Karina Ricks, Director
Department of Mobility & Infrastructure
City-County Building
414 Grant Street, Room 301
Pittsburgh, PA 15219

November 19, 2019

THE DEDICATION OF LYTLE, BEEHIVE, AND ELIZA STREETS IN HAZELWOOD GREEN.

Dear Director Ricks,

After several years of coordination, collaboration, and construction, Almono LLC is pleased to present Lytle, Beehive, and Eliza Streets to the City for public dedication. These 0.70 miles (or 5.53 acres) of streets set a new standard for urban rights-of-way, re-allocating space equally for all modes of mobility. The redevelopment of Hazelwood Green provides the rare opportunity to design new rights-of-way from scratch and reconnect a neighborhood's street grid. These streets reflect that forward looking approach to better design rights-of-way for all ages and all abilities. The dedication of Blair Street and Hazelwood Avenue last spring was monumental for re-connecting Greater Hazelwood to its northern neighbors and improving pedestrian and cyclist access for the neighborhood. Now, Lytle, Beehive, and Eliza Streets are critical for access and connectivity of Hazelwood Green's first phase of development – the Mill District and Mill 19 – to the rest of its neighborhood.

Over the course of 2017 and 2018, Almono LLC worked with the Department of Mobility and Infrastructure to ensure that these streets met City requirements, while also advancing and piloting in Pittsburgh best practices for mobility and public realm. The final inspection for the three streets took place on November 19, 2019, and Accession Numbers A(019)-376 to A(019)-467 have been reserved for the recording of their as-built drawings. Finally, these streets are recorded as Parcels J-4, J-6, and J-7 in The Hazelwood Green Plan No. 1 at the Allegheny County Department of Real Estate in Plan Book Volume 301, page 17.

Collectively, these streets include: paving, curbing, sidewalks, cycle lanes, street lighting and foundations, street trees, planted bump-outs, green infrastructure, utilities (storm, sanitary, and water), and site furnishings (bicycle racks and waste / recycling receptacles). This infrastructure provides critical public access to the newly opened Mill 19 building, a public open space slated to open in Summer 2019, a temporary parking lot, and make a number of development parcels truly pad-ready. Included with this letter is Exhibit A – a map of the overall site plan, Exhibit B – street site plans (please note that the as-builts reflect the final, constructed designs), and Exhibit C – The Hazelwood Green Plan No. 1

Should you have any questions or require additional information, please email or call Katrina Flora at katrina@remakegroup.com or 412-440-5901. We look forward to continuing our advancement of this development.

Sincerely,

Rebecca L. Flora, AICP, LEED BD+C/ND
Hazelwood Green Project Director
Almono LLC Authorized Agent
www.hazelwoodgreen.com

HAZEL WOOD GREEN
— Forging New Ideas —

CC:
Jennifer Massacci – City of Pittsburgh
Michael Panzitta – City of Pittsburgh
Angela Martinez – City of Pittsburgh
Katrina Flora – ReMake Group
Michael Kostiew – ReedSmith
Rachel O'Neill – ReedSmith

EXHIBIT A: Hazelwood Green Site Plan

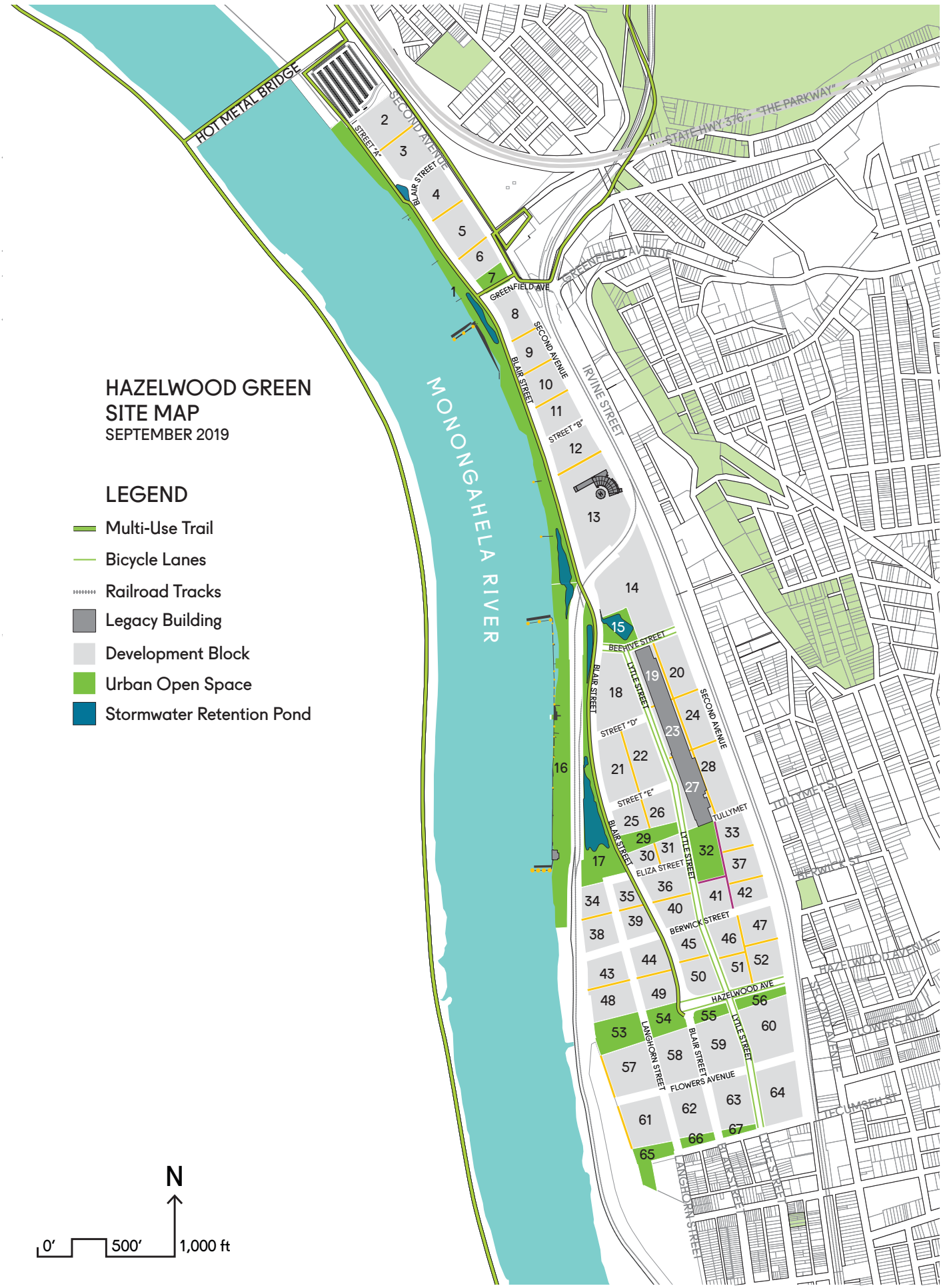
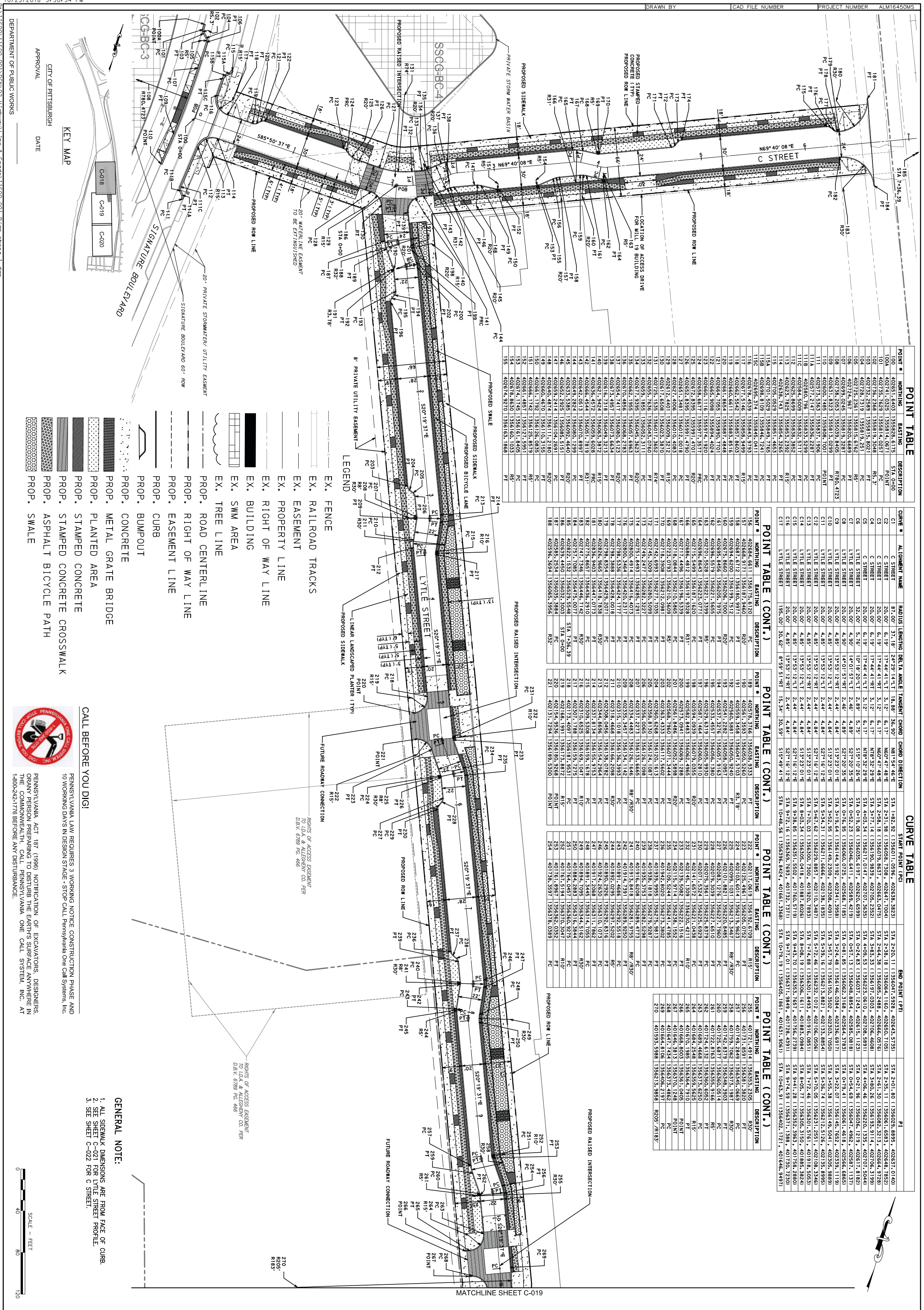


