003377	11/29/2020	11/29/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Leased/Rented Equipment			5000156031	11/29/2020	11/29/2021	Equipment 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured for General Liability: City of Pittsburgh

CERTIFICATE HOLDER

CANCELLATION

City of Pittsburgh 200 Ross St #320 Pittsburgh, PA 15219	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Parcel ID : 0010-A-00041-0000-00
 Property Address : 2112 -2120 PENN AVE
 PITTSBURGH, PA 15222

Municipality : 102 2nd Ward - PITTSBURGH
 Owner Name : GALA LTD PARTNERS

School District :	Pittsburgh	Neighborhood Code :	51C02
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	4/12/2004
Use Code :	RESTAURANT, CAFET AND/OR BAR	Sale Date :	4/12/2004
Homestead :	No	Sale Price :	\$670,000
Farmstead :	No	Deed Book :	12005
Clean And Green	No	Deed Page :	418
Other Abatement :	No	Lot Area :	9,600 SQFT

2020 Full Base Year Market Value

2020 County Assessed Value

Land Value	\$406,700	Land Value	\$406,700
Building Value	\$678,100	Building Value	\$678,100
Total Value	\$1,084,800	Total Value	\$1,084,800

2019 Full Base Year Market Value

2019 County Assessed Value

Land Value	\$406,700	Land Value	\$406,700
Building Value	\$208,300	Building Value	\$208,300
Total Value	\$615,000	Total Value	\$615,000

Address Information

Owner Mailing : 4201 COHASSET LN
 ALLISON PARK, PA 15101-1501