

WILLIAM PEDUTO  
MAYOR



KIMBERLY LUCAS  
ACTING DIRECTOR

November , 2021

President and Members  
City Council  
City of Pittsburgh

**RE: 5803 CENTRE AVE  
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 5803 Centre Ave, in the 8<sup>th</sup> Ward, 7<sup>th</sup> Council District, as shown on the attached plan. A copy of the request is also attached.

5803 CENTRE LLC, is proposing to install building shoring in the street along Commerce Way, in the back of the building. The shoring will extend 18" into the street Right-of-Way and be left at the conclusion of construction. The shoring will be buried approximately 4' below finished grade and extend roughly 18' into the ground.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

*Kimberly Lucas*

Kimberly Lucas  
Acting Director

KL:JM  
Attachments

November 18, 2020

Ms. Karina Ricks  
Director  
City of Pittsburgh  
Department of Mobility & Infrastructure  
611 Second Avenue  
Pittsburgh, Pennsylvania 15219

Subject: Request for Encroachment Permit  
5803 Centre Avenue, Shoring Structure  
City of Pittsburgh, Allegheny County

Dear Ms. Ricks:

On behalf of Charles Street Development Company, Trans Associates (TA) is submitting for your review and approval the attached request for street encroachment. The encroachment request is for installation of building shoring in the street along Commerce Way, in the back of the building. The shoring will extend 18" into the street Right-of-Way and be left at the conclusion of construction. The shoring will be buried approximately 4' below finished grade and extend roughly 18' into the ground.

Along with the encroachment application we have provided the building's site plan, profile sketch and property survey with a statement of metes and bounds.

Should you have any questions or require anything additional, please do not hesitate to contact me.

Sincerely,



Cliff Eich, P.E.  
Manager, Traffic Design Services

CDE:JAB:mz

Attachments

cc: File – csip00-19056/Encroachment Permit Letter

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 November 18, 2020

Applicant Name Frank Dellaglio

Property Owner's Name (if different from Applicant) Charles Street Development Company

Address 1430 Larimer Street, Suite 302, Denver, CO 80202

Phone Number: 412-260-2084 Alternate Phone Number: \_\_\_\_\_

Location of Proposed Encroachment: 5803 Centre Avenue (Commerce Street Frontage)

Ward: 8th Council District: 7 Lot and Block 84-E-262

What is the properties zoning district code? UNC (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable) ZDR

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

Width of Existing Right-of-Way (sidewalk or street): 20' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 250' (Before encroachment)

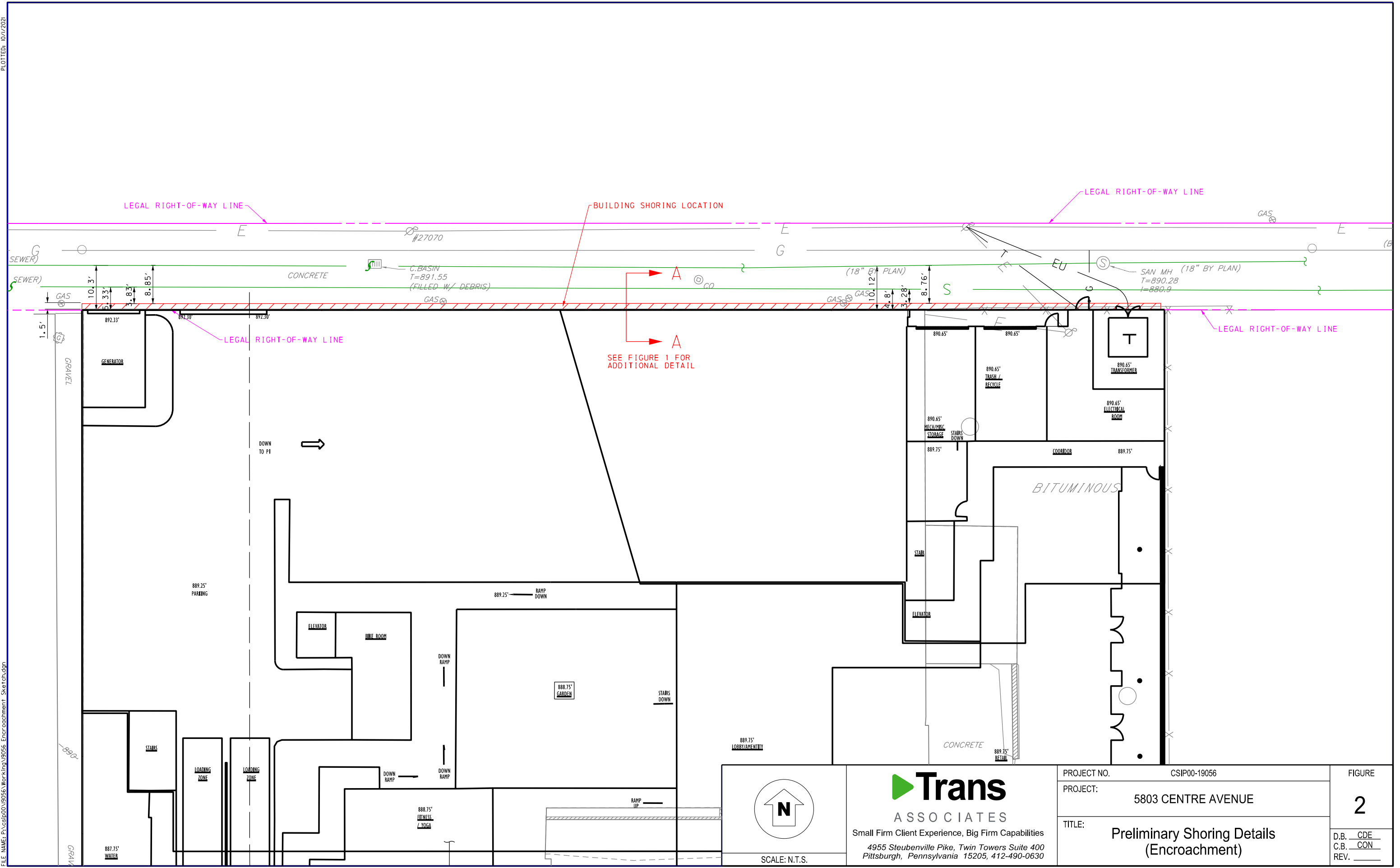
Width of Proposed Encroachment: 1.5'



