

Property of the City of Pittsburgh to be transferred to Pennley Park South, Inc.

All that certain parcel of land, situate in the 8th Ward, City of Pittsburgh, Allegheny County, Pennsylvania, more particularly bound and described as follows:

Beginning at a point on the southeasterly right of way line of Amber Street, 50.00 feet wide, said point being S 24° 52' 21.6" E a distance of 115.11 feet from a point on the southeasterly right of way line of Amber Street at the line dividing lands now or formerly of the City of Pittsburgh and lands now or formerly of Angelus Hospital & Rehabilitation Center, Inc.; thence from said point of beginning by the southeasterly right of way line of Amber Street, and by the line dividing lands now or formerly of the City of Pittsburgh and lands now or formerly of Pennley Park South, Inc., N 24° 52' 22" E a distance of 207.99 feet to a point on the line dividing lands now or formerly of the City of Pittsburgh and lands now or formerly of Pennley Park South, Inc.; thence by the line dividing lands now or formerly of the City of Pittsburgh and lands now or formerly of Pennley Park South, Inc., S 65° 07' 38" E a distance of 266.56 feet to a point; thence continuing by same S 24° 52' 22" W a distance of 207.99 feet to a point on the line dividing lands now or formerly of said City of Pittsburgh and other lands now or formerly of said City of Pittsburgh; thence by the line dividing lands now or formerly of said City of Pittsburgh and other lands now or formerly of said City of Pittsburgh N 65° 07' 38.4" W a distance of 266.56 feet to a point at the intersection of the northeasterly right of way line of said Eva Street and the southeasterly right of way line of said Amber Street, at the point of beginning.

Containing an area of 55,443 square feet.

g:\projects\16000\16121 penn plaza alta 8th ward-pgh\0004 due diligence\docs\survey\city to pennly description.docx



Property of Pennley Park South, Inc. to be transferred to the City of Pittsburgh

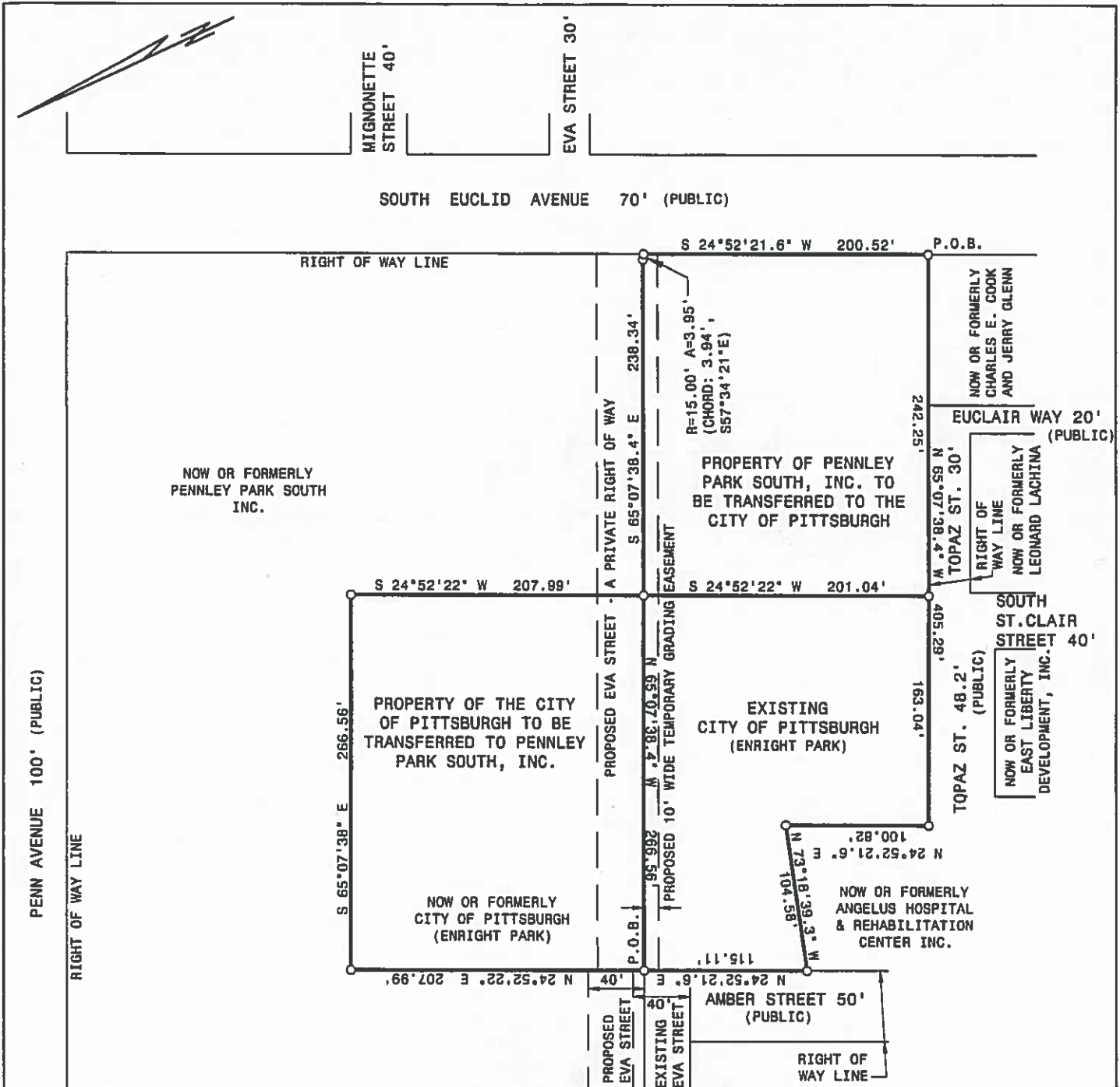
All that certain parcel of land, situate in the 8th Ward, City of Pittsburgh, Allegheny County, Pennsylvania, more particularly bound and described as follows:

