

WILLIAM PEDUTO  
MAYOR




KARINA RICKS  
DIRECTOR

CITY OF PITTSBURGH  
**DEPARTMENT OF MOBILITY & INFRASTRUCTURE**  
CITY-COUNTY BUILDING

# Memo

**TO:** Sarah Kinter, Licensing Director  
Margaret Lanier, Director  
Anthony Bilan, Assistant City Solicitor

**DEPARTMENTS:** Permits, Licenses and Inspections  
Finance  
Law

**FROM:** Karina Ricks  
Director 

**DATE:** November 6, 2020

**SUBJECT:** **ENCROACHMENT PERMIT FOR  
1810-1816 A STREET  
ENTRY STEPS INTO TOWNHOMES**

We have a request for an encroachment permit at 1810-1816 A Street, in the 25<sup>th</sup> Ward, 6<sup>th</sup> Council District, as shown on the attached plan. A copy of the request is also attached.

NORTHSIDE PROPERTIES RESIDENCES II LLC, is proposing improvements to reconstruct an existing set of entry steps. Kindly let us know if you have objection to this request.

KR/JM

Attachments

cc: Jeff Skalican

WILLIAM  
PEDUTO



KARINA RICKS  
DIRECTOR

CITY OF PITTSBURGH  
**DEPARTMENT OF MOBILITY & INFRASTRUCTURE**  
CITY-COUNTY BUILDING

November 18, 2020

President and Members  
City Council  
City of Pittsburgh

**RE: 1810-1816 A STREET  
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 1810-1816 A Street, in the 25<sup>th</sup> Ward, 6<sup>th</sup> Council District, as shown on the attached plan. The zoning in this area is R1A-M. A copy of the request is also attached.

NORTHSIDE PROPERTIES RESIDENCES II LLC, is proposing improvements to reconstruct an existing set of entry steps.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

Karina Ricks  
Director

KR:JM  
Attachments

1300 BRIGHTON ROAD  
PITTSBURGH, PA 15233  
412.322.1121  
FAX 412.322.9336  
www.mistickconstruction.com



August 5, 2020

CITY OF PITTSBURGH  
Karina Ricks, Director  
Department of Mobility & Infrastructure  
611 Second Avenue  
Pittsburgh PA 15219

**RE: Existing Townhouses at 1810, 1812, 1814, and 1816 A Street, 25<sup>th</sup> Ward, North Side**

Ms. Karina Ricks,

We are seeking approval for the reconstruction of existing concrete entry steps to the 4 townhouses located along A Street in Pittsburgh's North Side as noted above. The townhouses are currently being renovated and, during renovations, the existing concrete entry steps were found to be in need of replacement. Because the property line runs along the facade of the houses, the existing steps were constructed in the ROW. The existing configuration of the steps had no landing at the front door, so the residents stepped out and directly down a flight of steps toward the street. Turning the steps 90 degrees and providing a landing at the door while rebuilding the existing steps was thought to be a better / safer solution. We are seeking approval to rebuild the concrete steps in the ROW because there is no alternative location to construct them.

Thank you for your consideration of our request.

Clint Myers  
Project Manager



# CITY OF PITTSBURGH

## *Department of Mobility and Infrastructure*

*William Peduto, Mayor*

*Karina Ricks, Director*

### **Application for an Encroachment on City Dedicated Right-Of-Way**

Date August 6, 2020

Applicant Name Clint Myers

Property Owner's Name (if different from Applicant) Northside Properties Residences II LLC

Address 1300 Brighton Road, Pittsburgh PA 15233

Phone Number: 412-322-1121 Alternate Phone Number: 412-639-8228

Location of Proposed Encroachment: 1810 A Street

Ward: 25th Ward Council District: #6 Lot and Block 22-H-356

What is the properties zoning district code? R1A-M (zoning office 255-2241)

Is the existing right-of-way, a street or a sidewalk? sidewalk

Width of Existing Right-of-Way (sidewalk or street): 40ft ROW (Before encroachment) 7'-8" sidewalk width

Length of Existing Right-of-Way (sidewalk or street): 59ft along length of townhouses (Before encroachment)

Width of Proposed Encroachment: 4'-2"

Length of Proposed Encroachment: 8'-0"

Number of feet the proposed object will encroach into the ROW: 4'-2"

Reason for application: During renovations, the existing concrete entry steps were found to be in need of replacement.