Length of Proposed Encroachment: 250'

Number of feet the proposed object will encroach into the ROW: 1.5'

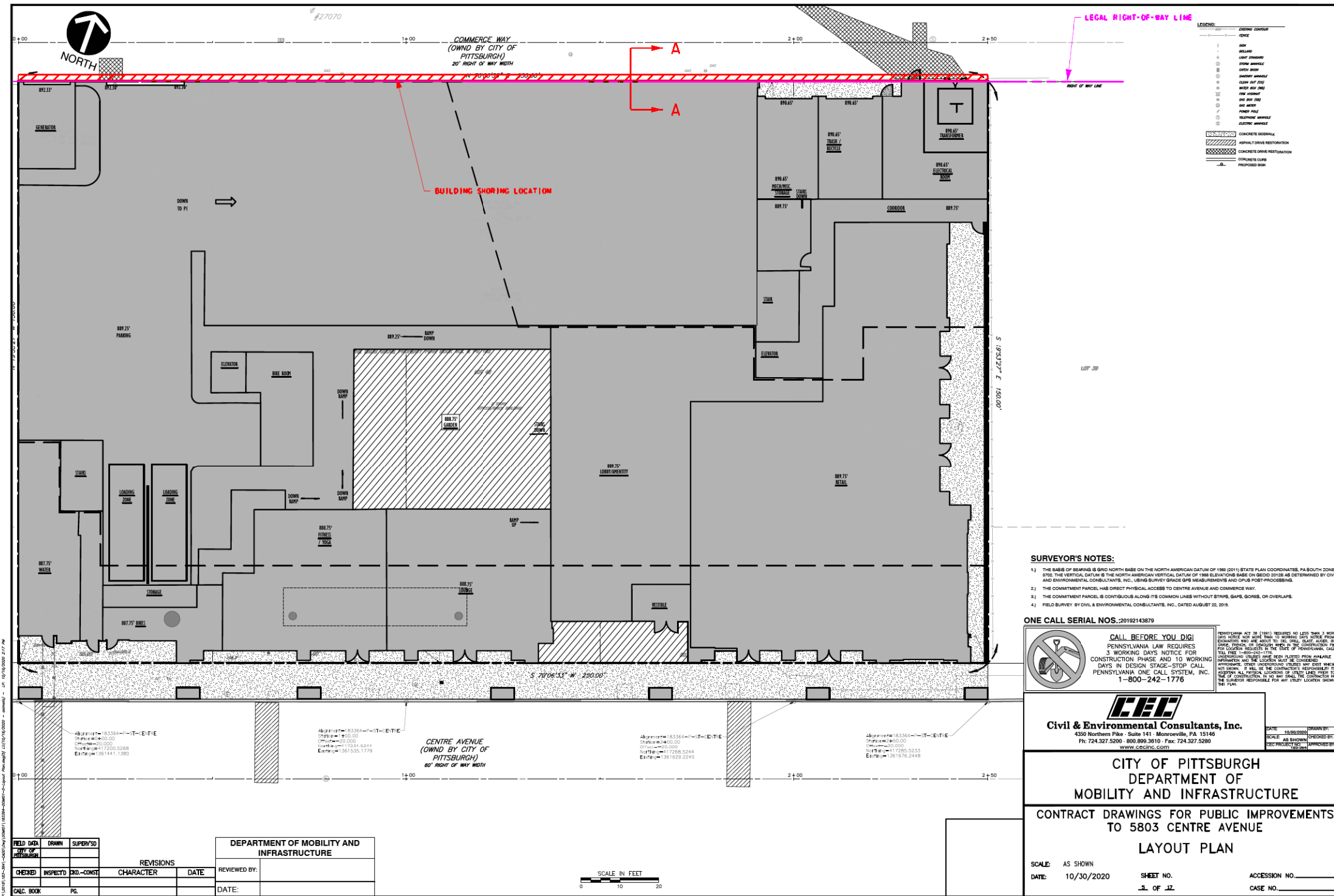
Description of encroachment: Building shoring

Reason for application: Proposed building is to be constructed to edge of Right-of-Way matching the existing construction. To build the structure below grade shoring is to be installed and will encroach 18" into the existing right-of-way. The shoring will be left in place after construction and buried approximately 4' under finished grade.



 SCALE: N.T.S.	 <b>Trans</b> ASSOCIATES Small Firm Client Experience, Big Firm Capabilities 4955 Steubenville Pike, Twin Towers Suite 400 Pittsburgh, Pennsylvania 15205, 412-490-0630	PROJECT NO. CSIP00-19056	FIGURE <b>2</b>
		PROJECT: 5803 CENTRE AVENUE	
		TITLE: Preliminary Shoring Details (Encroachment)	D.B. CDE C.B. CON REV. _____





**LEGEND**

[Symbol]	EXISTING CURB
[Symbol]	SEWER
[Symbol]	WATER
[Symbol]	UTILITY
[Symbol]	CONCRETE DRIVEWAY
[Symbol]	ASPHALT DRIVE RESTORATION
[Symbol]	CONCRETE DRIVE RESTORATION
[Symbol]	CONCRETE CURB
[Symbol]	PROPOSED SIGN

**SURVEYOR'S NOTES:**

- 1) THE BASIS OF BEARING IS GRID NORTH BASE ON THE NORTH AMERICAN DATUM OF 1983 (2011) STATE PLAN COORDINATES, PA SOUTH ZONE 8700. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATIONS BASE ON GEOID 2008 AS DETERMINED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. USING SURVEY GRADE GIRE MEASUREMENTS AND GPS POST-PROCESSING.
- 2) THE COMMITMENT PARCEL HAS DIRECT PHYSICAL ACCESS TO CENTRE AVENUE AND COMMERCE WAY.
- 3) THE COMMITMENT PARCEL IS CONTIGUOUS ALONG ITS COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS.
- 4) FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED AUGUST 22, 2019.