EXHIBIT B: Street Site Plans

10/23/2018 5:30:54 PM

P:\11600\11600-001\DGN\02_Highway\Line & Grade\11600-001 Plan sheet 1.dgn



LEGEND

- EX. FENCE
- EX. RAILROAD TRACKS
- EX. EASEMENT
- EX. PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. BUILDING
- EX. SWM AREA
- EX. TREE LINE
- PROP. ROAD CENTERLINE
- PROP. RIGHT OF WAY LINE
- PROP. EASEMENT LINE
- PROP. CURB
- PROP. BUMPOUT
- PROP. CONCRETE
- PROP. METAL GRATE BRIDGE
- PROP. PLANTED AREA
- PROP. STAMPED CONCRETE
- PROP. STAMPED CONCRETE CROSSWALK
- PROP. ASPHALT BICYCLE PATH
- PROP. SWALE

POINT TABLE

POINT #	NORTHING	EASTING	DESCRIPTION
100	402651.6403	1355828.6175	STA 0+00
100A	402741.0325	1355814.0671	POINT
101	402735.7629	1355814.0257	PC
102	402736.2368	1355819.3048	R5.3'
103	402732.2589	1355815.8021	PT
104	402728.7319	1355819.251	PC
105	402725.2361	1355815.6762	R5'
106	402724.967	1355820.6689	PT
107	402699.0245	1355819.3287	PC
108	402738.2053	1355039.8405	R780.4723
109	402631.8323	1355813.0299	PT
110	402600.7485	1355808.7001	POINT
111	402573.5363	1355837.1906	PC
111A	402577.2147	1355836.2287	PT
111B	402580.796	1355833.5299	PC
111C	402584.5009	1355832.5717	PT
112	402625.8699	1355838.3852	PC
113	402623.7825	1355853.2392	R15'
114	402638.743	1355854.3265	PT
115	402705.0529	1355851.4653	PC
115A	402701.5029	1355849.7765	PT
115B	402698.8109	1355846.7241	PC
115C	402695.374	1355845.0411	PT
116	402678.4539	1355843.9793	PC
117	402677.5146	1355858.9499	R15'
118	402662.5542	1355857.8603	PT
119	402660.6611	1355883.8516	PC
120	402661.8654	1355887.4848	PT
121	402664.7055	1355890.7701	PC
122	402665.9098	1355894.4024	PT
123	402660.1116	1355974.1920	PC
124	402658.6677	1355977.3577	PRC
125	402672.8395	1355991.4701	R20'
126	402652.8395	1355991.4790	PT
127	402651.3481	1356012.0018	PC
128	402627.4006	1356010.4083	PC
129	402612.4401	1356009.3212	R15'
130	402617.6508	1356023.3870	PT
131	402725.1535	1356017.3652	R74'
132	402655.7636	1356043.0760	PC
133	402659.1855	1356052.3111	PC
134	402677.9395	1356045.3623	R20'
135	402662.1955	1356057.6963	PT
136	402670.4856	1356068.2783	PC
137	402654.7417	1356080.6123	R20'
138	402673.4957	1356073.6634	PT
139	402616.7318	1356049.3213	PT
140	402621.9424	1356063.3872	R15'
141	402636.4572	1356059.6028	PRC
142	402666.4544	1356051.7819	R31'
143	402642.0513	1356070.8997	PT
144	402649.2824	1356080.1299	PC
145	402633.5385	1356092.4640	R20'
146	402652.2925	1356085.5151	PT
147	402659.2414	1356104.2691	PC
148	402640.4874	1356111.2180	R20'
149	402660.4670	1356110.3155	PT
150	402661.1792	1356126.0835	PC
151	402666.1742	1356125.8579	R5'
152	402661.4857	1356127.5951	PT
153	402674.1745	1356161.8405	PC
154	402678.8630	1356160.1033	R5'
155	402674.9270	1356163.1868	PT

POINT TABLE (CONT.)

POINT #	NORTHING	EASTING	DESCRIPTION
156	402684.6611	1356175.6120	PC
157	402668.9171	1356187.9460	R20'
158	402687.6712	1356180.9971	PT
159	402694.6200	1356199.7512	PC
160	402675.8660	1356206.7000	R20'
161	402695.8456	1356205.7975	PT
162	402696.5579	1356221.5655	PC
163	402701.5528	1356221.3399	R5'
164	402696.8643	1356223.0771	PT
165	402715.5499	1356187.1620	PC
166	402686.4812	1356197.9328	R31'
167	402717.4496	1356196.5339	PT
168	402718.0844	1356210.5865	PC
169	402723.0793	1356210.3609	R5'
170	402718.3908	1356212.0981	PT
171	402742.6993	1356277.7035	PC
172	402745.3009	1356280.5099	PT
173	402749.2477	1356282.3227	PC
174	402751.8493	1356285.1291	PT
175	402800.4914	1356416.4073	PC
176	402800.3464	1356420.2317	PT
177	402798.5336	1356424.1777	PC
178	402798.3888	1356428.0018	PT
179	402798.8354	1356429.2071	PC
180	402826.9665	1356418.7838	R30'
181	402836.9403	1356447.0773	PT
182	402775.8657	1356436.2910	PC
183	402747.7346	1356446.7142	R30'
184	402757.7085	1356475.0077	PT
185	402822.1532	1356529.5548	STA 7+36.39
186	402639.4450	1356032.3003	STA 0+00
187	402585.2534	1356035.3884	PC
188	402596.3694	1356065.3956	R32'

POINT TABLE (CONT.)

POINT #	NORTHING	EASTING	DESCRIPTION
189	402578.3766	1356038.9333	PT
190	402561.3593	1356050.5260	PC
191	402559.3458	1356047.5703	R3.78'
192	402560.5881	1356050.9240	PT
193	402541.2282	1356058.0957	PC
194	402537.3276	1356057.9163	PT
195	402533.4557	1356056.1380	PC
196	402529.6319	1356055.9930	PT
197	402587.1464	1356060.2810	PC
198	402594.0939	1356079.0355	R20'
199	402582.8483	1356062.4965	PT
200	402573.0941	1356069.1288	PC
201	402561.8486	1356052.5898	R20'
202	402568.7960	1356071.3444	PT
203	402363.4333	1356117.5602	PC
204	402360.6268	1356120.1613	PT
205	402358.8130	1356124.1087	PC
206	402356.0065	1356126.7098	PT
207	402337.2273	1356133.6665	PC
208	402334.4483	1356126.1646	R8'/R30'
209	402335.3457	1356134.1142	PT
210	402315.1018	1356136.3993	PC
211	402318.4668	1356166.2098	R30'
212	402308.0456	1356138.0782	PT
213	402344.8696	1356154.2964	PC
214	402337.8134	1356155.9753	PT
215	402309.5308	1356159.1678	PC
216	402310.6525	1356169.1047	R10'
217	402307.1788	1356159.7275	PT
218	402173.4097	1356187.9531	PC
219	402168.1991	1356173.8872	R15'
220	402154.9536	1356180.9268	POINT
221	402131.7294	1356189.5300	POINT

POINT TABLE (CONT.)

POINT #	NORTHING	EASTING	DESCRIPTION
222	402117.0619	1356192.6709	R15'
223	402125.4961	1356205.0752	PT
224	402103.6014	1356219.9623	PC
225	402099.1031	1356213.3467	R8'/R30'
226	402101.8821	1356220.8485	PT
227	402083.1276	1356227.7960	PC
228	402079.3039	1356227.6510	PT
229	402075.3561	1356225.8379	PC
230	402071.5324	1356225.6929	PT
231	402141.6572	1356221.0438	PC
232	402145.1309	1356230.4211	R10'
233	402139.5082	1356222.1516	PT
234	402115.9714	1356238.1552	PC
235	402109.5244	1356241.4785	PT
236	401942.8020	1356273.3802	PC
237	401939.9955	1356275.9813	PT
238	401938.1818	1356279.9287	PC
239	401935.3753	1356282.5298	PT
240	401916.6208	1356289.4773	PC
241	401913.8418	1356281.9755	R8'/R30'
242	401914.7391	1356289.9250	PT
243	401891.4686	1356292.5518	PC
244	401892.0295	1356297.5202	R5'
245	401890.2926	1356292.8316	PT
246	401924.2630	1356310.1073	PC
247	401917.2068	1356311.7862	PT
248	401891.3445	1356314.7055	PC
249	401894.7095	1356344.5162	R30'
250	401884.2883	1356316.3844	PT
251	401764.0457	1356360.9275	PC
252	401767.5194	1356370.3047	R10'
253	401761.8967	1356362.0352	PT
254	401738.3597	1356378.0389	PC

POINT TABLE (CONT.)