Because the property line runs along the facade of the houses, the existing steps were constructed in the ROW.

The existing configuration of the steps had no landing at the door, so the residents stepped out and directly down a flight of steps. Turning the steps 90 degrees and providing a landing at the door while rebuilding the existing steps was thought to be a better / safer solution. We are seeking approval to rebuild the concrete steps in the ROW because there is no alternative location to construct them.

**\*\*\*PLEASE ATTACH ALL ADDITIONAL INFORMATION\*\*\***



# CITY OF PITTSBURGH

## Department of Mobility and Infrastructure

William Peduto, Mayor

Karina Ricks, Director

### APPLICANT CHECKLIST

- ☒ Letter to the Director
- ☒ **Property Owners'** Certificate of Insurance – listing the City of Pittsburgh as an additional insured in the amounts listed: Public Liability \$ 100,000.00 - \$ 300,000.00 Property Damage \$ 50,000.00
- ☒ Profile picture or drawing with dimensions of the proposed structure to be placed on the site of the encroached property – **STAMPED WITH ZONING APPROVAL**
- ☒ Copy of the specifications of the proposed encroachment *NOTED ON DRAWING.*
- ☒ Copy of a survey or plot plan of the property
- ☒ Documentation from utility companies stating approval/easement/agreement *IN PROCESS.*
- ☐ Application Fee \$150 made payable to Treasurer City of Pittsburgh

**REMEMBER TO ATTACH ALL REQUIRED INFORMATION.** (Letter to the Director, Property Owner Insurance forms-listing the City of Pittsburgh as an additional insured, maps, specs ,zoning approved drawings, utility documentation, a check for \$150.00)

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#### **For Office Use:**

Check for \$150.00 Check # \_\_\_\_\_ Received Plot Plan or Survey \_\_\_\_\_

Received Required Insurance \_\_\_\_\_ Received detailed map of proposed encroachment \_\_\_\_\_

Received Utility Letters \_\_\_\_\_

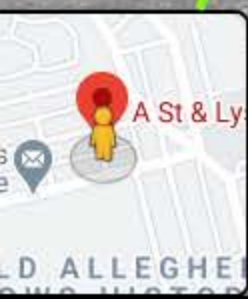
Received drawing or picture of completed project \_\_\_\_\_