**ONE CALL SERIAL NOS.: 20192143879**

**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

IDENTIFICATION ACT 28 (1981) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE AND MORE THAN 10 WORKING DAYS NOTICE FROM COOPERATING PARTIES AND ADJACENT TO THE WORK AREA. THESE RULES APPLY TO ALL UTILITIES AND SERVICES. THE CONSTRUCTION PHASE FOR EXCAVATION REQUIRED BY THE STATE OF PENNSYLVANIA CALL THE ONE CALL SYSTEM.

**C&E**  
**Civil & Environmental Consultants, Inc.**  
4220 Northern Pike, Suite 141, Monroeville, PA 15146  
PH: 724.327.5200 800.899.3610 Fax: 724.327.5280  
www.ccecinc.com

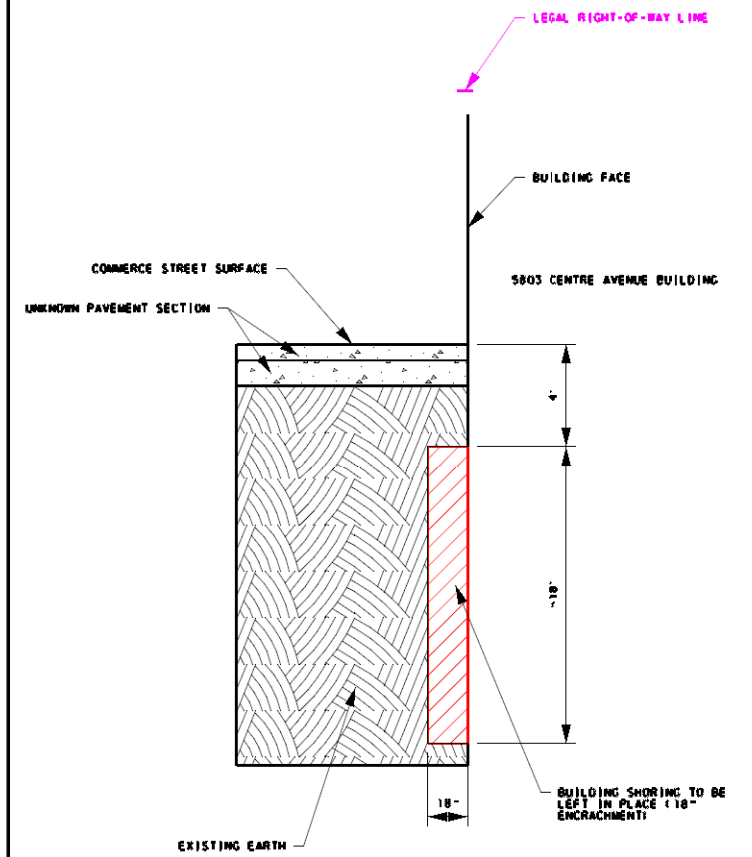
DATE: 10/30/2020 DRAWN BY: JLP  
SCALE: AS SHOWN CHECKED BY: JLP  
DESIGNED BY: JLP