POINT #	NORTHING	EASTING	DESCRIPTION
255	401721.4914	1356353.2305	R30'
256	401731.8591	1356381.3820	PT
257	401749.2849	1356345.0669	PC
258	401759.7062	1356373.1987	R30'
259	401742.8379	1356348.3903	PT
260	401725.6877	1356360.0514	PC
261	401722.8763	1356355.9166	R5'
262	401724.6132	1356360.6052	PT
263	401689.4668	1356373.6250	PC
264	401684.2548	1356359.5625	R15'
265	401670.1985	1356364.7910	PT
266	401668.8003	1356361.0405	POINT
267	401646.3813	1356370.1248	POINT
268	401647.7434	1356373.4862	PC
269	401664.8106	1356406.2197	PC
270	401593.5988	1356213.9858	R205'/R183'

CURVE TABLE

CURVE #	ALIGHMENT NAME	RADIUS	LENGTHG	DELTA ANGLE	TANGENT	CHORD	CHORD DIRECTION	START POINT (PC)	END POINT (PT)	PI
C1	C STREET	87.00'	37.18'	24°29'14"LT	18.88'	36.90'	N81°54'46"E	STA 1+82.92 (1356011.0596, 402638.3823)	STA 2+20.11 (1356047.5928, 402643.5735)	STA 2+01.80 (1356029.8895, 402637.0140)
C2	C STREET	20.00'	6.19'	17°44'41"LT	3.12'	6.17'	N60°47'48"E	STA 2+31.98 (1356058.7308, 402647.7004)	STA 2+38.18 (1356064.1160, 402650.7105)	STA 2+35.11 (1356061.6583, 402648.7852)
C3	C STREET	20.00'	6.19'	17°44'41"RT	3.12'	6.17'	N60°47'48"E	STA 2+58.18 (1356079.8637, 402663.0475)	STA 2+64.38 (1356085.2488, 402666.0576)	STA 2+61.30 (1356082.3213, 402664.9728)
C4	C STREET	20.00'	6.19'	17°44'41"RT	3.12'	6.17'	N78°32'29"E	STA 3+77.14 (1356190.9839, 402705.2352)	STA 3+83.33 (1356197.0303, 402706.4608)	STA 3+80.26 (1356193.9114, 402706.3199)
C5	C STREET	20.00'	6.19'	17°44'41"LT	3.12'	6.17'	N78°32'29"E	STA 4+03.34 (1356217.0147, 402707.3635)	STA 4+09.53 (1356223.0610, 402708.5891)	STA 4+06.46 (1356220.1335, 402707.5044)
C6	C STREET	32.00'	5.76'	10°18'20"LT	2.89'	5.75'	S15°10'26"E	STA 0+19.08 (1356035.6197, 402620.6599)	STA 0+24.83 (1356037.1243, 402615.1123)	STA 0+21.96 (1356036.1219, 402617.8182)
C7	LYTLE STREET	20.00'	4.90'	14°01'57"LT	2.46'	4.89'	S27°20'35"E	STA 0+52.23 (1356046.6411, 402589.4219)	STA 0+57.13 (1356048.8854, 402585.0818)	STA 0+54.69 (1356047.4962, 402587.1137)
C8	LYTLE STREET	20.00'	4.90'	14°01'57"RT	2.46'	4.89'	S27°20'35"E	STA 0+76.95 (1356060.0725, 402568.7185)	STA 0+81.85 (1356062.3168, 402564.3783)	STA 0+79.41 (1356061.4618, 402566.6865)
C9	LYTLE STREET	20.00'	4.85'	13°53'12"RT	2.44'	4.84'	S13°23'01"E	STA 3+19.64 (1356144.9192, 402341.3958)	STA 3+24.48 (1356146.0384, 402336.6917)	STA 3+22.07 (1356145.7652, 402339.1119)
C10	LYTLE STREET	20.00'	4.85'	13°53'12"LT	2.44'	4.84'	S13°23'01"E	STA 3+52.95 (1356149.2309, 402308.4091)	STA 3+57.79 (1356150.3502, 402303.7050)	STA 3+55.38 (1356149.5041, 402305.9889)
C11	LYTLE STREET	20.00'	4.85'	13°53'12"LT	2.44'	4.84'	S27°16'12"E	STA 5+34.31 (1356211.6666, 402138.1835)	STA 5+39.16 (1356213.8821, 402133.8854)	STA 5+36.74 (1356212.5126, 402135.8995)
C12	LYTLE STREET	20.00'	4.85'	13°53'12"RT	2.44'	4.84'	S27°16'12"E	STA 5+67.62 (1356229.8857, 402110.3487)	STA 5+72.46 (1356232.1012, 402106.0506)	STA 5+70.05 (1356231.2551, 402108.3346)
C13	LYTLE STREET	20.00'	4.85'	13°53'12"RT	2.44'	4.84'	S13°23'01"E	STA 7+70.03 (1356300.7300, 401920.7893)	STA 7+74.88 (1356301.8493, 401916.0851)	STA 7+72.46 (1356301.5761, 401918.5053)
C14	LYTLE STREET	20.00'	4.85'	13°53'12"LT	2.44'	4.84'	S13°23'01"E	STA 8+03.34 (1356305.0418, 401887.8026)	STA 8+08.19 (1356306.1611, 401883.0984)	STA 8+05.77 (1356305.3150, 401885.3824)
C15	LYTLE STREET	20.00'	4.85'	13°53'12"LT	2.44'	4.84'	S27°16'12"E	STA 9+38.85 (1356351.5502, 401760.5719)	STA 9+43.70 (1356353.7657, 401756.2739)	STA 9+41.28 (1356352.3963, 401758.2880)
C16	LYTLE STREET	20.00'	4.85'	13°53'12"RT	2.44'	4.84'	S27°16'12"E	STA 9+72.16 (1356369.7693, 401732.7371)	STA 9+77.01 (1356371.9849, 401728.4391)	STA 9+74.59 (1356371.1388, 401730.7230)
C17	LYTLE STREET	195.00'	30.62'	8°59'51"RT	15.34'	30.59'	S15°49'41"E	STA 10+48.56 (1356396.8424, 401661.3368)	STA 10+79.19 (1356405.1861, 401631.9061)	STA 10+63.91 (1356402.1721, 401646.9497)

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING NOTICE CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania One Call Systems, Inc.

PENNSYLVANIA ACT 187 (1996) NOTIFICATION OF EXCAVATORS, DESIGNERS, ORANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH. CALL PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1-800-242-1776 BEFORE ANY DISTURBANCE.

GENERAL NOTE:

1. ALL SIDEWALK DIMENSIONS ARE FROM FACE OF CURB.
2. SEE SHEET C-021 FOR LYTLE STREET PROFILE.
3. SEE SHEET C-022 FOR C STREET.

DEPARTMENT OF PUBLIC WORKS

CITY OF PITTSBURGH

APPROVAL

DATE

DRAWN BY | CAD FILE NUMBER | PROJECT NUMBER ALM16450MS

REFERENCE:
BOUNDARY SURVEY BY:LSSE
TOPOGRAPHIC SURVEY BY:SCI-TEK

NO.	REVISION DESCRIPTION	DATE	APPROVED
4	REVISED FOR 100% SUBMISSION	10/23/18	DJW
3	REVISED FOR 90% SUBMISSION	5/14/18	DJW
2	REVISED FOR 60% SUBMISSION	12/27/17	DJW
1	REVISION FOR 60% SUBMISSION	2/24/17	ECG

CHECKED BY: | APPROVED BY:

PREPARED BY:
LDG Larson Design Group
Architects Engineers Surveyors
2591 Wexford Bayne Road, Suite 305
Sewickley, PA 15143
PHONE 724.591.8562
TOLL FREE 877.323.6603
FAX 724.779.5044
www.larsondesigngroup.com

PREPARED FOR:
ALMONO L.L.C.
ONE OXFORD CENTER
SUITE 4500
PITTSBURGH PA 15219

PROJECT:
LYTLE STREET INFRASTRUCTURE
FINAL DESIGN
CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

DRAWING TITLE:
SITE PLAN

SHEET NO.
C-018

ENGINEER:
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
DAVID JOSEPH WORST
PE078846

David Joseph Worst
10/23/18

EXHIBIT B: Street Site Plans (cont.)

23/2018 5:33:33 PM

DRAWN BY | CAD FILE NUMBER | PROJECT NUMBER | AMFEADONS

POINT TABLE

POINT #	NORTHING	EASTING	DESCRIPTION
270	401595.5988	1356213.9858	R205'/R183'
271	401633.8705	1356414.9912	PT
272	401633.2170	1356377.2447	R15'
273	401637.0040	1356391.7637	PCC
274	401628.1206	1356393.7001	PCC
275	401624.4056	1356392.9513	PT
276	401620.7966	1356390.5475	PC
277	401617.0426	1356389.8063	PT
278	401516.9000	1356409.8696	PC
279	401515.7213	1356411.9998	PT
280	401511.3121	1356415.6155	PC
281	401508.1336	1356417.7456	PT
282	401488.5233	1356431.6745	PC
283	401487.5411	1356416.7719	R5'
284	401487.3180	1356421.7670	PT
285	401463.5595	1356420.7059	PC
286	401463.3364	1356425.7009	R5'
287	401462.3541	1356420.7983	PT
288	401493.2034	1356443.1741	PC
289	401487.3100	1356413.7586	R30'
290	401485.9714	1356443.7288	PT
291	401465.2544	1356442.8035	PC
292	401468.0313	1356447.7985	R5'
293	401464.0490	1356442.8959	PT
294	401444.4388	1356446.8249	PC

POINT TABLE (CONT.)