Beginning at a point on the northwesterly right of way line of South Euclid Avenue, 70.00 feet wide, at the line dividing lands now or formerly of Pennley Park South, Inc., and lands now or formerly of Charles E. Cook and Jerry Glenn; thence from said point of beginning by the line dividing lands now or formerly of Pennley Park South, Inc., and lands now or formerly of Charles E. Cook and Jerry Glenn, and by the northeasterly right of way line of Topaz Street, 30.00 feet wide, N 65° 07' 38.4" W a distance of 242.25 feet to a point on the line dividing lands now or formerly of Pennley Park South, Inc., and lands now or formerly of the City of Pittsburgh; thence by the line dividing lands now or formerly of Pennley Park South, Inc., and lands now or formerly of the City of Pittsburgh N 24° 52' 22" E a distance of 201.04 feet to a point on the line dividing lands now or formerly of Pennley Park South, Inc., and other lands now or formerly of Pennley Park South, Inc.; thence by the line dividing lands now or formerly of Pennley Park South, Inc., and other lands now or formerly of Pennley Park South, Inc., S 65° 07' 38.4" E a distance of 238.34 feet to a point of curvature; thence continuing by same by a curve bearing to the right having a radius of 15.00 feet through an arc distance of 3.95 feet, also having a chord bearing of S 57° 34' 08" E and a chord distance of 3.95 feet, to a point on the northwesterly right of way line of said South Euclid Avenue; thence by the northwesterly right of way line of said South Euclid Avenue S 24° 52' 21.6" W a distance of 200.52 feet to a point on the line dividing lands now or formerly of said Pennley Park South, Inc. and lands now or formerly of said Charles E. Cook and Jerry Glenn, at the point of beginning.

