

LEGAL DESCRIPTION

Beginning at a rebar and cap set in the southerly right of way line of Allegheny River Boulevard (Route 130) and marking the northeasterly corner of Allen J. Gourley and Robert S. Gourley; thence departing said line of Allen J. Gourley and Robert S. Gourley and continuing with the southerly right of way line of said Allegheny River Boulevard (Route 130) the following three (3) courses:

S 80° 06' 44" E, 902.21 feet to a rebar and cap set;

S 08° 28' 42" W, 26.80 feet to a rebar and cap set;

S 81° 31' 18" E, 307.56 feet

to a rebar and cap set in the westerly line of Allegheny Valley Railroad Company; thence departing the said right of way line of Allegheny River Boulevard (Route 130) and continuing with the westerly and southerly line of said Allegheny Valley Railroad Company the following seven (7) courses:

S 06° 58' 42" W, 161.50 feet to a point;

S 80° 00' 18" E, 330.00 feet to a point;

S 78° 01' 18" E, 237.60 feet to a point;

S 70° 16' 18" E, 152.62 feet to a point;

N 89° 49' 42" E, 310.86 feet to a point;

N 15° 49' 42" E, 142.00 feet to a rebar and cap set;

S 84° 10' 18" E, 39.93 feet

to a rebar and cap set in the westerly line of Kap Properties LLC; thence departing said line of Allegheny Valley Railroad Company and continuing with the westerly line of said Kap Properties LLC the following course:

S 15° 49' 42" W, 796.62 feet

to a rebar and cap set; thence with the westerly line of said Kap Properties LLC and continuing with the northerly and westerly lines of Marian O. Parente the following eight (8) courses:

S 87° 21' 13" W, 381.53 feet to a rebar and cap set;

S 18° 29' 40" W, 296.67 feet to a monument found;

S 19° 22' 46" W, 141.19 feet to a monument found;

S 18° 11' 32" W, 103.52 feet to a rebar and cap set;

S 65° 21' 15" W, 89.61 feet to a rebar and cap set;

S 58° 51' 15" W, 165.00 feet to a rebar and cap set;

S 52° 21' 15" W, 165.00 feet to a rebar and cap set;

S 41° 45' 45" E, 363.00 feet

to a rebar and cap set westerly line of Duquesne Light Company; thence departing said line of Marian O. Parente and with the westerly line of said Duquesne Light Company and continuing with the westerly lines of David L. and Lorie Jean Allen, Elijah Gardner and Minne L. Gardner, other lands of Elijah Gardner and Minne L. Gardner, Raynetta Green, Charles G. Freeman and Barbara L. Freeman, Kenneth T. Saunders and Shirley M. Saunders, Diane Henderson and Robert G. Webster, Jane B. Robinson, Laura A. English, Marlow English and Mayron Allen and Ebtessam Allen the following course:

S 45° 59' 15" W, 1430.45 feet

to a rebar and cap set in the easterly right of way line of Ebel Street; thence departing the line of said Mayron Allen and Ebtessam Allen and continuing with the easterly right of line of said Ebel Street the following two (2) courses:

N 34° 00' 45" W, 397.65 feet to a rebar and cap set;

N 28° 00' 33" W, 26.50 feet

to a point; thence with the said right of way line of Ebel Street and continuing with the easterly and northerly line of Juanita Parks-Platter and Justin A. Nicholas and other lands of Juanita Parks-Platter and Justin A. Nicholas the following four (4) courses:

N 00° 51' 52" E, 139.74 feet to a rebar and cap set;

N 89° 03' 45" W, 95.85 feet to a nail set;

S 64° 54' 17" W, 20.78 feet to a monument found;

N 12° 04' 45" W, 51.34 feet

to a monument found; thence with the northerly line of said Juanita Parks-Platter and Justin A. Nicholas and continuing through the right of way of Campania Avenue the following courses:

S 64° 57' 40" W, 189.11 feet

to a rebar and cap set in the easterly line of Urban Redevelopment Authority of Pittsburgh said point also being on the westerly right of way line of said Campania Avenue; thence with the easterly line of said Urban Redevelopment Authority of Pittsburgh and said westerly right of way line of Campania Avenue the following course:

110.18 feet along the arc of a curve turning to the right having a radius of 232.50 feet a chord bearing and a chord of N 11° 37' 59" W, 109.15 feet respectively,

to a rebar and cap set; thence with northerly line of said Urban Redevelopment Authority of Pittsburgh the following two (2) courses:

N 79° 43' 09" W, 1136.36 feet to a rebar and cap set;