POINT #	NORTHING	EASTING	DESCRIPTION
295	401441.2600	1356448.9551	PT
296	401438.8512	1356452.5703	PC
297	401435.6725	1356454.7006	PT
298	401306.0146	1356480.6776	PC
299	401302.2606	1356479.9364	PT
300	401298.6450	1356477.5282	PC
301	401294.8910	1356476.7870	PT
302	401275.2807	1356480.7159	PC
303	401276.2630	1356485.6185	R5'
304	401273.7635	1356481.2869	PT
305	401262.5054	1356487.7859	PC
306	401247.5089	1356461.8031	R30'
307	401245.2023	1356491.2185	PT
308	401211.4422	1356453.0478	PC
309	401277.3357	1356488.4632	R30'
310	401262.3392	1356462.4804	PT
311	401251.0810	1356468.9783	PC
312	401248.5816	1356464.6478	R5'
313	401249.5638	1356469.5504	PT
314	401229.9536	1356473.4793	PC
315	401226.1995	1356472.7381	PT
316	401222.5844	1356470.3302	PC
317	401218.8302	1356469.5890	PT
318	401154.1934	1356482.5412	PC
319	401151.0146	1356484.6714	PT

POINT TABLE (CONT.)

POINT #	NORTHING	EASTING	DESCRIPTION
320	401148.6077	1356488.2837	PC
321	401145.4290	1356490.4139	PT
322	401124.2087	1356494.6654	PC
323	401121.2620	1356479.9577	R15'
324	401106.6664	1356483.4175	PT
325	401105.6228	1356479.0116	POINT
326	401082.0762	1356483.7292	POINT
327	401083.1611	1356488.3093	PC
328	401068.3313	1356490.5625	R15'
329	401071.2780	1356505.2702	PT
330	401044.2658	1356510.6821	PC
331	401042.3013	1356500.8769	R10'
332	401041.0248	1356510.7951	PT
333	401028.9473	1356509.2408	PC
334	401025.1179	1356538.9954	R30'
335	401019.2244	1356509.5799	PT
336	401044.2374	1356533.1250	PC
337	401043.2552	1356528.2224	R5'
338	401042.6170	1356533.1815	PT
339	401025.6501	1356530.9979	PC
340	401025.0119	1356535.9570	R5'
341	401024.0296	1356531.0544	PT
342	401004.4193	1356534.9833	PC
343	401001.2406	1356537.1135	PT
344	400998.8318	1356540.7287	PC

POINT TABLE (CONT.)

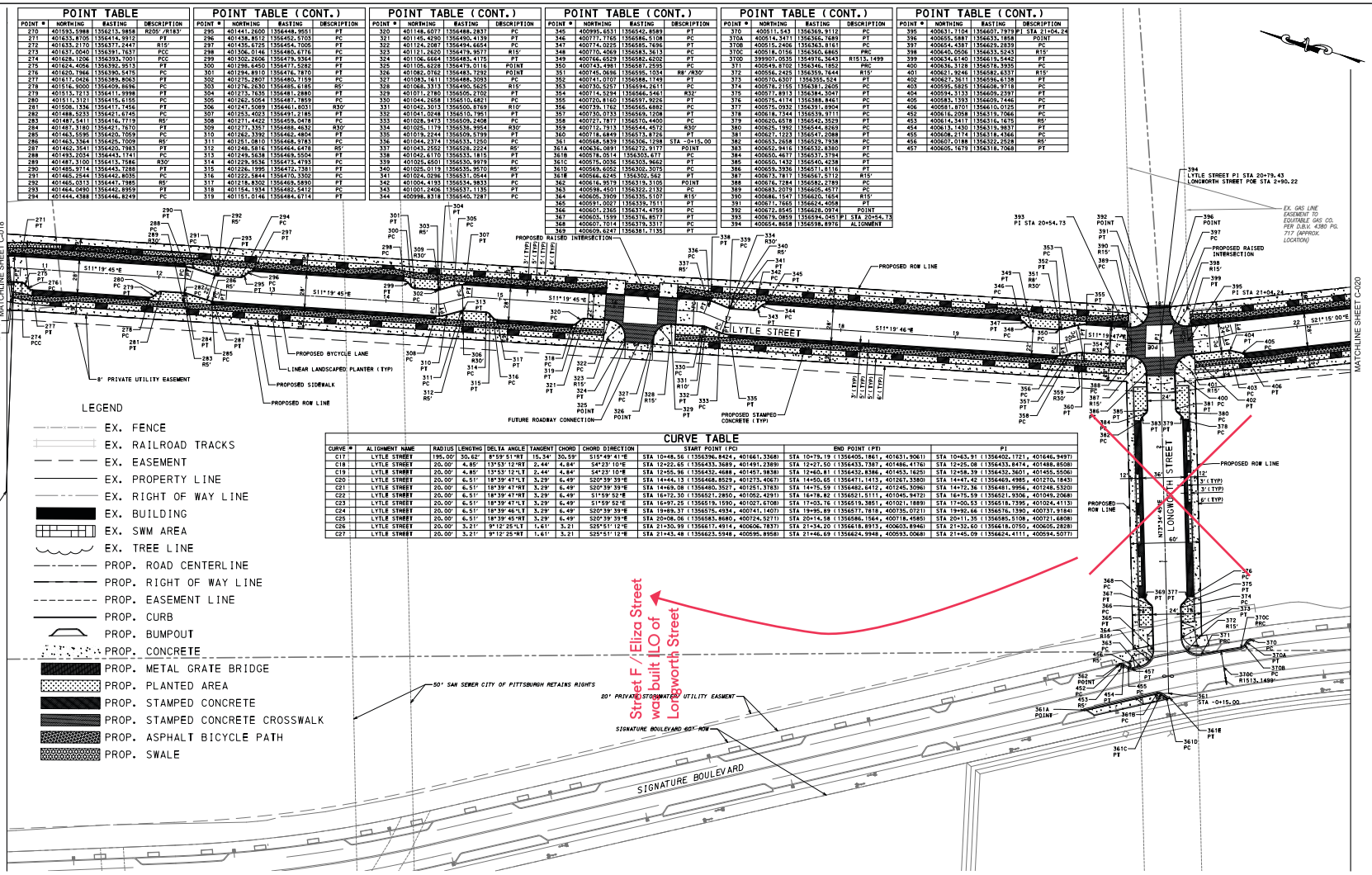
POINT #	NORTHING	EASTING	DESCRIPTION
345	400995.6531	1356542.8589	PT
346	400777.7765	1356586.5108	PC
347	400774.0225	1356585.7696	PT
348	400770.4069	1356583.3613	PC
349	400766.6529	1356582.6202	PT
350	400743.4981	1356587.2595	PC
351	400745.0696	1356595.1034	R8'/R30'
352	400741.0707	1356588.1749	PT
353	400730.5257	1356594.2611	PC
354	400714.5204	1356546.5461	R30'
355	400720.8160	1356597.9226	PT
356	400739.1762	1356565.6882	PC
357	400730.0733	1356569.1208	PT
358	400727.7817	1356570.4400	PC
359	400712.7913	1356544.4572	R30'
360	400718.6849	1356573.8726	PT
361	400668.5839	1356306.1298	STA -0+15.00
361A	400636.0891	1356272.9177	POINT
361B	400578.0514	1356303.677	PC
361C	400575.0036	1356303.9662	PT
361D	400569.6052	1356302.3075	PC
361E	400566.6245	1356302.562	PT
362	400616.9579	1356319.3105	POINT
363	400598.4501	1356322.2132	PC
364	400605.3909	1356335.5107	R15'
365	400591.0027	1356339.7511	PT
366	400601.2365	1356374.4759	PC
367	400603.1599	1356376.8577	PT
368	400607.7014	1356379.3517	PC
369	400609.6247	1356381.7135	PT

POINT TABLE (CONT.)

POINT #	NORTHING	EASTING	DESCRIPTION
370	400511.543	1356369.9112	PC
370A	400514.3471	1356366.7689	PT
370B	400515.2406	1356363.8861	PC
370C	400518.0156	1356360.6865	PRC
370D	399907.0535	1356976.5643	R1513.1499
371	400549.8702	1356346.1852	PRC
372	400556.2425	1356359.7644	R15'
373	400570.6307	1356355.524	PT
374	400578.2155	1356381.2605	PC
375	400577.8913	1356384.5247	PT
376	400575.4174	1356388.8461	PC
377	400575.0932	1356391.8904	PT
378	400618.7344	1356539.9711	PC
379	400620.6578	1356542.3523	PT
380	400625.1992	1356544.8269	PC
381	400627.1223	1356547.2088	PT
382	400653.2658	1356529.7938	PC
383	400652.9416	1356532.8380	PT
384	400650.4677	1356537.3794	PC
385	400650.1432	1356540.4238	PT
386	400659.3936	1356571.6116	PT
387	400673.7817	1356567.5712	R15'
388	400676.7284	1356582.2789	PC
389	400683.2079	1356605.4577	PC
390	400686.1947	1356620.1654	R15'
391	400671.7665	1356624.4058	PT
392	400672.8545	1356628.0974	POINT
393	400679.0859	1356594.0451	PI STA 20+54.73
394	400654.8658	1356598.8976	ALIGNMENT

POINT TABLE (CONT.)