**CITY OF PITTSBURGH**  
**DEPARTMENT OF**  
**MOBILITY AND INFRASTRUCTURE**

**CONTRACT DRAWINGS FOR PUBLIC IMPROVEMENTS**  
**TO 5803 CENTRE AVENUE**

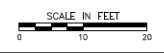
**LAYOUT PLAN**



SCALE: AS SHOWN SHEET NO. \_\_\_\_\_ DATE: 10/30/2020 SHEET OF 22 ACCESSION NO. \_\_\_\_\_ CASE NO. \_\_\_\_\_

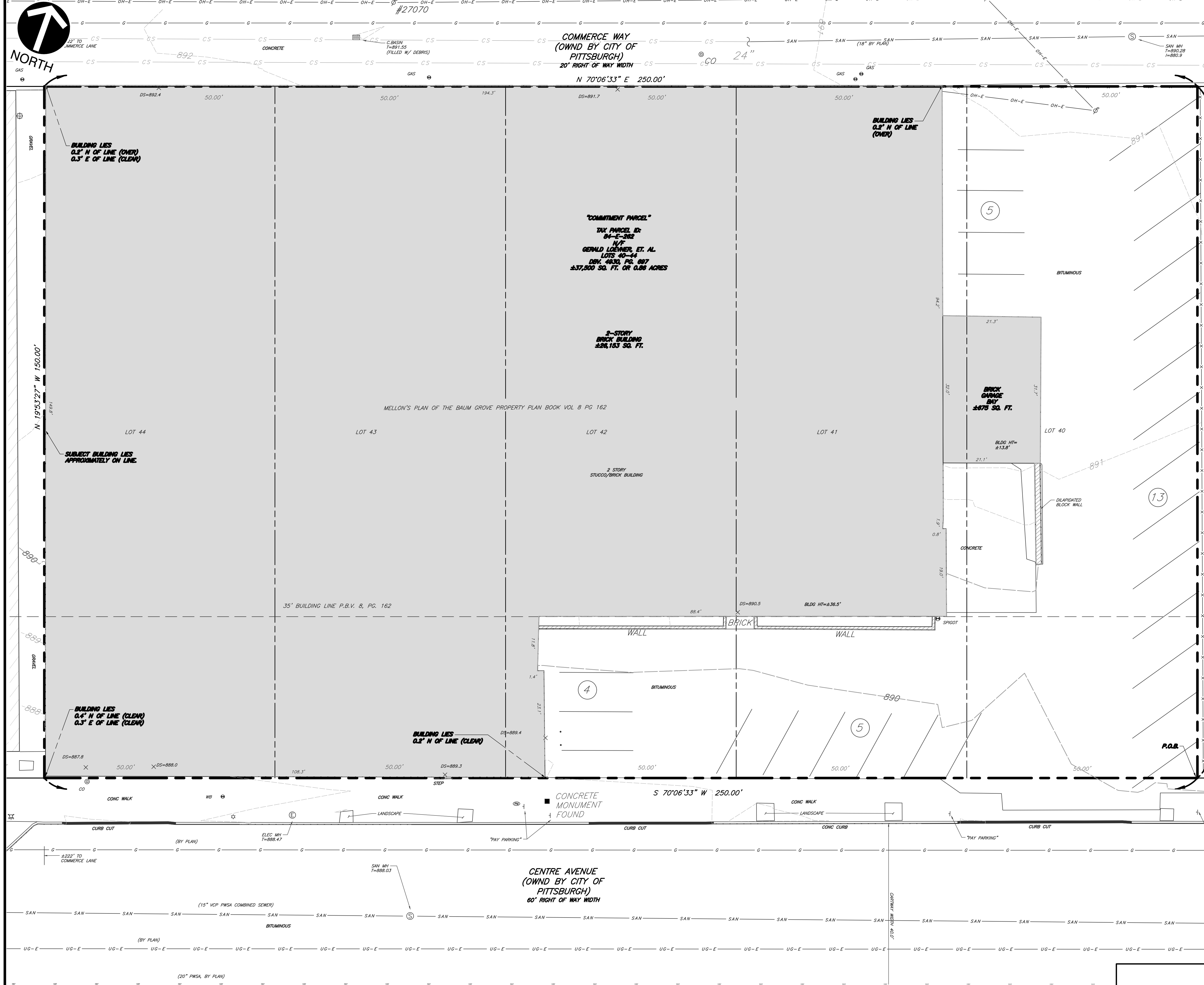
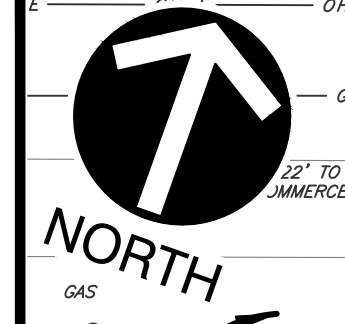


**SECTION A-A**  
**N.T.S.**

FIELD NO.	DATE	BY	REVISIONS	REVIEWED BY:	DATE:
CHEKED	INSPECTED	NO.-CONST	CHARACTER		
CALC. BOOK	PC				



 SCALE: N.T.S.	 <b>Trans</b> ASSOCIATES Small Firm Client Experience, Big Firm Capabilities 4955 Steubenville Pike, Twin Towers Suite 400 Pittsburgh, Pennsylvania 15205, 412-490-0630	PROJECT NO. CSIP00-19056	FIGURE
		PROJECT: 5803 CENTRE AVENUE	1
		TITLE: Preliminary Shoring Details (Encroachment)	D.B. CDE C.B. CON REV. _____



**LEGEND:**

---	EXISTING CONTOUR
-X-X-	FENCE
-SAN-	SANITARY SEWER LINE
-ST-	STORM SEWER LINE
-G-	GAS LINE
-W-	WATER LINE
-UG-E-	UNDERGROUND ELEC. LINE
-OH-E-	OVERHEAD ELECTRIC
+	SIGN
•	BOLLARD
*	LIGHT STANDARD
⊙	STORM MANHOLE
⊕	CATCH BASIN
⊙	SANITARY MANHOLE
⊙	CLEAN OUT (CO)
⊙	WATER BOX (WB)
⊙	FIRE HYDRANT
⊙	GAS BOX (GB)
⊙	GAS METER
⊙	POWER POLE
⊙	TELEPHONE MANHOLE
⊙	ELECTRIC MANHOLE

- SURVEYOR'S NOTES:**
- 1) THE BASIS OF BEARING IS GRID NORTH BASE ON THE NORTH AMERICAN DATUM OF 1983 (2011) STATE PLAN COORDINATES, PA SOUTH ZONE 3702. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATIONS BASE ON GEOID 2012B AS DETERMINED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC., USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
  - 2) THE COMMITMENT PARCEL HAS DIRECT PHYSICAL ACCESS TO CENTRE AVENUE AND COMMERCIAL WAY.
  - 3) THE COMMITMENT PARCEL IS CONTIGUOUS ALONG ITS COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS.
  - 4) FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., DATED AUGUST 22, 2019.

**ONE CALL SERIAL NOS.: 20192143879**

**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE—STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.

**CEC**  
**Civil & Environmental Consultants, Inc.**  
 4350 Northern Pike - Suite 141 - Monroeville, PA 15146  
 Ph: 724.327.5200 - 800.899.3610 - Fax: 724.327.5280  
 www.cecinc.com

DATE: 10/30/2020 DRAWN BY: AJS  
 SCALE: AS SHOWN CHECKED BY: JJF  
 CEC PROJECT NO.: 153-044 APPROVED BY: JJF

**CITY OF PITTSBURGH**  
**DEPARTMENT OF**  
**MOBILITY AND INFRASTRUCTURE**

**CONTRACT DRAWINGS FOR PUBLIC IMPROVEMENTS**  
**TO 5803 CENTRE AVENUE**

**EXISTING CONDITIONS PLAN**

SCALE: AS SHOWN  
 DATE: 10/30/2020 SHEET NO. 3 OF 12 ACCESSION NO. CASE NO.