S 81° 54' 51" W, 89.65 feet

to a rebar and cap set in the westerly right of way line of Wiltsie Street, said point also being on the easterly line of Saint Peter's German Lutheran Church; thence departing said line of Urban Redevelopment Authority of Pittsburgh and continuing with the easterly line of said Saint Peter's German Lutheran Church and westerly right of way line of said Wiltsie Street the following two

(2) courses:

N 12° 45' 30" W, 53.76 feet to a rebar and cap set at the point of curvature of a tangent curve to the left;

35.80 feet along the arc of said curve having a radius of 184.83 feet a chord bearing and chord of N 18° 18' 23" W, 35.74 feet respectively,

to a nail set; thence continuing with the westerly right of line of said Wiltsie Street the following course:

N 03° 05' 02" W, 293.30 feet

to a fence post found marking the southwesterly corner of Commonwealth of Pennsylvania, Department of Military Affairs; thence departing the westerly right of line of said Wiltsie Street and continuing with the lines of said Commonwealth of Pennsylvania, Department of Military Affairs the following seven (7) courses:

N 87° 44' 07" E, 323.56 feet to a fence post found;

N 53° 37' 41" E, 402.83 feet to a rebar and cap set;

N 10° 48' 23" W, 216.60 feet to a rebar and cap set;

N 26° 34' 24" W, 147.65 feet to a rebar and cap set;

N 48° 48' 00" W, 330.34 feet to a fence post found;

S 84° 45' 35" W, 456.43 feet to a fence post found;

S 73° 40' 18" W, 50.00 feet

to a fence post found in the easterly right of way line of Highland Drive said point also marks the northwesterly corner of said Commonwealth of Pennsylvania, Department of Military Affairs; thence with the westerly line of said Commonwealth of Pennsylvania, Department of Military Affairs and the easterly right of way line of said Highland Drive the following three (3) courses:

100.00 feet along the arc of a curve the left having a radius of 280.00 feet and a chord bearing and chord of S 26° 33' 35" E, 99.47 feet respectively, to a fence post found;

S 36° 47' 28" E, 175.35 feet to a fence post found at the point of curvature of a non-tangent curve to the right;

89.58 feet along the arc of said curve having a radius of 320.00 feet a chord bearing and chord of S 28° 46' 18" E, 89.29 feet respectively,

to a monument found marking the northeasterly corner of the Commonwealth of Pennsylvania; thence departing said Commonwealth of Pennsylvania, Department of Military Affairs and with the northerly line of said Commonwealth of Pennsylvania and crossing through said right of way of Highland Drive the following course:

N 77° 56' 33" W, 22.98 feet

to a mag nail set marking the southeasterly corner of Pittsburgh History and Landmarks Foundation Inc. said point also being on the centerline of Highland Drive; thence departing said northerly line of

Commonwealth of Pennsylvania and with said centerline of Highland Drive and the northerly lines of said Pittsburgh History and Landmarks Foundation Inc. the following three (3) courses:

111.95 feet along the arc of a curve to the left having a radius of 517.39 feet and a chord bearing and chord of N 32° 44' 05" W, 111.73 feet respectively, to a mag nail set at the point of curvature of a compound curve to the left;

224.81 feet along the arc of said curve having a radius of 300.00 feet a chord bearing and a chord of N 60° 24' 04" W, 219.59 feet respectively, to a mag nail set;

N 82° 14' 02" W, 25.34 feet

to a mag nail set marking the southeasterly corner of Army Reserve Center; thence departing the northerly line of said Pittsburgh History and Landmarks Foundation Inc. and continuing with the easterly line of said Army Reserve Center the following three (3) courses:

N 08° 11' 53" E, 200.00 feet to a monument found;

N 07° 00' 37" W, 178.07 feet to a rebar and cap set;

N 69° 01' 37" W, 113.47 feet

to a rebar and cap set marking the southeasterly corner of Urban Redevelopment Authority of Pittsburgh; thence departing said line of Army Reserve Center and continuing with the easterly line of said Urban Redevelopment Authority of Pittsburgh the following course:

N 02° 11' 09" E, 860.16 feet

to a rebar and cap set in the southerly line of Ference Miller Ventures, LLC; thence departing said Urban Redevelopment Authority of Pittsburgh and continuing with the southerly line of said Ference Miller Ventures, LLC said the following course:

S 84° 44' 08" E, 378.33 feet

to a rebar found marking the southwesterly corner of aforementioned Allen J. Gourley and Robert S. Gourley; thence departing said Ference Miller Ventures, LLC and with the southerly and easterly lines of said Allen J. Gourley and Robert S. Gourley the following two (2) courses:

S 77° 01' 48" E, 1437.15 feet to a rebar and cap set;

N 06° 28' 11" E, 488.96 feet to the point of beginning containing 7,419,460 square feet or 170.32736 acres of land.