Containing an area of 48,701 square feet.

g:\projects\16000\16121 penn plaza alta-8th ward-pgh\0004 due diligence\docs\survey\pennley to city description.docx





GRAPHIC SCALE



(in feet)
1" = 100'

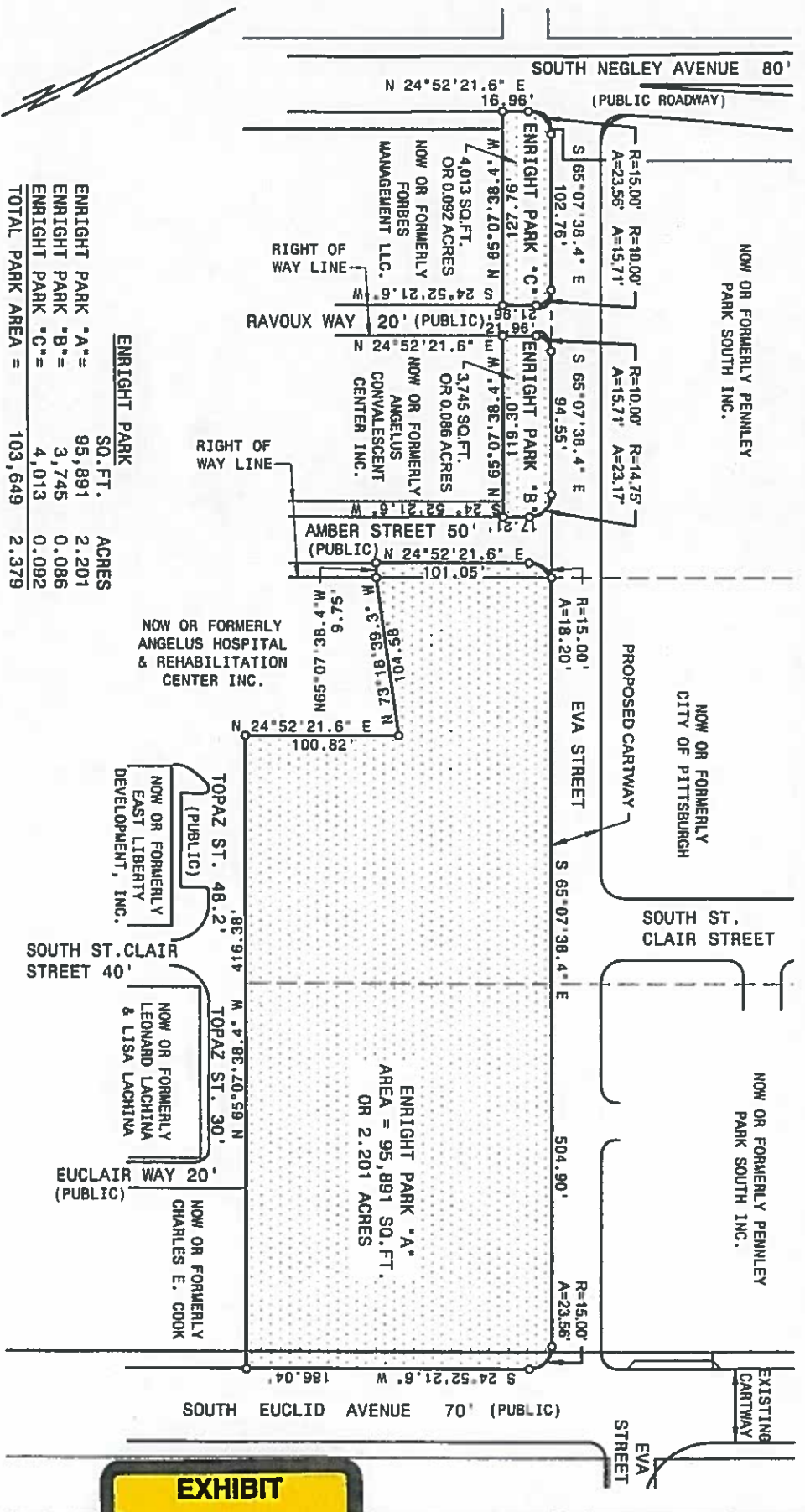
	The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying 100 McMoris Road, Pittsburgh, PA 15205 gatewayengineers.com 855-634-6284	
	LAND TRANSFER EXHIBIT SITUATE IN 8TH WARD - CITY OF PITTSBURGH ALLEGHENY COUNTY, PA MADE FOR PENNLEY PARK SOUTH, INC. JOB NUMBER: C-16121-0004	

PM: PTC DATE: 03-07-2019 SCALE: 1" = 100' DWG. NO.: 102,625



© Gateway Engineers Inc. All Rights Reserved.