FIELD DATA	DRAWN	SUPERVISED	DEPARTMENT OF MOBILITY AND INFRASTRUCTURE		
CITY OF PITTSBURGH			REVIEWED BY:		
CHECKED	INSPECTED	SKD.-CONST.	DATE:		
CALC. BOOK	PG.				



P:\2019\153-044\153-044.dwg (2020) [2020] 10/30/2020 2:17 PM LPL 10/30/2020 2:17 PM - (admin) - J:\Working Conditions.dwg [2020] 10/30/2020 2:17 PM





SCHEDULE B - SECTION II:

BASED UPON TITLE COMMITMENT FILE NO: NCS-896609-PITT, FIRST AMERICAN LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE: 07/14/2020. ITEMS 1-2, 4, 7, 10 & 12 ARE NOT SURVEY RELATED.

- 3) UNRECORDED EASEMENTS, DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA CONTENT AND ENCROACHMENTS, WHICH AN ACCURATE AND SATISFACTORY LAND TITLE SURVEY WOULD DISCLOSE.
3 POSSIBLE ENCROACHMENT OF BUILDING AS SHOWN ON THE SURVEY.
8) TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN. ALL ROADS ARE AS SHOWN ON THE SURVEY.
9) REDEVELOPMENT AREA PLAN (ALSO KNOWN AS GENERAL NEIGHBORHOOD RENEWAL PLAN) EAST LIBERTY REDEVELOPMENT AREA NO. 10 PROJECT NO. PENNA. R-18 AS SET FORTH IN DEED BOOK VOLUME 3999 PAGE 51. AMENDED BY REDEVELOPMENT AREA PLAN (URBAN RENEWAL PLAN) EAST LIBERTY REDEVELOPMENT AREA NO. 10 RECORDED IN DEED BOOK VOLUME 4135 PAGE 315. AMENDED BY MODIFICATION NO. 4 - REDEVELOPMENT AREA PLAN - URBAN RENEWAL PLAN - EAST LIBERTY RECORDED IN DEED BOOK VOLUME 4945 PAGE 478. THE COMMITMENT PARCEL IS AFFECTED.
11) SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDERS OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 8 PAGE 162. THE COMMITMENT PARCEL IS AFFECTED BY ALL MATTERS OF THE PLAN THE FOLLOWING IS PLOTTABLE:
11a a) 35' BUILDING LINE - 'LINE TO WHICH ALL BUILDINGS ARE TO BE ERRECTED' AS SHOWN ON THE SURVEY.

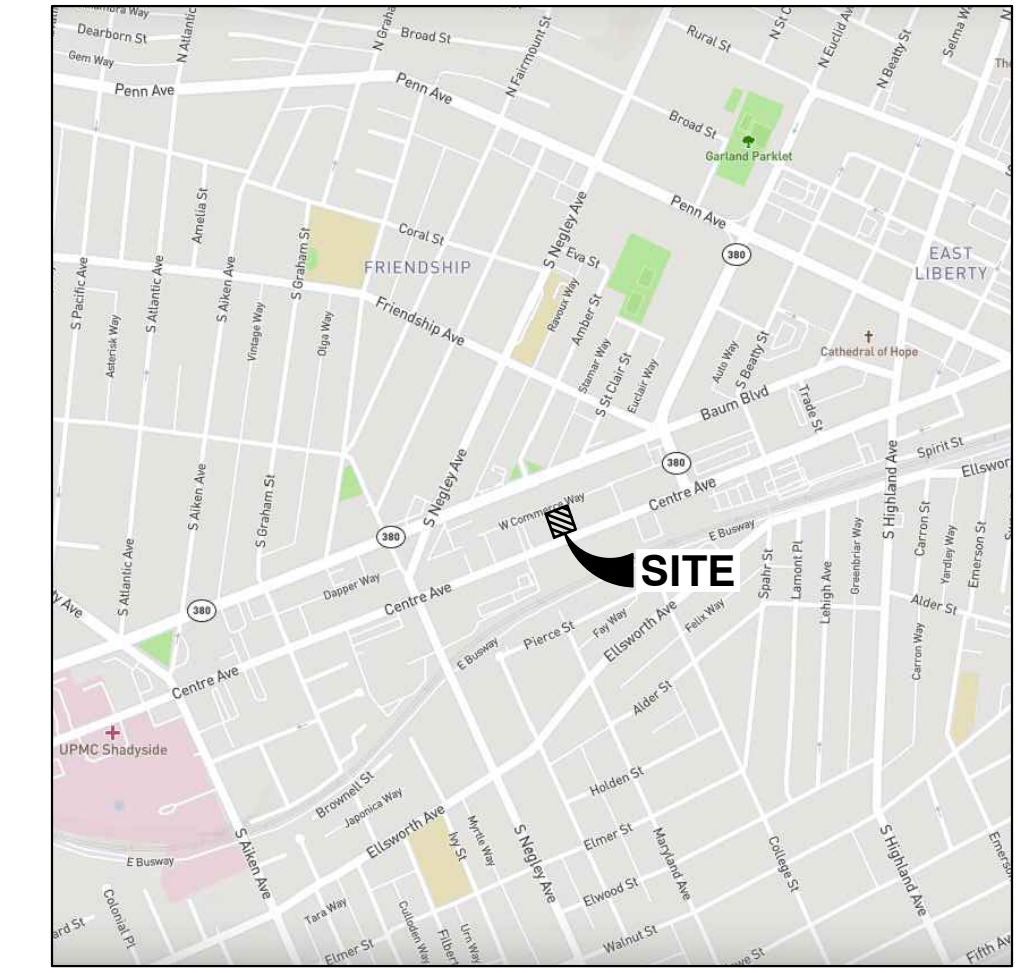
SCHEDULE C & RECORD DESCRIPTION D.B.V. 4930, PG. 697:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE EIGHTH WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NOS. 40 TO 44 IN THE MELLON'S PLAN OF BAUM GROVE, OF RECORD IN THE DEPARTMENT OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY IN PLAN BOOK VOLUME 8, PAGE 162, BEING TOGETHER BOUND AND DESCRIBED AS FOLLOWS, TO WIT:
BEING TAX PARCEL 84-E-262
BEING THE SAME PREMISES WHICH AUTOMOTIVE SUPPLY COMPANY, A PENNSYLVANIA CORPORATION, BY DEED DATED 01/26/1971 AND RECORDED 02/01/1971 IN ALLEGHENY COUNTY AT DEED BOOK VOLUME 4930 PAGE 697, GRANTED AND CONVEYED UNTO GERALD LOEVNER, TRUSTEE UNDER A TRUST AGREEMENT BETWEEN GERALD LOEVNER, MARK LOEVNER AND ROBERT LOEVNER DATED DECEMBER 21, 1970, IN FEE.