POINT #	NORTHING	EASTING	DESCRIPTION
395	400631.7104	1356607.7979	PI STA 21+04.24
396	400655.5887	1356633.1858	POINT
397	400654.4387	1356629.2839	PC
398	400640.0506	1356633.5243	R15'
399	400634.6140	1356619.5442	PT
400	400636.3128	1356578.3935	PC
401	400621.9246	1356582.6537	R15'
402	400621.3611	1356596.6138	PT
403	400595.5825	1356608.9718	PC
404	400594.3133	1356609.2397	PT
405	400583.1393	1356609.7446	PC
406	400581.8701	1356610.0125	PT
452	400616.2058	1356319.7046	PC
453	400614.3417	1356316.1675	R5'
454	400613.1430	1356319.9837	PT
455	400608.2174	1356318.4366	PC
456	400607.0188	1356322.2528	R5'
457	400605.1679	1356318.7068	PT



CURVE TABLE

CURVE #	ALIGNMENT NAME	RADIUS	LENGTHG	DELTA ANGLE	TANGENT	CHORD	CHORD DIRECTION	START POINT (PC)	END POINT (PT)	PI
C17	LYTLE STREET	195.00'	30.62'	8°59'51"RT	15.34'	30.59'	S15°49'41"E	STA 10+48.56 (1356396.8424, 401661.3368)	STA 10+79.19 (1356405.1861, 401631.9061)	STA 10+63.91 (1356402.1721, 401646.9497)
C18	LYTLE STREET	20.00'	4.85'	13°53'12"RT	2.44'	4.84'	S4°23'10"E	STA 12+22.65 (1356433.3689, 401491.2389)	STA 12+27.50 (1356433.7387, 401486.4176)	STA 12+25.08 (1356433.8474, 401488.8508)
C19	LYTLE STREET	20.00'	4.85'	13°53'12"LT	2.44'	4.84'	S4°23'10"W	STA 12+65.96 (1356432.4688, 401457.9838)	STA 12+60.81 (1356432.8386, 401463.1625)	STA 12+58.39 (1356432.3601, 401455.5506)
C20	LYTLE STREET	20.00'	6.51'	18°39'47"LT	3.29'	6.49'	S20°39'39"E	STA 14+44.13 (1356468.8529, 401273.4067)	STA 14+50.65 (1356471.1413, 401267.3380)	STA 14+47.42 (1356469.4985, 401270.1843)
C21	LYTLE STREET	20.00'	6.51'	18°39'47"RT	3.29'	6.49'	S20°39'39"E	STA 14+69.08 (1356480.3527, 401251.3783)	STA 14+75.59 (1356482.6412, 401245.3096)	STA 14+72.36 (1356481.9956, 401248.5320)
C22	LYTLE STREET	20.00'	6.51'	18°39'47"RT	3.29'	6.49'	S1°59'52"E	STA 16+72.30 (1356521.2850, 401052.4291)	STA 16+78.82 (1356521.5111, 401045.9472)	STA 16+75.59 (1356521.9306, 401049.2068)
C23	LYTLE STREET	20.00'	6.51'	18°39'47"LT	3.29'	6.49'	S1°59'52"E	STA 16+97.25 (1356519.1590, 401027.6708)	STA 17+03.76 (1356519.3851, 401021.1889)	STA 17+00.53 (1356518.7395, 401024.4113)
C24	LYTLE STREET	20.00'	6.51'	18°39'46"LT	3.29'	6.49'	S20°39'39"E	STA 19+89.37 (1356575.4934, 400741.1407)	STA 19+95.89 (1356577.7818, 400735.0721)	STA 19+92.66 (1356576.1390, 400737.9184)
C25	LYTLE STREET	20.00'	6.51'	18°39'45"RT	3.29'	6.49'	S20°39'39"E	STA 20+08.06 (1356585.8680, 400724.5271)	STA 20+14.58 (1356586.1564, 400718.4585)	STA 20+11.35 (1356585.5108, 400721.6808)
C26	LYTLE STREET	20.00'	3.21'	9°12'25"LT	1.61'	3.21	S25°51'12"E	STA 21+30.99 (1356617.4914, 400606.7837)	STA 21+34.20 (1356618.8913, 400603.8946)	STA 21+32.60 (1356618.0750, 400605.2828)
C27	LYTLE STREET	20.00'	3.21'	9°12'25"RT	1.61'	3.21	S25°51'12"E	STA 21+43.48 (1356623.5948, 400595.8958)	STA 21+46.69 (1356624.9948, 400593.0068)	STA 21+45.09 (1356624.4111, 400594.5077)

LEGEND

- EX. FENCE
- EX. RAILROAD TRACKS
- EX. EASEMENT
- EX. PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. BUILDING
- EX. SWM AREA
- EX. TREE LINE
- PROP. ROAD CENTERLINE
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- PROP. STAMPED CONCRETE CROSSWALK
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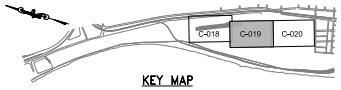


KEY MAP

CITY OF PITTSBURGH

APPROVAL DATE

DEPARTMENT OF PUBLIC WORKS

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING NOTICE CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania One Call Systems, Inc.

PENNSYLVANIA ACT 187 (1996) NOTIFICATION OF EXCAVATORS, DESIGNERS, ORANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH, CALL PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1-800-242-1776 BEFORE ANY DISTURBANCE.

GENERAL NOTE:

1. ALL SIDEWALK DIMENSIONS ARE FROM FACE OF CURB.
2. SEE SHEET C-021 FOR LYTLE STREET PROFILE.
3. SEE SHEET C-022 FOR LONGWORTH STREET PROFILE.

SCALE - FEET
0 40 80 120

NO.	REVISION DESCRIPTION	DATE	APPROVED
4	REVISED FOR 100% SUBMISSION	10/23/18	DJW
3	REVISED FOR 90% SUBMISSION	5/14/18	DJW
2	REVISED FOR 60% SUBMISSION	1/22/17	DJW
1	REVISED FOR 30% SUBMISSION	2/24/17	RCCS

CHECKED BY: | APPROVED BY:

REFERENCE:
BOUNDARY SURVEY BY:LSSE
TOPOGRAPHIC SURVEY BY:SO-TEK

PREPARED BY:

LDE
Architects Engineers Surveyors
2591 Wexford Bayne Road, Suite 305
Sewickley, PA 15143
PHONE 724.591.8562
TOLL FREE 877.323.6603
FAX 724.779.5044
www.larsondesigngroup.com

PREPARED FOR:

ALMONO L.L.C.
ONE OXFORD CENTER
SUITE 4500
PITTSBURGH PA 15219

PROJECT:

LYTLE STREET INFRASTRUCTURE
FINAL DESIGN

CITY OF PITTSBURGH,
ALLEGHENY COUNTY,
PENNSYLVANIA

DRAWING TITLE:

SITE PLAN

SHEET NO.

C-019

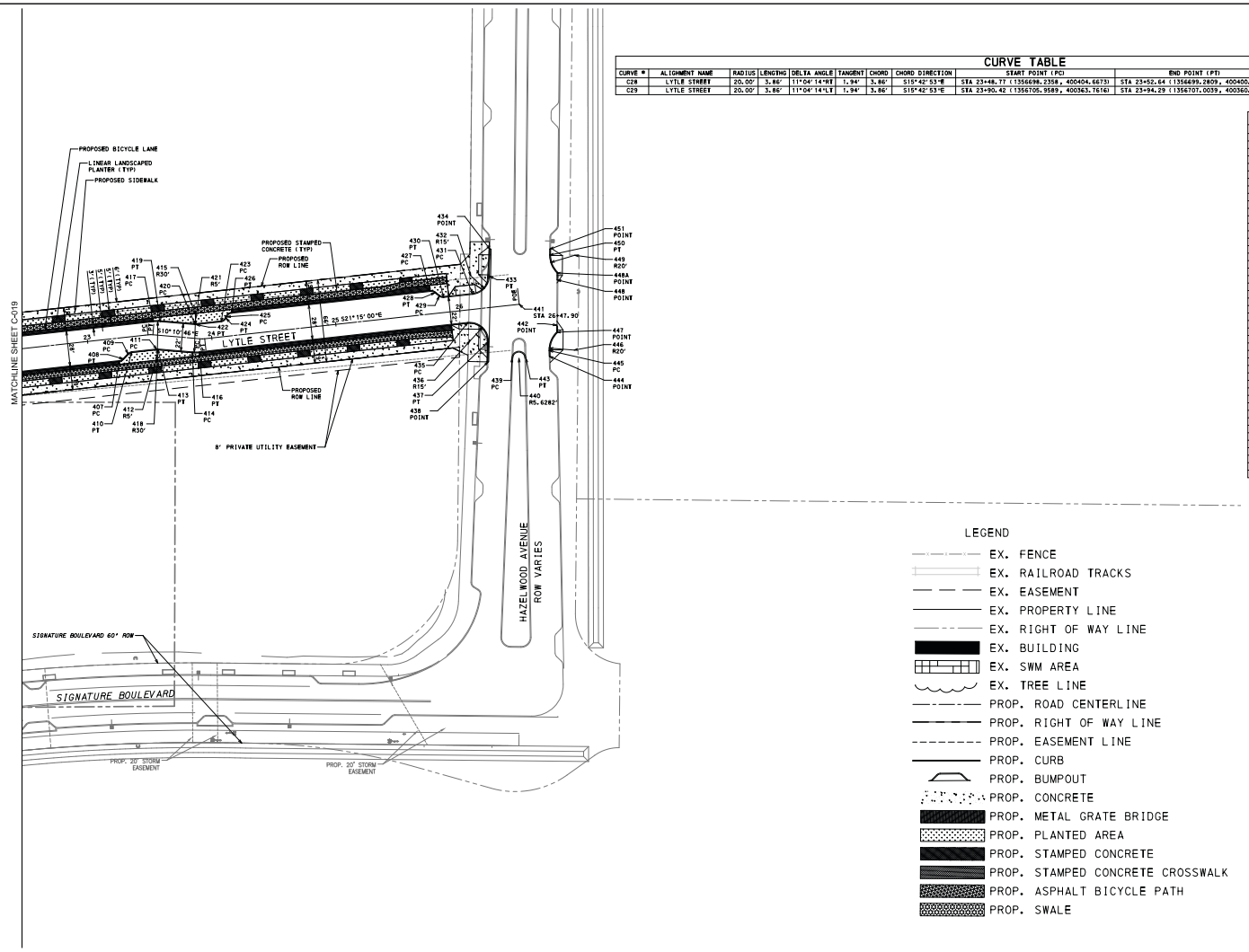
ENGINEER:

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID JOSEPH WORST ENGINEER 052156-E

David Joseph Worst

EXHIBIT B: Street Site Plans (cont.)

DRAWN BY | CAD FILE NUMBER | PROJECT NUMBER AL19-0006



CURVE TABLE

CURVE #	ALIGNMENT NAME	RADIUS	LENGTHG	DELTA ANGLE	TANGENT	CHORD	CHORD DIRECTION	START POINT (PC)	END POINT (PT)	PI
C28	LYTLE STREET	20.00'	3.86'	11°04'14"RT	1.94'	3.86'	S15°42'53"E	STA 23+48.77 (1356698.2358, 400404.6673)	STA 23+52.64 (1356699.2809, 400400.9531)	STA 23+50.71 (1356698.9383, 400402.8608)
C29	LYTLE STREET	20.00'	3.86'	11°04'14"LT	1.94'	3.86'	S15°42'53"E	STA 23+90.42 (1356705.9589, 400363.7616)	STA 23+94.29 (1356707.0039, 400360.0475)	STA 13+92.36 (1356706.3014, 400361.8539)

POINT TABLE

POINT #	NORTHING	EASTING	DESCRIPTION
407	400421.6909	1356672.3526	PC
408	400419.1123	1356674.5708	PT
409	400416.4121	1356679.5277	PC
410	400413.8335	1356681.7959	PT
411	400395.1933	1356689.0446	PC
412	400393.5811	1356684.3846	R5'
413	400394.2648	1356689.3059	PT
414	400366.8481	1356694.2287	PC
415	400372.1500	1356723.7565	R30'
416	400361.2768	1356695.7963	PT
417	400403.4379	1356709.4434	PC
418	400392.5648	1356681.4832	R30'
419	400397.8667	1356711.0110	PT
420	400370.4500	1356715.9338	PC
421	400371.3336	1356720.8551	R5'
422	400369.5214	1356716.1951	PT
423	400350.8813	1356723.4438	PC
424	400347.7693	1356727.2361	PT
425	400347.5284	1356728.6033	PC
426	400344.4164	1356732.3956	PT
427	400195.2952	1356790.3855	PC
428	400191.4693	1356790.3020	PT
429	400187.4939	1356788.5528	PC
430	400183.6680	1356788.4694	PT
431	400161.8098	1356796.9695	PC
432	400167.2464	1356810.9496	R15'
433	400152.6785	1356814.5243	PT
434	400157.8376	1356835.5487	POINT
435	400159.7963	1356774.1476	PC
436	400154.3597	1356760.1675	R15'
437	400139.7782	1356763.6859	PT
438	400135.9515	1356747.7884	POINT
439	400118.1973	1356755.6274	PC
440	400112.7473	1356757.0323	R5.6282'
441	400123.6777	1356798.9228	STA 26+47.90
442	400090.3159	1356790.526	POINT
443	400107.2959	1356758.4316	PT
444	400069.6936	1356764.9062	POINT
445	400090.9743	1356769.3084	PC
446	400071.7619	1356774.8658	R20'
447	400088.9121	1356785.1552	POINT
448A	400100.8996	1356831.0176	POINT
448	400089.5011	1356825.7086	POINT
449	400090.9724	1356848.3983	R20'
450	400110.3418	1356845.4157	PT
451	400111.5329	1356846.046	POINT

LEGEND

- EX. FENCE
- EX. RAILROAD TRACKS
- EX. EASEMENT
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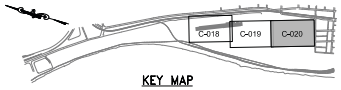

KEY MAP

CITY OF PITTSBURGH

APPROVAL DATE

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SCALE - FEET
0 40 80 120

NO.	REVISION DESCRIPTION	DATE	CHECKED BY:	APPROVED BY:
4	REVISED FOR 100% SUBMISSION	10/23/18	DJW	
3	REVISED FOR 90% SUBMISSION	5-14-18	DJW	
2	REVISED FOR 60% SUBMISSION	12/27/17	DJW	
		2/24/17	RCS	

REFERENCE:
BOUNDARY SURVEY BY:LSSE
TOPOGRAPHIC SURVEY BY:SO-TEK

PREPARED BY:

LDG
Architects Engineers Surveyors
2591 Wexford Bayne Road, Suite 305
Sewickley, PA 15143
PHONE 724.591.8562
TOLL FREE 877.323.6603
FAX 724.779.5044
www.larsondesigngroup.com

PREPARED FOR:

ALMONO L.L.C.
ONE OXFORD CENTER
SUITE 4500
PITTSBURGH PA 15219

PROJECT:

LYTLE STREET INFRASTRUCTURE
FINAL DESIGN

CITY OF PITTSBURGH,
ALLEGHENY COUNTY,
PENNSYLVANIA

DRAWING TITLE:

SITE PLAN

SHEET NO.

C-020

ENGINEER:

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER DAVID JOSEPH WORST 056736 PENNSYLVANIA

David Joseph Worst

2/27/2018 5:36:46 PM

EXHIBIT B: Street Site Plans (cont.)

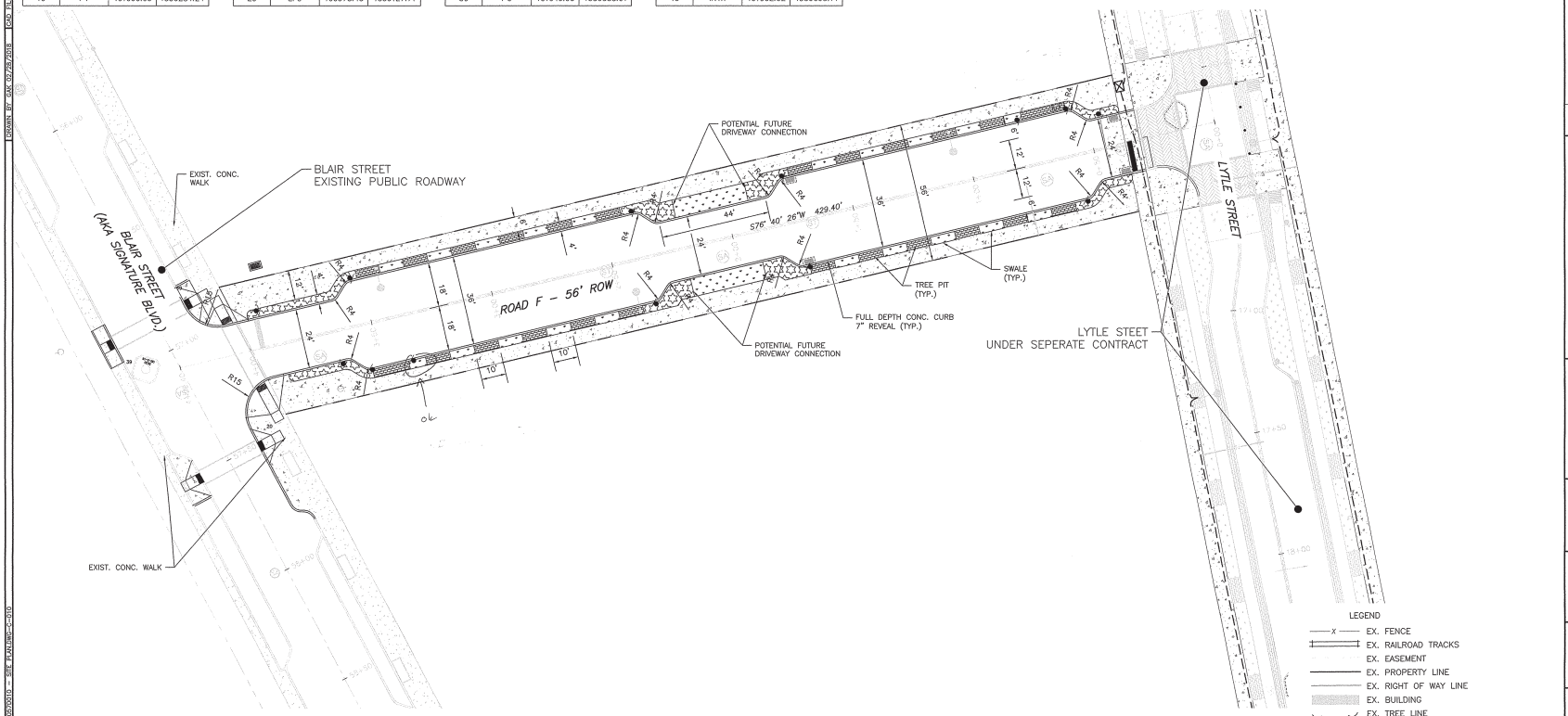
Point Table			
Point #	Description	Northing	Easting
1	PC	401101.60	1356462.01
2	PT	401102.08	1356458.99
3	PC	401104.80	1356454.58
4	PT	401105.29	1356451.56
5	PC	401078.33	1356337.76
6	PT	401076.54	1356335.27
7	PC	401072.14	1356332.56
8	PT	401070.34	1356330.08
9	PC	401060.20	1356287.26
10	PT	401060.69	1356284.24