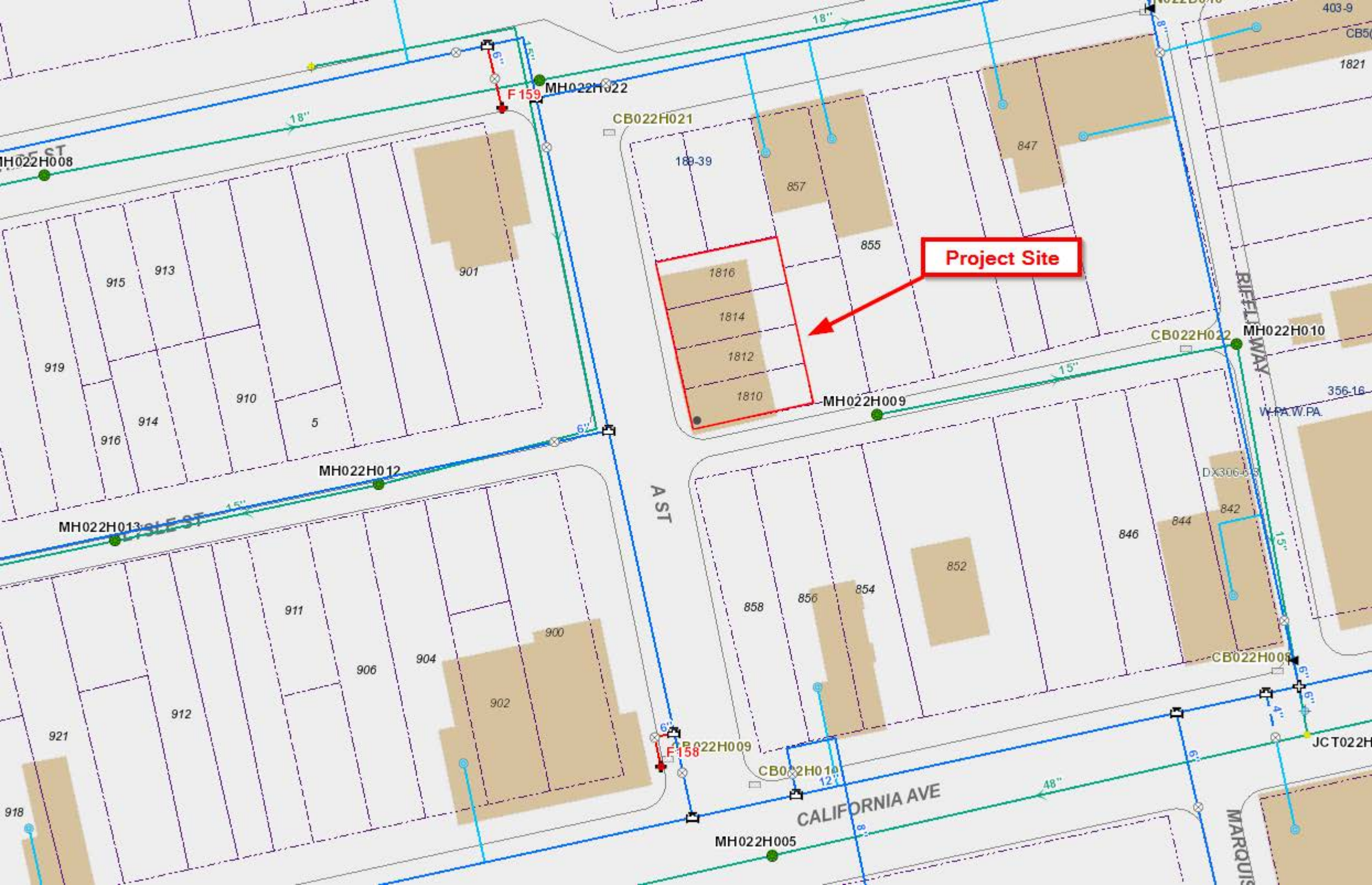
Received picture of proposed encroached property \_\_\_\_\_

All tax information in compliance \_\_\_\_\_ delinquent \_\_\_\_\_

Approximate locations of existing  
sewer and water mains

Proposed Improvements  
within sidewalk





**To:** Karina Ricks, Director of the Department of Mobility and Infrastructure  
**From:** William J. Pickering, PWSA Executive Director  
**Date:** October 8, 2020  
**Subject:** Proposed Encroachment at 1810-1816 A Street

The following is in response to the attached 9/14/2020 request regarding the encroachment into the sidewalk at 1810-1816 A Street in the 25th Ward of the City of Pittsburgh.