Project: 16121 Penn Park ALTA-8th Ward-Pgs-0004 On: 03-07-2019 11:24 AM Christopher L. Richardson Save Date: 3/7/2019 11:23 AM



ENRIGHT PARK "A"	SQ. FT.	ACRES
ENRIGHT PARK "A"	95,891	2.201
ENRIGHT PARK "B"	3,745	0.086
ENRIGHT PARK "C"	4,013	0.092
TOTAL PARK AREA	103,649	2.379



PM: PTC DB: CLR CB: PTC

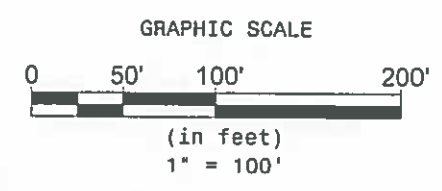
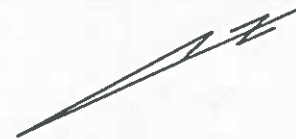
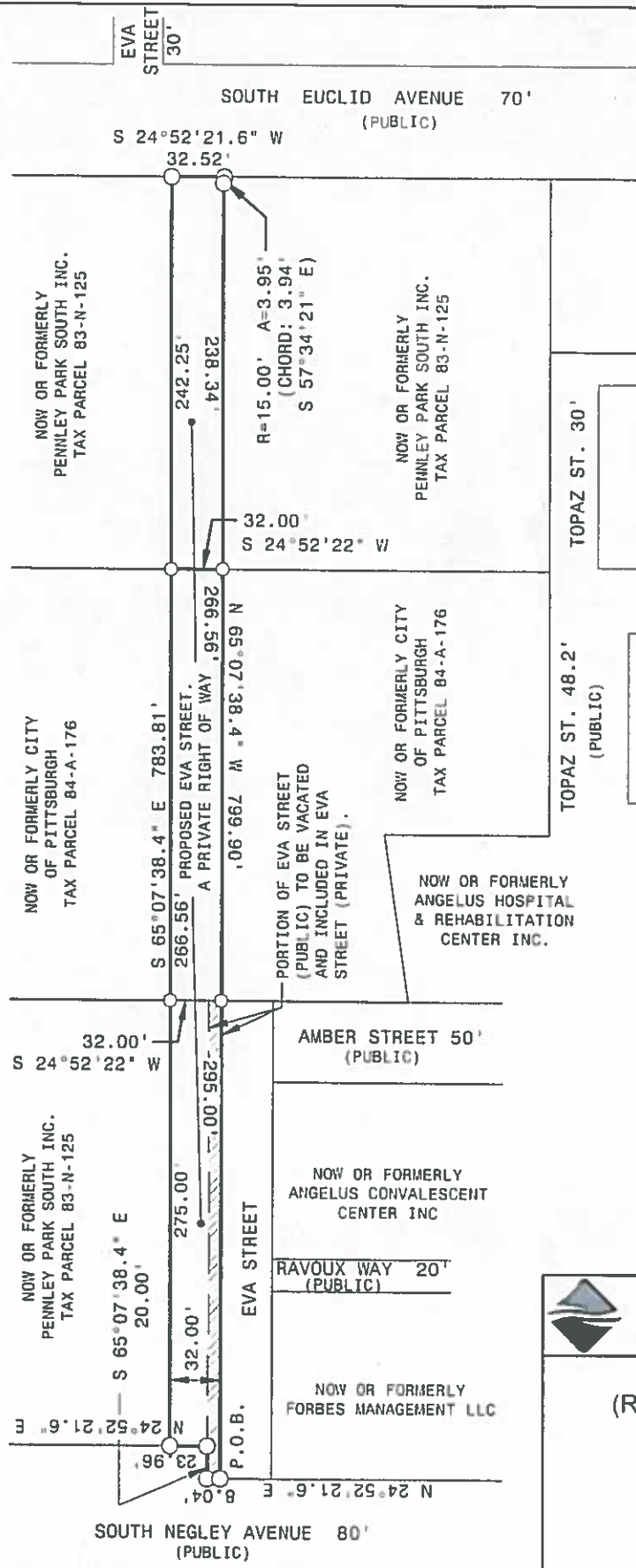
The Gateway Engineers, Inc.
 Full-Service Civil Engineering & Surveying
 100 McKhorts Road, Pittsburgh, PA 15205
 gatewayengineers.com 655-634-6264