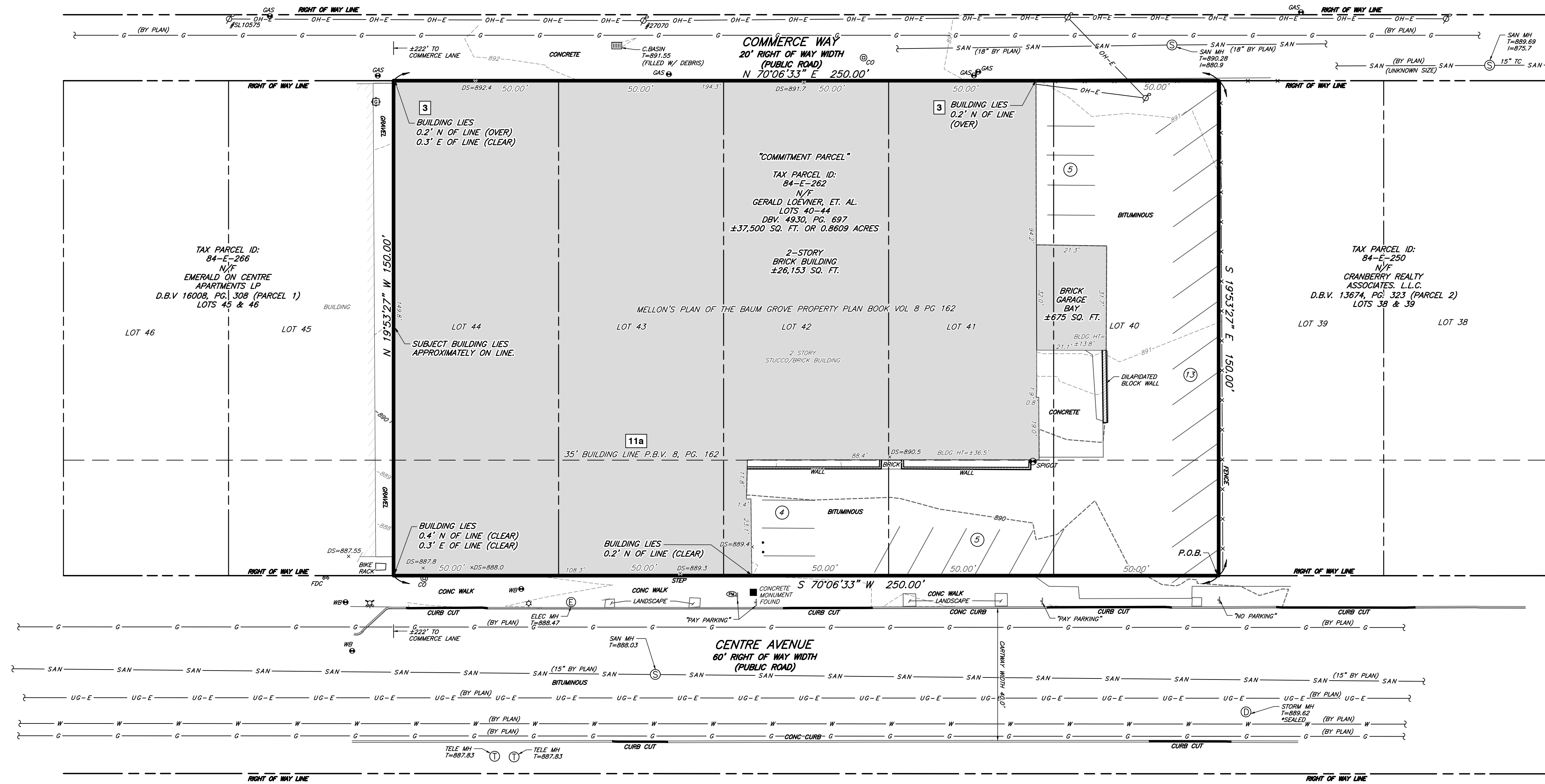
SURVEYOR'S NOTES:

- 1) THE BASIS OF BEARING IS GRID NORTH BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) STATE PLAN COORDINATES, PA SOUTH ZONE 3702. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATIONS BASED ON GEOID 2012B AS DETERMINED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC., USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
2) THE COMMITMENT PARCEL HAS DIRECT PHYSICAL ACCESS TO CENTRE AVENUE AND COMMERCE WAY.
3) THE COMMITMENT PARCEL PROPERTY BOUNDARY LINES ARE CO-TERMINOUS WITH ADJOINING RIGHTS OF WAY WITHOUT GAPS OR GORES.