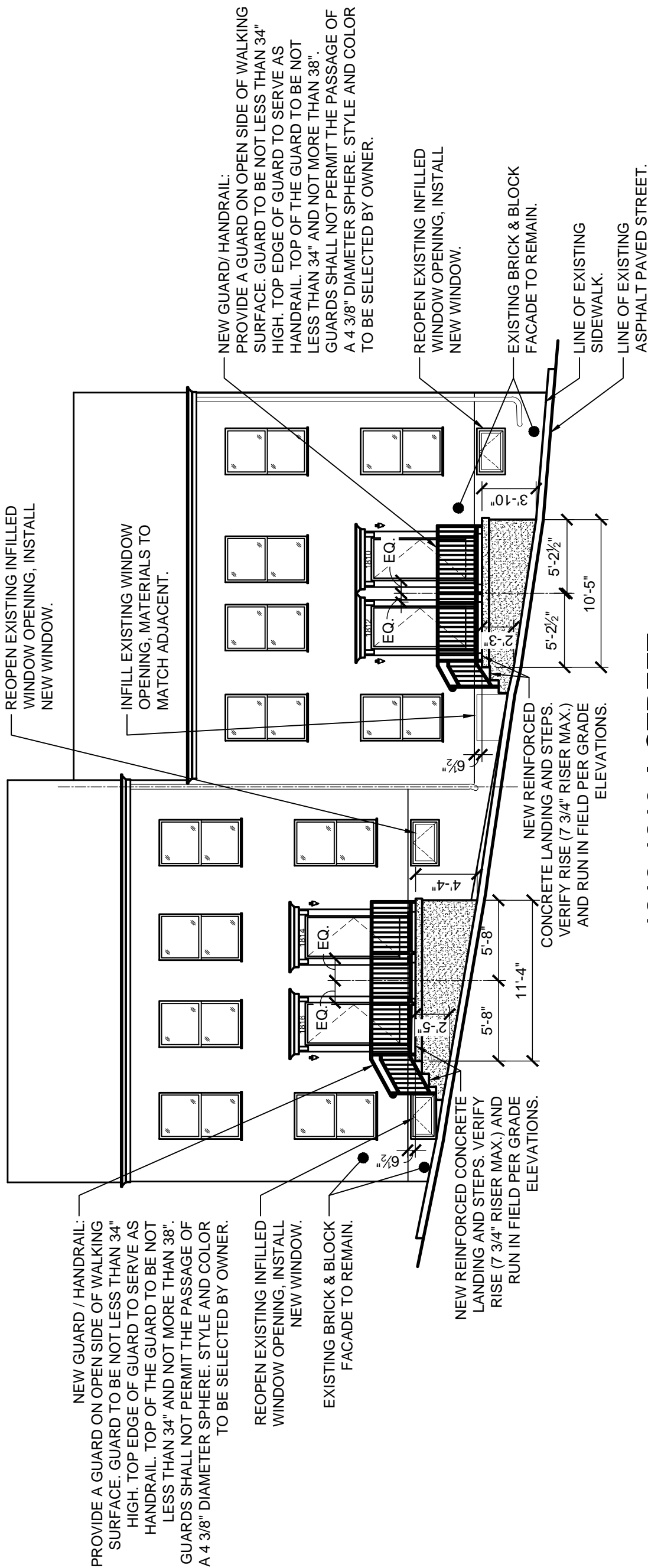
1. The Water Mapping (attached) indicates that there are no known PWSA waterlines within the area of the proposed encroachment. Please be advised that curb boxes are to remain unobstructed.
2. The Sewer Mapping (attached) indicates that there are no known PWSA sewerlines within the area of the proposed encroachment. Please note, PWSA does not maintain records of sewer service laterals and the property owner is responsible for maintenance. We cannot confirm if the private service lateral will be affected.