EXHIBIT PLAN
PROPOSED ENRIGHT PARK
 SITUATE IN
 8TH WARD - CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA
 MADE FOR
PENNILEY PARK SOUTH, INC

C-16121-0004

DATE: 03/01/2019 SCALE: 1" = 100' DWG. NO.: 102,658

Plan A-1 Form No. 0-10/2019 Rev. 03/2019 Form Plate A-17-01 Rev. 03/2019 Plan Date: 03/01/2019 File: 102,658.dwg Plot Date: 03/01/2019 11:17 AM



 **GATEWAY**[®]
 The Gateway Engineers, Inc.
 Full-Service Civil Engineering & Surveying
 100 McMorris Road, Pittsburgh, PA 15205
 gatewayengineers.com 855-634-9784

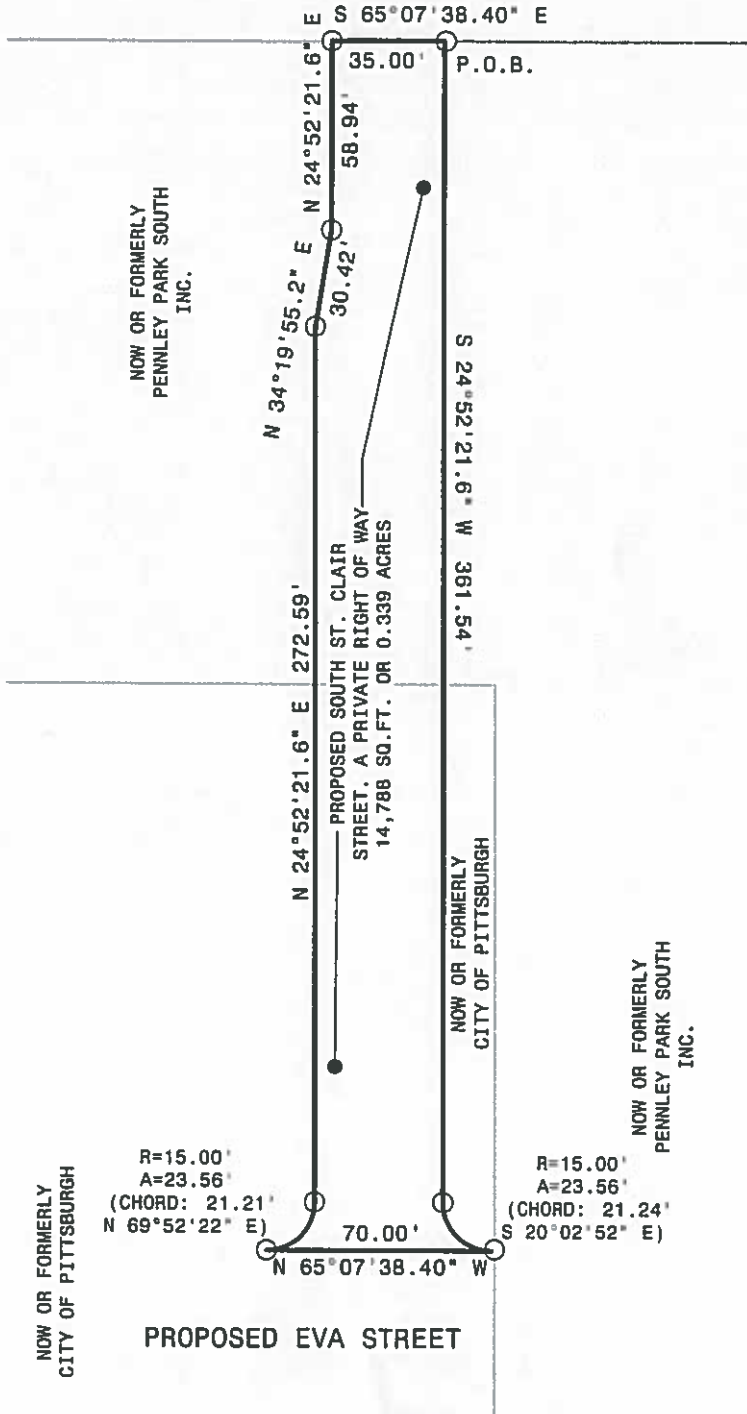
**EXHIBIT FOR EVA STREET
 (RELOCATED) - A PRIVATE RIGHT OF WAY**
 SITUATE IN
 8TH WARD - CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA
 MADE FOR
PENNLEY PARK SOUTH, INC.