Point Table			
Point #	Description	Northing	Easting
11	PC	401063.41	1356279.84
12	PT	401063.89	1356276.82
13	PC	401036.82	1356162.50
14	PT	401035.02	1356160.02
15	PC	401030.62	1356157.30
16	PT	401028.83	1356154.82
17	PC	401018.75	1356112.26
18	PT	401026.32	1356095.55
19	EFC	401034.15	1356091.40
20	EFC	400978.45	1356127.71

Point Table			
Point #	Description	Northing	Easting
21	PT	401000.07	1356137.51
22	PC	401005.60	1356160.86
23	PT	401005.11	1356163.88
24	PC	401002.39	1356168.28
25	PT	401001.91	1356171.31
26	PC	401028.86	1356285.11
27	PT	401030.66	1356287.60
28	PC	401035.06	1356290.31
29	PT	401036.85	1356292.79
30	PC	401046.99	1356335.61

Point Table			
Point #	Description	Northing	Easting
31	PT	401046.50	1356338.63
32	PC	401043.79	1356343.03
33	PT	401043.30	1356346.05
34	PC	401070.26	1356459.86
35	PT	401072.05	1356462.34
36	PC	401076.45	1356465.06
37	PT	401078.24	1356467.54
38	EFC	401019.40	1356063.00
39	EFC	401004.38	1356070.96
40	INTX	401002.02	1356093.71

Point Table			
Point #	Description	Northing	Easting
41	INTX	401101.00	1356511.55



LEGEND

- EX. FENCE
- EX. RAILROAD TRACKS
- EX. EASEMENT
- EX. PROPERTY LINE
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- EX. BUILDING
- EX. TREE LINE
- PROP. ROAD CENTERLINE
- PROP. RIGHT OF WAY LINE
- PROP. EASEMENT LINE
- PROP. CURB
- PROP. BUMPOUT
- PROP. CONCRETE
- PROP. DETECTABLE WARNING SURFACE
- PROP. PLANTED AREA
- PROP. STAMPED CONCRETE
- PROP. STAMPED CONCRETE CROSSWALK
- PROP. STORM WATER MANAGEMENT LANDSCAPED AREA

CITY OF PITTSBURGH

APPROVAL DATE

DEPARTMENT OF PUBLIC WORKS

NO.	REVISION DESCRIPTION	DATE	APPROVED
3	REVISIONS PER DCM COMMENTS	12/2018	TOM
2	MISCELLANEOUS REVISIONS	08/16/18	TOM
1	REVISION FOR 90% SUBMISSION	05/30/18	TOM

CHECKED BY: TOM 05/23/2018 APPROVED BY: TOM 05/23/2018

REFERENCE:
BOUNDARY SURVEY BY:LSSE
TOPOGRAPHIC SURVEY BY:SOI–TEK

PREPARED BY:

KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

PREPARED FOR:

ALMONO L.L.C.
ONE OXFORD CENTRE
SUITE 4500
PITTSBURGH, PA 15219

PROJECT:

HAZELWOOD GREEN
F STREET
CITY OF PITTSBURGH
ALLEGHENY COUNTY,
PENNSYLVANIA

DRAWING TITLE:

ROAD F
SITE PLAN

SHEET NO.

C-010

ENGINEER:

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TYSEN O. MILLER ENGINEER 057076326

X:\0-PITTSBURGH\HAZELWOOD\HAZELWOOD-CAD\PRODUCTION\180-200\10 - SITE PLAN\HWF-C-010
DRAWN BY: GAK 05/28/2018 CAD FILE NUMBER: 180-200\10 PROJECT NUMBER: AL\180-200

EXHIBIT C: The Hazelwood Green Plan No. 1

ALL SIGNATURES MUST BE MADE WITH A BLUE INK PEN

KNOW ALL PERSONS BY THESE PRESENTS: THAT ALMONO LP, A PENNSYLVANIA LIMITED PARTNERSHIP, BY ALMONO, LLC, ITS GENERAL PARTNER, BY REMAKE GROUP, LLC, REBECCA L. FLORA, ITS AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY, SITUATED IN THE 4TH WARD AND 15TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

"AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL THE STREETS, ROADS, DRIVES, LANES AND WAYS AND OR OTHER PUBLIC HIGHWAYS SHOWN IN SAID PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND THE ALMONO LP, A PENNSYLVANIA LIMITED PARTNERSHIP, BY ALMONO, LLC, ITS GENERAL PARTNER, BY REMAKE GROUP, LLC, REBECCA L. FLORA, ITS AUTHORIZED AGENTHEREBY CONVENTS AND AGREES TO AND BY THESE PRESENTS, DOES RELEASE AND FOREVER DISCHARGE THE CITY OF PITTSBURGH, AND ALLEGHENY COUNTY FROM ANY LIABILITY FOR DAMAGES CAUSED BY ANY GRADING THEREOF. ONLY PARCEL G WILL BE DEDICATED AT THIS TIME.

THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ALMONO LP, A PENNSYLVANIA LIMITED PARTNERSHIP, BY ALMONO, LLC, ITS GENERAL PARTNER, BY REMAKE GROUP, LLC, REBECCA L. FLORA, ITS AUTHORIZED AGENT, ITS SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN"

IN WITNESS WHEREOF THE SAID LIMITED PARTNERSHIP HAS CAUSED ITS SEAL TO BE AFFIXED BY THE HAND OF ITS AUTHORIZED AGENT, THIS 28th DAY OF March 2019.

ATTEST:

BY: [signature]
NAME; REBECCA L. FLORA
TITLE: MEMBER OF REMAKE GROUP, LLC

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF ALLEGHENY } SS:

ON THIS, THE 28th DAY OF March, 2019, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED REBECCA FLORA, OF REMAKE GROUP, BY HERSELF AS AUTHORIZED AGENT.

IN WITNESS WHEREOF, I HERE UNTO SET MY HAND AND OFFICIAL SEAL.
SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.
WITNESS MY HAND AND NOTARIAL SEAL THIS 28th DAY OF March 2019.

MY COMMISSION EXPIRES:

THE 28th DAY OF March, 2019.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Maureen Wilhelm, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 13, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Maureen Wilhelm
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE HAZELWOOD GREEN PLAN NO. 1, IS IN THE NAME OF ALMONO LP, A PENNSYLVANIA LIMITED PARTNERSHIP, BY ALMONO, LLC, ITS GENERAL PARTNER, BY REMAKE GROUP, LLC, AND IS RECORDED IN DEED BOOK VOLUME 11455, PAGE 542.

Maureen Wilhelm
WITNESS

Rebecca L Flora
NAME; REBECCA L. FLORA
TITLE: MEMBER OF REMAKE GROUP, LLC

COMMONWEALTH FINANCING AUTHORITY , MORTGAGEE OF THE PROPERTY CONTAINED IN THE HAZELWOOD GREEN PLAN OF LOTS NO. 1, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

[signature]
WITNESS

Scott D Dunkelberger, Executive Director
NAME & TITLE
COMMONWEALTH FINANCING AUTHORITY

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF ALLEGHENY } SS:

ON THIS, THE 18th DAY OF APRIL, 2019, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Scott D Dunkelberger OF COMMONWEALTH FINANCING AUTHORITY, AS AUTHORIZED AGENT.

IN WITNESS WHEREOF, I HERE UNTO SET MY HAND AND OFFICIAL SEAL.
SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.
WITNESS MY HAND AND NOTARIAL SEAL THIS 18th DAY OF APRIL 2019

MY COMMISSION EXPIRES:

THE ____ DAY OF ____________, 20__.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Timothy M. Anstine, Notary Public
City of Harrisburg, Dauphin County
My Commission Expires Oct. 30, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Timothy Anstine
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA

BY A RESOLUTION APPROVED ON THE _____ DAY OF __________________ 20__, THE BOARD OF DIRECTORS OF THE CSX TRANSPORTATION INC., INCORPORATED IN THE STATE OF __________, OWNER OF THE LAND SHOWN ON THE HAZELWOOD GREEN PLAN NO. 1 ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE CITY OF PITTSBURGH. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS _____ DAY OF ______________, 20__.

ATTEST:

NAME OF OFFICER & TITLE
CSX TRANSPORTATION INC

NAME OF OFFICER & TITLE
CSX TRANSPORTATION INC

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED ______________, OF CSX TRANSPORTATION INC *, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE CITY OF PITTSBURGH.

WITNESS MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _________ 20__.