REVISION RECORD table with columns: NO, DATE, DESCRIPTION



VICINITY MAP N.T.S.



2016 MINIMUM STANDARD ALTA/NSPS TABLE A ITEMS:

- ITEM 2: 5803 CENTRE AVENUE PITTSBURGH, PA 15206
ITEM 3: SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE OF FLOOD PLAIN...
ITEM 4: THE GROSS LAND AREA OF THE COMMITMENT PARCEL IS ±37,500 SQUARE FEET OR 0.8609 ACRES
ITEM 6(a): ZONING NOT PROVIDED TO THE SURVEYOR.
ITEM 7(b): THE DIMENSIONS OF THE BUILDING AT GROUND LEVEL ARE AS SHOWN ON THE SURVEY.
ITEM 7(b1): THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE BUILDING AT GROUND LEVEL IS AS SHOWN ON THE SURVEY.
ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN ON THE SURVEY.
ITEM 9: THERE ARE 27 TOTAL PARKING SPACES, 0 OF WHICH ARE HANDICAP SPACES.
ITEM 11: THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA...
ITEM 13: NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO PUBLIC RECORD ARE AS SHOWN ON THE SURVEY.
ITEM 14: THE DISTANCE TO THE NEAREST INTERSECTION STREET IS AS SHOWN ON THE SURVEY.
ITEM 16: THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK AT THE TIME OF THE SURVEY.

EXISTING LEGEND table listing symbols for property lines, easements, utility lines, and other features.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF PENNSYLVANIA CERTIFIES TO (i) ACRES LOAN ORIGINATION, LLC, AS ADMINISTRATIVE AGENT, ITS SUCCESSORS AND ASSIGNS; (ii) FEDERMAN STEIFMAN LLP; (iii) 5803 CENTRE LLC, A DELAWARE LIMITED LIABILITY COMPANY; (iv) FIRST AMERICAN TITLE INSURANCE COMPANY

VINCENT JOHN PAPARELLA, P.L.S. LICENSE NO. SU-052933E



CEC Civil & Environmental Consultants, Inc. ALTA / NSPS LAND TITLE SURVEY 5803 CENTRE AVENUE 8TH WARD CITY OF PITTSBURGH ALLEGHENY COUNTY, PA

Table with columns: DATE, DRAWN BY, PROJECT NO., SCALE, CHECKED BY, APPROVED BY, DRAWING NO., SHEET 1 OF 1

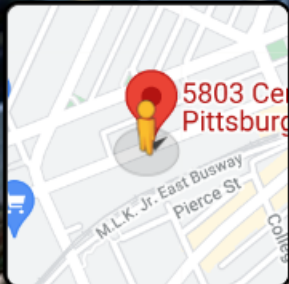
Vertical text on the left margin: P:\2016\183-364-Survey\Drawings\183364-5102-ALTA.dwg [SHEET 1] LS(09/04/2020 - Jhannoch) - LP: 9/4/2020 8:07 AM



5800 Centre Ave  
Pittsburgh, Pennsylvania

Google

Street View - Nov 2020



Google

**To:** Karina Ricks, Director of the Department of Mobility and Infrastructure  
**From:** William J. Pickering, PWSA Chief Executive Officer  
**Date:** October 11, 2021  
**Subject:** Proposed Encroachment at 5803 Centre Avenue

The following is in response to the attached 8/27/2021 request regarding the encroachment near 5803 Centre Avenue in the 8th 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 that will be impacted during construction of project. 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.*