*PWSA has no objection to the proposed encroachment under the conditions set forth above.*

JMA

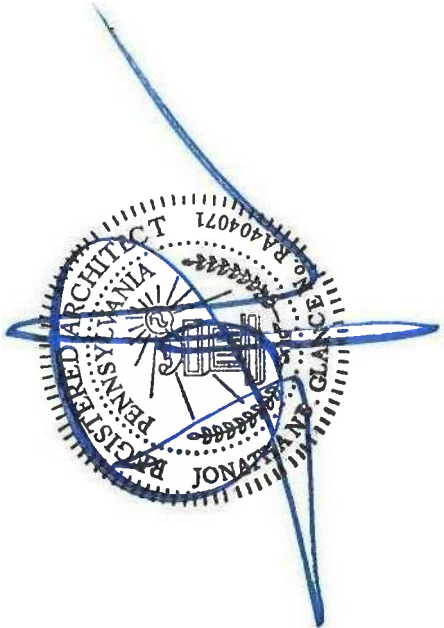
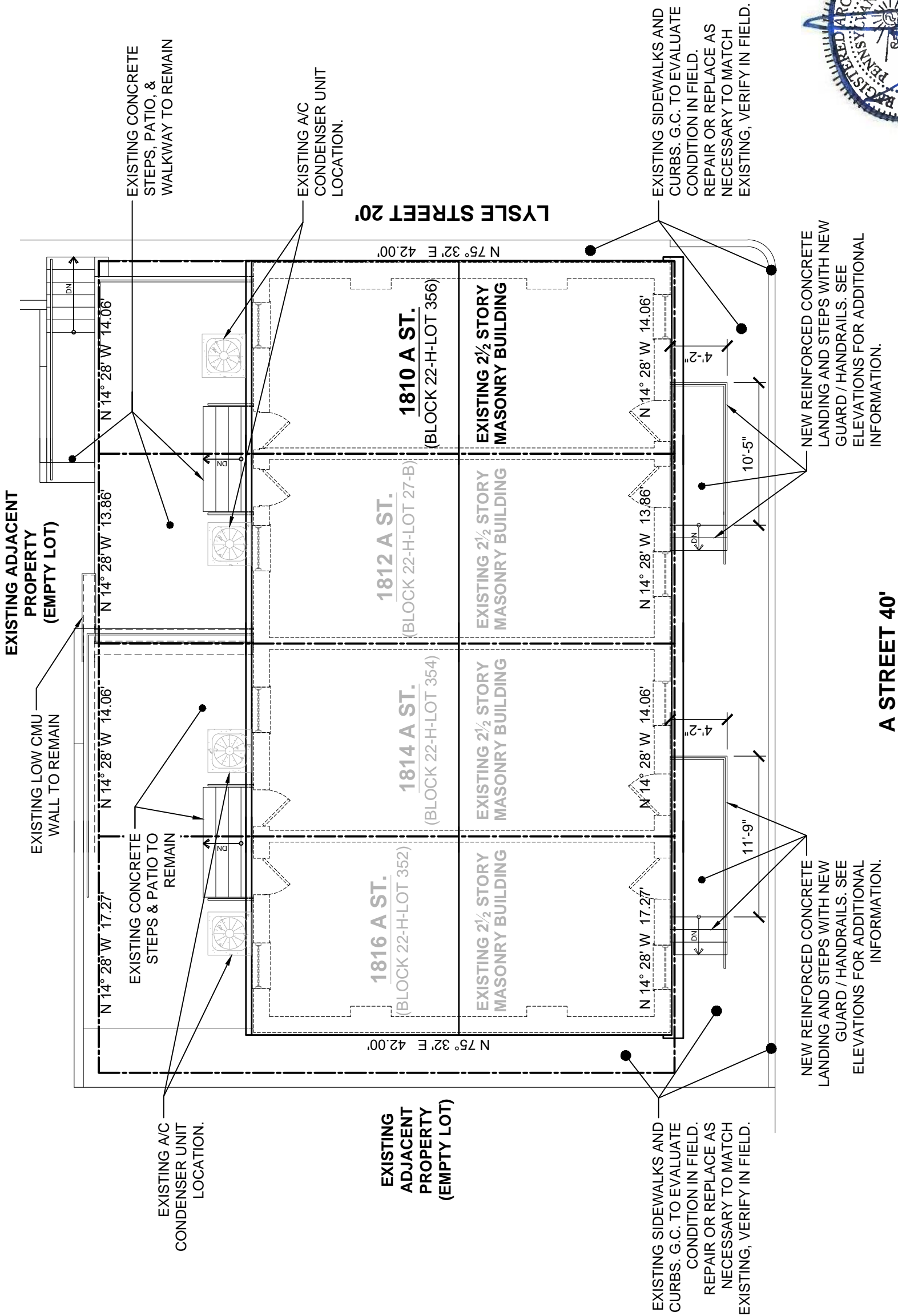
Attachment