JOB NUMBER: C-16121-0004
 DATE 03-01-2019 SCALE 1" = 100' DWG NO 102.629



© Gateway Engineers Inc. All Rights Reserved

PENN AVENUE 100'
(PUBLIC)



NOW OR FORMERLY
CITY OF PITTSBURGH

R=15.00'
A=23.56'
(CHORD: 21.21'
N 69°52'22" E)

R=15.00'
A=23.56'
(CHORD: 21.24'
S 20°02'52" E)

PROPOSED EVA STREET

GRAPHIC SCALE



(in feet)
1" = 60'



 GATEWAY [®]	The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying 100 McMorms Road, Pittsburgh, PA 15205 gatewayengineers.com 855-634-9284
---	--

**EXHIBIT FOR SOUTH
ST. CLAIR STREET A PRIVATE RIGHT OF WAY**
 SITUATE IN
 8TH WARD - CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA
 MADE FOR
PENNLEY PARK SOUTH, INC.

REV: 05-15-2019	JOB NUMBER: C-16121-0004
DATE: 07-25-2018	SCALE: 1" = 60'
PM: PTC	DWG. NO.: 102,630

S 65°07'38" E 266.56'

NOW OR FORMERLY PENNLEY PARK SOUTH INC.

NOW OR FORMERLY PENNLEY PARK SOUTH INC.

NOW OR FORMERLY CITY OF PITTSBURGH

EXISTING ENRIGHT PARK
AREA = 99,365 SQ. FT.
OR 2.281 ACRES

S 24°52'22" W 409.03'

N 24°52'22" E 199.95'

N 24°52'21.6" E 123.15'

N 73°18'39.3" W 104.58'

N 24°52'21.6" E 100.82'

N 65°07'38.4" W 163.04'

TOPAZ ST. 48.2' (PUBLIC)

TOPAZ ST. 30'

NOW OR FORMERLY EAST LIBERTY DEVELOPMENT, INC.

NOW OR FORMERLY LEONARD LACHINA & LISA LACHINA

SOUTH ST. CLAIR STREET 15' 04" TIEBACKS

EUCLAIR WAY 20' (PUBLIC) NOW OR FORMERLY CHARLES E. COOK

NOW OR FORMERLY ANGELUS HOSPITAL & REHABILITATION CENTER INC.

NOW OR FORMERLY ANGELUS CONVALESCENT CENTER INC.

NOW OR FORMERLY FORBES MANAGEMENT L.L.C.

RAVOUX WAY 20' (PUBLIC)

RIGHT OF WAY LINE

EVA STREET (PUBLIC) 40'

AMBER STREET 50' (PUBLIC)

RIGHT OF WAY LINE

RIGHT OF WAY LINE

EXHIBIT

G

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft

PM: PTC DB: CLR CB: PTC



The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
gatewayengineers.com 855-834-9264

EXHIBIT PLAN
EXISTING ENRIGHT PARK
SITUATE IN
8TH WARD - CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA
MADE FOR
PENNLEY PARK SOUTH, INC

C-16121-0004

DATE: 04/04/2019

SCALE: 1" = 80'

DWG. NO.: 102,666