LESS AND EXCEPT 5.5102 ACRES CONSISTING OF TWO TRACTS AS DESCRIBED FURTHER:

Lot A

Beginning at an iron bar found on the easterly line of Highland Drive, said point marking the northwesterly corner of lands conveyed to the Commonwealth of Pennsylvania Department of Military Affairs from the United States of America acting by and through the Secretary, Department of Veterans Affairs, by quitclaim deed dated December 16, 1993, and recorded in deed book volume 9224 at page 102 (said lands being Parcel 0172-E-0050-0000-00), and from said beginning point,

Running the following courses through lands of the said Department of Veterans Affairs:

1. Along the arc of a curve to the right having a radius of 280.00 feet, turning a central angle of 30° 35' 04", for an arc length of 149.46 feet, the chord of which bears North 02°45'50" West for a distance of 147.70 feet to a point, thence
2. North 12°31'42" East a distance of 28.22 feet to a rebar set, thence
3. Along the arc of a tangent curve to the right with a radius of 876.92 feet, turning a central angle of 30°11'26", for an arc length of 462.07 feet, the chord of which bears North 27°37'25" East for a distance of 456.75 feet to a point, thence
4. South 56°59'08" East a distance of 250.19 feet to a rebar set, thence
5. South 46°49'05" West a distance of 47.11 feet to a rebar set, thence
6. South 18°39'07" West a distance of 131.94 feet to a rebar set, thence
7. South 16°29'20" West a distance of 45.80 feet to a rebar set, thence
8. South 00°15'50" East a distance of 14.95 feet to a rebar set, thence
9. South 06°02'33" East a distance of 43.36 feet to a rebar set, thence
10. South 11°03'34" East a distance of 56.95 feet to a rebar set, thence
11. South 33°54'30" West a distance of 100.13 feet to a rebar set, thence
12. Along the northerly line of lands of the above referenced Department of Military Affairs, South 83°01'56" West a distance of 245.00 feet to a rebar set, thence
13. Continuing along the same, South 71 °56'46" West a distance of 50.00 feet to the point and place of beginning.

Containing 155,183 square feet or 3.5625 acres of land.

Lot B

Beginning at an iron pin found on the southerly line of lands conveyed to the Commonwealth of Pennsylvania Department of Military Affairs from the United States of America acting by and through the Secretary, Department of Veterans Affairs by quitclaim deed dated December 16, 1993, and recorded in deed book volume 9224 at page 102 (said lands being Parcel 0172-E-0050-0000-00), said point being located North 23 degrees West a distance of 185 feet and North 86 degrees 00 minutes 28 seconds East a distance of 323.55 feet from the east end of a 42" RCCP storm sewer pipe 65 feet east of the centerline of Wiltsie Road at the intersection of Highland Drive, as described in the above referenced deed, and from said beginning point,

Running the following courses along the line of lands of the above referenced Department of Military Affairs,

1. North 51 °54'02" East a distance of 402.83 feet to a rebar set, thence
2. North 12°32'02" West a distance of 216.60 feet to a rebar set, thence

3. North 28°18'03" West a distance of 147.65 feet to a rebar set, thence
4. North 50°31 '39" West a distance of 330.34 feet to a rebar set, thence
5. South 83°01 '56" West a distance of 211.43 feet to a rebar set, thence

Running the following courses through lands of the said Department of Veterans Affairs, along the easterly line of proposed Lot A:

6. North 33°54'30" East a distance of 100.13 feet to a rebar set, thence
7. North 11 °03'34" West a distance of 56.95 feet to a rebar set, thence
8. North 06°02'33" West a distance of 43.36 feet to a rebar set, thence
9. North 00°15'50" West a distance of 14.95 feet to a rebar set, thence

Running the following courses through lands of the said Department of Veterans Affairs:

10. South 80°19'03" East a distance of 63.26 feet to a rebar set, thence
11. South 55°41 '39" East a distance of 177.72 feet to a rebar set, thence
12. South 46°47'34" East a distance of 245.27 feet to a rebar set, thence
13. South 39° 43'02" East a distance of 224.70 feet to a rebar set, thence
14. South 31 °42'13" East a distance of 136.45 feet to a rebar set, thence
15. South 12°24'55" East a distance of 70.15 feet to a rebar set, thence
16. South 00° 26'06" West a distance of 57.77 feet to a rebar set, thence
17. South 31 °21 '26" West a distance of 61.51 feet to a rebar set, thence
18. South 58°05'34" West a distance of 425.60 feet to the point and place of beginning.

Containing 84,843 square feet or 1.9477 acres of land.

SUBJECT TO any and all existing reservations and easements, recorded and unrecorded, belonging to or in any manner appertaining to the described property for public highways, roads, railroads, pipelines, drainage, levee maintenance and floodage, sewer mains and lines and public utilities, if any.