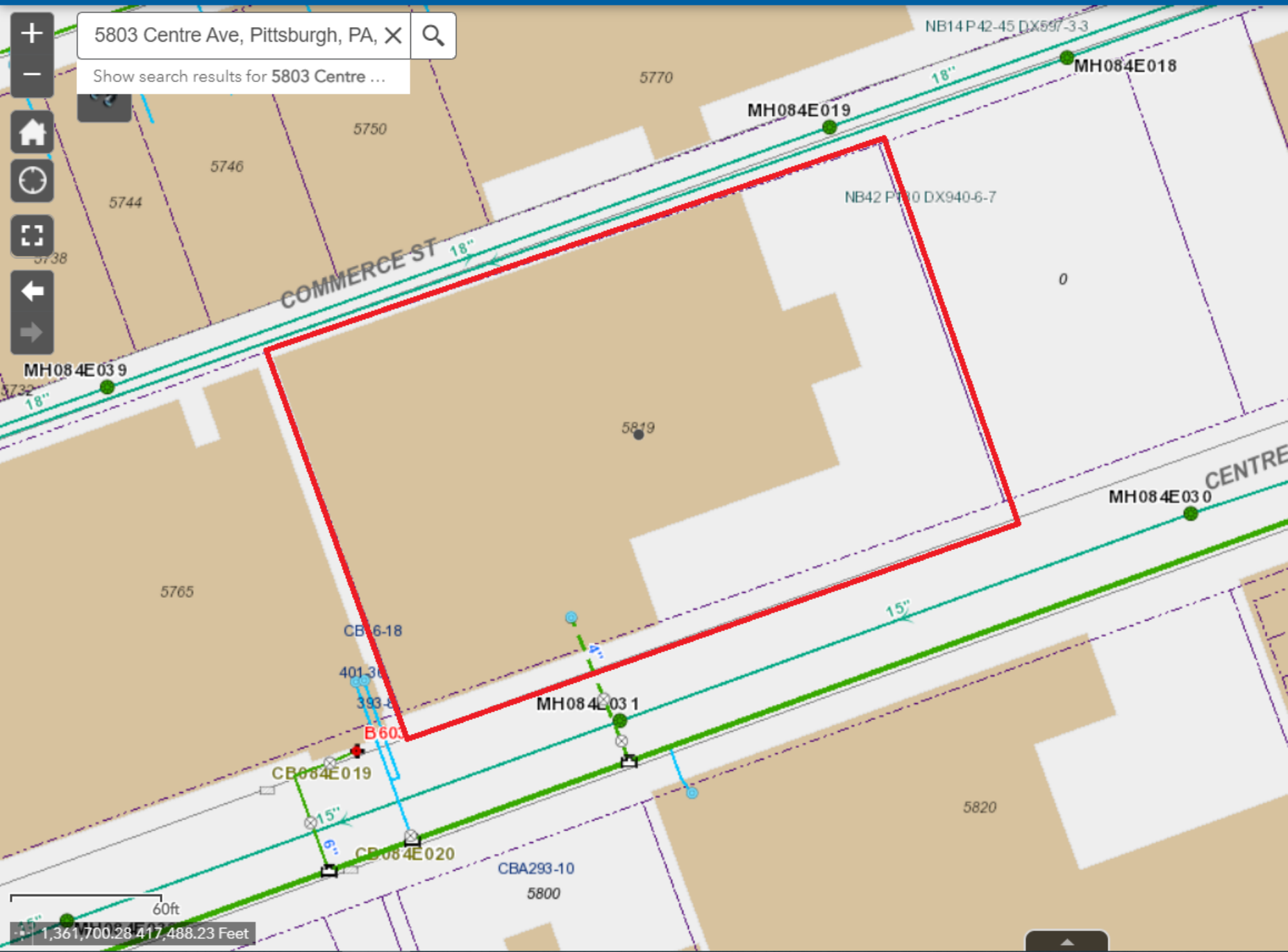
JAT

Attachment



5803 Centre Ave, Pittsburgh, PA, X

Show search results for 5803 Centre ...





**From:** [Jordan Treaster](#)  
**To:** [Cliff Eich](#)  
**Cc:** [Developer Tap in Permits.Centre Avenue - 5803@docs.e-builder.net](#)  
**Subject:** Encroachment - Notification of Clearance - 5803 Centre Avenue  
**Date:** Monday, October 11, 2021 2:58:54 PM  
**Attachments:** [image849095.png](#)  
[image458107.png](#)  
[image816481.png](#)  
[5803 Centre Avenue - Notification on Clearance - Request Letter.pdf](#)

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Hi Cliff,

Pursuant to your request, we have reviewed the Encroachment permit application for the Project located at 5803 Centre Avenue. We understand the Project consists of 18" of shoring that is being used for construction to be left in place. Our review was initiated to determine whether the Project would impact existing PWSA infrastructure. Please refer to the enclosed information.

Based on available resources, we have determined the encroachment would not impede the operation and maintenance of PWSA's existing infrastructure. This email shall serve as the Notification of Clearance. We would greatly appreciate if you could communicate these findings to the Applicant and City.

Please note that our review was based on information supplied by others under the assumption this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly.

Thanks,  
Jordan



Jordan Treaster  
Development Coordinator  
Cell: 412.495.2609

Pittsburgh Water and Sewer Authority  
1200 Penn Ave, Pittsburgh, PA 15222

<https://pgh2o.com>



**CONFIDENTIALITY NOTICE:** This e-mail and any attachments constitute an electronic communication within the meaning of the Electronic Communications Privacy Act, 18 U.S.C. § 2510 and its disclosure is strictly limited to the recipient intended by the sender of this message. This transmission and any attachments may contain confidential information. If you are not the intended recipient, any disclosure, copying, distribution or use of any of the information contained in or attached to this e-mail is strictly prohibited. If you have received this transmission in error, please notify the sender of this communication of your receipt, in error, by e-mail or by phone, then destroy the original and its attachments by deleting them from your system. Thank you for your cooperation.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/24/2020

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).

<b>PRODUCER</b> Tolman & Wiker Insurance Services, LLC 196 S. Fir Street P.O. Box 1388 Ventura CA 93002-1388	<b>CONTACT NAME:</b> Jessica Blanchard, ACSR <b>PHONE (A/C, No, Ext):</b> (805) 585-6748 <b>FAX (A/C, No):</b> (805) 585-6748 <b>E-MAIL ADDRESS:</b> jblanchard@tolmanandwiker.com																				
	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td><b>INSURER A:</b> Liberty Surplus Insurance Corporation</td> <td></td> <td>10725</td> </tr> <tr> <td><b>INSURER B:</b></td> <td></td> <td></td> </tr> <tr> <td><b>INSURER C:</b></td> <td></td> <td></td> </tr> <tr> <td><b>INSURER D:</b></td> <td></td> <td></td> </tr> <tr> <td><b>INSURER E:</b></td> <td></td> <td></td> </tr> <tr> <td><b>INSURER F:</b></td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	<b>INSURER A:</b> Liberty Surplus Insurance Corporation		10725	<b>INSURER B:</b>			<b>INSURER C:</b>			<b>INSURER D:</b>			<b>INSURER E:</b>			<b>INSURER F:</b>	
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<b>INSURER C:</b>																					
<b>INSURER D:</b>																					
<b>INSURER E:</b>																					
<b>INSURER F:</b>																					
<b>INSURED</b> 5803 Centre, LLC; Al Neyer, LLC 1430 Larimer St, Suite 302 Denver CO 80202-1740																					

**COVERAGES**

CERTIFICATE NUMBER: 20/21 GL -

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"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> \$25,000 DEDUCTIBLE GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		1000404637-01	09/30/2020	12/30/2022	EACH OCCURRENCE	\$ 2,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence)						\$ EXCLUDED	
							MED EXP (Any one person)	\$ EXCLUDED
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

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

GL: Certificate Holder is Additional Insured as respects to operations of the Named Insured per form CG20120509. Endorsement applies only as required by current written contract on file.

**CERTIFICATE HOLDER****CANCELLATION**

City of Pittsburgh 414 Grant Street  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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