



June 12, 2020

ARSENAL 201 – PHASE II, LLC.

6th Ward in the City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania

DESCRIPTION OF A TWENTY FOOT WIDE TRAIL EASEMENT OVER LOT C AS RECORDED IN P.B. 304, PG 112.

BEGINNING at an iron pin in place at the northwest corner of Lot C at the 40th Street (S.R. 2124) bridge right-of-way line and lands now or formerly of Allegheny Valley Railroad Company; thence with said bridge right-of-way,

1. S 50° 13' 14" E an distance of 20.90 feet to a point; thence leaving said right-of-way line and in and through Lot C' the three following courses and distances:
2. S 22° 53' 46" W an distance of 104.43 feet to a point at the temporary bicycle and pedestrian trail easement as shown on recorded plan book 304, page 112,
3. S 22° 53' 46" W an distance of 21.30 feet to a point,
4. S 22° 53' 46" W an distance of 328.42 feet to a point at the northern right-of-way line on 39th Street; thence with said right-of-way line,
5. N 42° 08' 54" W an distance of 22.06 feet to an iron pin in place at lands now or formerly of Allegheny Valley Railroad Company; thence with said lands,
6. N 22° 53' 46" E an distance of 450.92 feet to the place of BEGINNING

CONTAINING AN AREA OF 9,051 Sq. Ft. / 0.2078 OF AN ACRE MORE OR LESS

Hudson Valley

48 Springside Avenue
Poughkeepsie, NY 12603
845.454.2544

NYC

108 West 39th Street
Suite 500
New York, NY 10018
646.602.4999

Ohio

1156 E. State Street
Salem, OH 44460
330.332.5200

Texas

10550 Richmond Avenue
Suite 160
Houston, TX 77042
713.375.1400 ext. 456



DESCRIPTION OF A TEMPORARY TRAIL EASEMENT OVER LOT C AS RECORDED IN P.B. 304, PG 112.

BEGINNING at an iron pin in place at the northeast corner of Lot C at the 40th Street bridge (S.R. 2124) right-of-way and proposed western edge of Willow Street right-of-way line; thence with Willow Street right-of-way,

1. S 47° 44' 50" W an distance of 23.24 feet to a point; thence leaving said right-of-way line and in and through Lot C,
2. N 87° 14' 38" W an distance of 161.59 feet to a point at the eastern line of twenty foot wide Trail Easement; thence with the eastern line of Trail Easement,
3. N 22° 53' 46" E an distance of 21.30 feet to a point,
4. S 87° 14' 38" E an distance of 165.42 feet to a point at the 40th Street bridge southern right-of-way line; thence with said right-of-way line,
5. S 53° 08' 52" E an distance of 6.35 feet to the point of BEGINNING

CONTAINING AN AREA OF 3,343 Sq. Ft. / 0.077 OF AN ACRE MORE OR LESS