MY COMMISSION EXPIRES THE _____ DAY OF __________, 20__

NOTARY PUBLIC

COMMONWEALTH FINANCING AUTHORITY CONSENTS TO THE RECORDING OF HAZELWOOD GREEN PLAN NO. 1 AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

[signature]
WITNESS

Scott D Dunkelberger
COMMONWEALTH FINANCING AUTHORITY

PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY CONSENTS TO THE RECORDING OF HAZELWOOD GREEN PLAN NO. 1 AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

[signature]
WITNESS

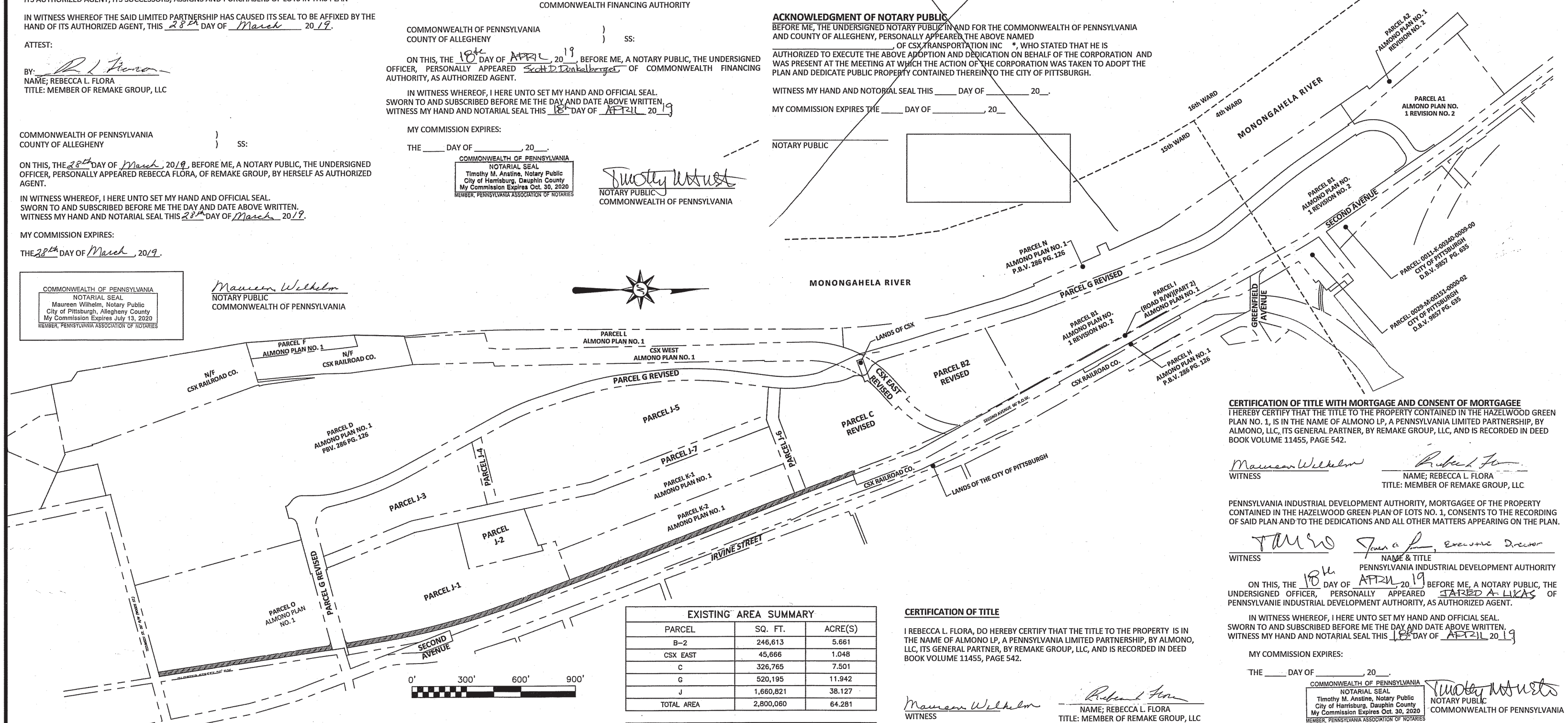
[signature], Administrator
PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED: March 26, 2019.
CITY PLANNING COMMISSION

[signature] CHAIRMAN

ATTEST: [signature]
SECRETARY



CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE HAZELWOOD GREEN PLAN NO. 1, IS IN THE NAME OF ALMONO LP, A PENNSYLVANIA LIMITED PARTNERSHIP, BY ALMONO, LLC, ITS GENERAL PARTNER, BY REMAKE GROUP, LLC, AND IS RECORDED IN DEED BOOK VOLUME 11455, PAGE 542.

Maureen Wilhelm
WITNESS

Rebecca L Flora
NAME; REBECCA L. FLORA
TITLE: MEMBER OF REMAKE GROUP, LLC

PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY, MORTGAGEE OF THE PROPERTY CONTAINED IN THE HAZELWOOD GREEN PLAN OF LOTS NO. 1, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

[signature]
WITNESS

[signature], Executive Director
NAME & TITLE
PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY

ON THIS, THE 18th DAY OF APRIL 2019 BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JARED A. LIKAS OF PENNSYLVANIE INDUSTRIAL DEVELOPMENT AUTHORITY, AS AUTHORIZED AGENT.

IN WITNESS WHEREOF, I HERE UNTO SET MY HAND AND OFFICIAL SEAL.
SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.
WITNESS MY HAND AND NOTARIAL SEAL THIS 18th DAY OF APRIL 2019

MY COMMISSION EXPIRES:

THE ____ DAY OF ____________, 20__.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Timothy M. Anstine, Notary Public
City of Harrisburg, Dauphin County
My Commission Expires Oct. 30, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Timothy Anstine
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA

Doc Bk Vol Pg #ofPgs
200 PLN 301 17 4
May 16,2019

ZONING DISTRICT : SP 10
SPECIAL PLANNING - 10

I, DONALD R. HOUSLEY, SR., A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

May 6, 2019
DATE

NAME: Donald R. Housley PLS
REG. NO. 35559-E

SURVEYOR

SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DONALD R. HOUSLEY, SR.
LAND SURVEYOR
35559-E

ALLEGHENY COUNTY
DEPARTMENT OF REAL ESTATE

DEPARTMENT OF REAL ESTATE
ALLEGHENY COUNTY, PA

EXISTING AREA SUMMARY

PARCEL	SQ. FT.	ACRE(S)
B–2	246,613	5.661
CSX EAST	45,666	1.048
C	326,765	7.501
G	520,195	11.942
J	1,660,821	38.127
TOTAL AREA	2,800,060	64.281

PROPOSED AREA SUMMARY

PARCEL	SQ. FT.	ACRE(S)
B–2 REV	246,578	5.661
CSX EAST REV	45,609	1.047
C REV	320,909	7.367
G REV*	520,297	11.944
J–1	492,982	11.317
J–2	98,879	2.270
J–3	242,127	5.558
J–4	20,295	0.466
J–5	603,723	13.860
J–6	39,549	0.908
J–7	169,112	3.882
TOTAL AREA	2,800,060	64.281

*acreage includes a portion of the Lands of CSX, which lands are subject to an easement in favor of Almono LP pursuant to that certain First Amendment Agreement dated July 31, 2018 and recorded in the Allegheny County Department of Real Estate at DBV____, page____.

CERTIFICATION OF TITLE

I REBECCA L. FLORA, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS IN THE NAME OF ALMONO LP, A PENNSYLVANIA LIMITED PARTNERSHIP, BY ALMONO, LLC, ITS GENERAL PARTNER, BY REMAKE GROUP, LLC, AND IS RECORDED IN DEED BOOK VOLUME 11455, PAGE 542.

Maureen Wilhelm
WITNESS

Rebecca L Flora
NAME; REBECCA L. FLORA
TITLE: MEMBER OF REMAKE GROUP, LLC

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF ALLEGHENY } SS:

RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 301, PAGE(S) 17.

GIVEN UNDER MY HAND AND SEAL THIS 16 DAY OF May, 2019.

JERRY TYMKEVICZ, MANAGER

RECORD OWNER
ALMONO LP
C/O REED SMITH
REED SMITH CENTRE
225 FIFTH AVENUE
PITTSBURGH, PA 15222

No.	Date	Description	By
1	2/18/19	Revised Proposed Lots	WTS
2	2/22/19	Revised Lots and Area Table	WTS
3	3/01/19	Revised Title Clauses	WTS

BEING A REVISION OF OF PARCELS C, G AND J IN THE ALMONO PLAN NO. 1 AS RECORDED IN PLAN BOOK VOLUME 286 PAGE 126. AND PARCEL B2 IN THE ALMONO PLAN NO. 1 - REVISION NO. 2 AS RECORDED IN PLAN BOOK VOLUME 280 PAGE 18.

HAZELWOOD GREEN PLAN NO. 1
SITUATE IN
4th AND 15th WARDS
CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

Drawn By	Scale:	Drawing No.
WTS	1"=300'	18–255 SUB
Checked By DRH	Date: DECEMBER 17, 2018	Sheet No. 1 of 4
Approved By TM		Filename: 18–255 Subdivision.dwg

Mitall Division
of KU Resources, Inc.
117 SAGAMORE HILL ROAD PITTSBURGH, PA 15239
TEL: (724) 327-7474 FAX: (724) 325-2734

M:\2018\18–347 – Almono – Hazelwood Green\Subdivisions\18–347 Hazelwood Green Plan No. 1.dwg Layout=24x36 Sub Division 1 User=William Spanbauer Plotted=3/21/2019 5:12 PM