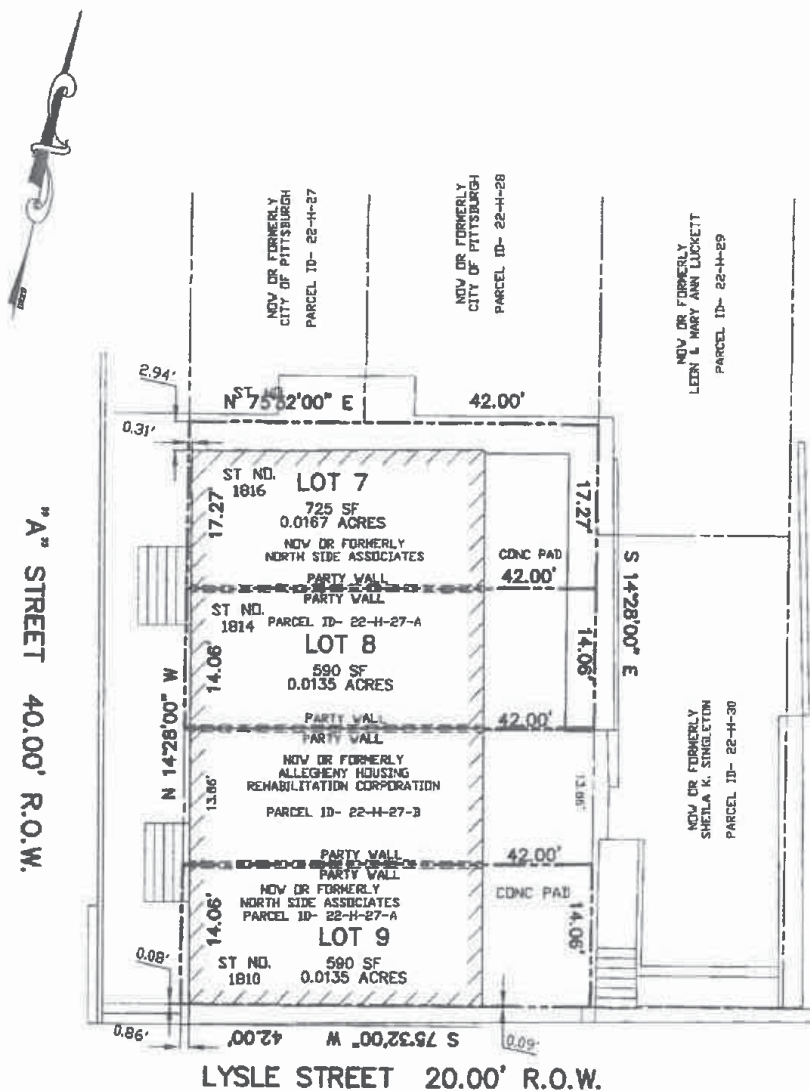




**1810-1816 A STREET  
EXTERIOR ELEVATION**





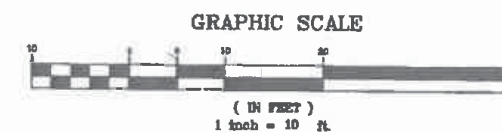


"A" STREET  
BEING A SUBDIVISION OF TAX PARCEL NUMBER 22-H-27-A

TABULATION OF FORMER PARCEL AREAS		
FORMER PARCEL IN NORTH SIDE ASSOCIATES PARCEL 22-H-27-A	1907 SQ. FT.	0.0438 ACRES

TABULATION OF NEW LOT AREAS		
LOT NO. 7	725 SQ. FT.	0.0167 ACRES
LOT NO. 8	590 SQ. FT.	0.0135 ACRES
LOT NO. 9	590 SQ. FT.	0.0135 ACRES
