

REDO 1625 LP
c/o Ralph A. Falbo, Inc.
429 Fourth Avenue, Suite 2010
Pittsburgh, PA 15219

July 3, 2019

Ms. Karina Ricks, Director
Department of Mobility and Infrastructure
City of Pittsburgh
215 City-County Building
414 Grant Street
Pittsburgh, PA 15219

RE: Dedication Acceptance of 1625 Lincoln Avenue Private Roadway

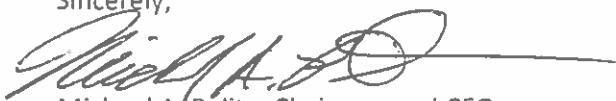
Dear Ms. Ricks:

Please accept this letter as a request for the City of Pittsburgh to accept our dedication of the private roadway and the accompanying Right of Way leading from Lincoln Avenue to the property located at 1625 Lincoln Avenue, in the Lincoln-Lemington-Belmar neighborhood of the City of Pittsburgh, PA 15206.

As you may know, this dedication/acceptance is related to our efforts to re-establish a Port Authority Transit bus service loop into the proposed Lemington Senior Development, the adaptive re-use of the former Lemington Home for the Aged. This mixed-use development will include 54 residential units for low-income seniors and complimentary commercial spaces on the first floor, including the East Liberty Family Health Care Center and SarahCare, an Adult Day Center. On-site bus service to the residents of Lemington and 81 senior residents in the adjacent Eva P. Mitchell Senior Housing development, 60 employees and the estimated 3,000 patients per year served by the health center will greatly enhance the success of the project.

Thank you for your continued support of this worthy endeavor.

Sincerely,



Michael A. Polite, Chairman and CEO
Ralph A. Falbo, Inc., its Managing Member

cc: Dan Gilman, Chief-of-Staff, Office of Mayor William Peduto, City of Pittsburgh
Yvonne S. Hilton, Esq., Solicitor and Chief Legal Officer, City of Pittsburgh
Honorable Rev. Ricky V. Burgess, Councilman, City of Pittsburgh
Mr. Robert Weimar, Executive Director, Pittsburgh Water and Sewer Authority
Ms. Brenda F. Pree, CMC, City Clerk, City of Pittsburgh

NOTE: ALL SIGNATURES MUST SIGN IN BLUE INK

OWNER ADOPTION AND DEDICATION

I, THE UNDERSIGNED, DO HEREBY ADOPT AND DEDICATE TO THE CITY OF PITTSBURGH THE PROPERTY DESCRIBED IN THIS PLAN AND UNLESS OTHERWISE SPECIFIED ALL STREETS AND OTHER PROPERTY DESCRIBED FOR DEDICATION ON THIS PLAN TO THE CITY OF PITTSBURGH THE ADOPTION AND DEDICATION SHALL BE BINDING UPON THE HEIR, EXECUTORS, AND ASSORS.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

ATTEST: _____ NOTARY PUBLIC

GENERAL PARTNER
ACKNOWLEDGEMENT OF NOTARY PUBLIC
 COUNTY OF ALLEGANY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF ALLEGANY, IN THE STATE OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THAT THE SIGNATURES AND ACKNOWLEDGEMENTS HEREON ARE THE FREE AND VOLUNTARY ACTS AND CONSCIOUS AND INFORMED DECISIONS OF THE PERSONS WHOSE NAMES ARE HEREIN SUBSCRIBED AND WHOSE NAMES ARE HEREIN SUBSCRIBED.

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 2019.

_____ NOTARY PUBLIC

SURVEYORS CERTIFICATION

I, RICHARD F. TERRI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THAT THE SURVEY AND PLAN SHOWN HEREIN ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

DATE _____ NAME _____
 SERIAL _____ REGISTRATION NUMBER _____

PROOF OF RECORDING

COUNTY OF ALLEGANY
 COUNTY OF ALLEGANY
 ALLEGANY, COMMONWEALTH OF PENNSYLVANIA

REGISTERED IN PLAIN BOOK VOLUME _____
 PAGE(S) _____ OF _____

MADEEN, DEPARTMENT OF REAL ESTATE

NOTARY PUBLIC

SALEVECTOR

ALLEGANY COUNTY

DEPARTMENT OF REAL ESTATE



AREAS

PERCELVEMENT
 LOT 1A = 299,841.1 S.F. = 6.888 AC.
 TOTAL AREA = 299,841.1 S.F. = 6.888 AC.
 LOT 1A = 299,841.1 S.F. = 6.888 AC.
 LOT 1B = 299,841.1 S.F. = 6.888 AC.
 LOT 1C = 299,841.1 S.F. = 6.888 AC.
 TOTAL AREA = 299,841.1 S.F. = 6.888 AC.

NOTES

1. THE BOUNDARIES OF THIS PROJECT ARE SHOWN ON THE RECORD MAP OF LOTS 1A, 1B AND 1C, ALLEGANY COUNTY, PENNSYLVANIA, P.L. 72, AS RECORDED IN PLAIN BOOK VOLUME 115, PAGE 72.
 2. LOT 1A AND LOT 1B ARE TO BE COMBINED AND NOT TO BE SOLD SEPARATELY.

LOLA ALBERTA
 173-96-200

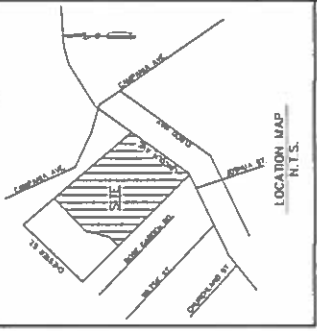
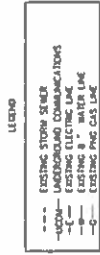
ZONING DISTRICT
 EMI - EDUCATIONAL/
 MEDICAL INSTITUTION

LOT 1A
 299,841.3 Sq. Feet
 6.889 ACRES

ZONING DISTRICT
 EMI - EDUCATIONAL/
 MEDICAL INSTITUTION

SOILS : UGD

LEMINGTON PLAN
 P.B.V. 115 PCL. 72



PREPARED FOR
 REDD 1625 LP SUBDIVISION
 (SUBDIVISION OF LOT 1A AND LOT 1B AS RECORDED
 IN PLAIN BOOK VOLUME 115, PAGE 72)
 12TH STREET, CITY OF PITTSBURGH, PA 15218

PREPARED FOR
 REDD 1625 LP
 428 ALLEGANY BLVD., PITTSBURGH, PA 15218

412-423-8331
 1225 BOON ROAD, WRENTHAM, MA 01918

NO.	DESCRIPTION	DATE

SHEET NO.

205013SU