<b>TOTAL AREA OF NEW LOTS</b>	<b>1907 SQ. FT.</b>	<b>0.0438 ACRES</b>



**NORTH SIDE ASSOCIATES L.P.**  
1300 BRIGHTON ROAD PITTSBURGH, PENNSYLVANIA 15233

**SUBDIVISION PLAN**  
**NORTHSIDE RESIDENCES PLAN**

SITUATE  
25-26TH WARD, PITTSBURGH ALLEGHENY COUNTY, PA.

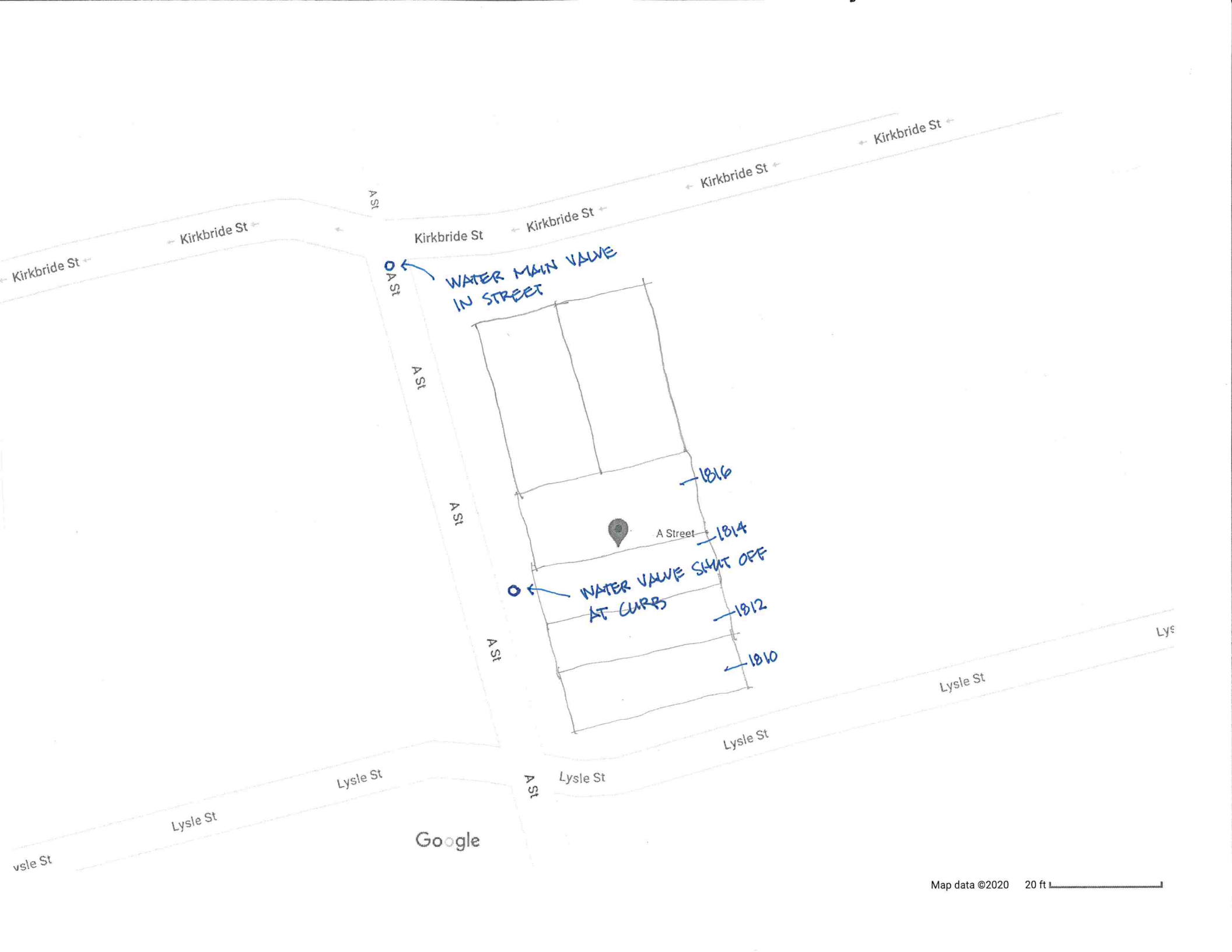
▲ FAHRINGER, McCARTY, GREY, INC.  
1610 GOLDEN MILE HIGHWAY  
MONROEVILLE, PENNSYLVANIA 15146 (724) 327-0599  
JOHN S. BITTING - PROFESSIONAL LAND SURVEYOR

SCALE: AS NOTED  
DATE: JUNE 13, 2018  
DRAWN BY: BJA  
CALC. BY: TS  
CHKD. BY:

REVISIONS  
JULY 3, 2018

Approved by Zoning:  
July 10, 2018  
Pittsburgh City Planning  
Work in right-of-way requires DPW approval

*Chris P.*  
*Sec.*



WATER MAIN VALVE  
IN STREET

WATER VALVE SHUT OFF  
AT CURB

1816

1814

1812

1810

Google



60 2019 00026657

Allegheny County  
Jerry Tyskiewicz  
Department of Real Estate  
Pittsburgh, PA 15219

Instrument Number: 2019-26657

BK-DE VL-17750 PG-105

Recorded On: August 30, 2019

As-Deed

Parties: NORTH SIDE ASSOCIATES

To NORTHSIDE PROPERTIES RESIDENCES II L L C

# of Pages: 36

Comment:

\*\*\*\*\* THIS IS NOT A BILL \*\*\*\*\*

Deed

166.75

0

0

Total:

166.75

## Realty Transfer Stamp

Affidavit Attached-No	Stamp Num-T90516
PITTSBURGH 2018	
Ward-21-MANCHESTER	
	Value 7,744,568.00
Commonwealth of Pennsylvania	77,445.68
Munic-Pittsburgh City of	193,614.20
School District-Pittsburgh	77,445.68
Munic-Penalty	0.00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00
	348,505.56

## Department of Real Estate Stamp

Certified On/By-&gt; 08-23-2019 / Al Matthews

0022C00072000000	0022C00073000000
0022C00086000000	0022C00087000000
0022C00089000000	0022C00093000000
0022C00110000000	0022C00111000000
0022C00113000000	0022C00172000000
0022C00173000000	0022C00180000000
0022D00105000000	0022D00197000000
0022D00223000000	0022D00400000000
0022G00027000000	0022G00028000000
0022G00029000000	0022G00034000000
0022G00045000000	0022G00054000000
0022G00055000000	0022G00064000000
0022G00083000000	0022G00084000000
0022G00098000000	0022G00188000000
0022G00193000000	0022G00304000000
0022H00024000000	0022H00356000000
0022H00354000000	0022H00352000000

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

**\*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\***

## File Information:

## Record and Return To:

Document Number: 2019-26657

Receipt Number: 3632705

Recorded Date/Time: August 30, 2019 11:52:52A

Book-Vol/Pg: BK-DE VL-17750 PG-105

User / Station: M Ward-Davis - Cash Station 25

CHICAGO TITLE INS

WILL CALL

PITTSBURGH PA 15219



*Jerry Tyskiewicz*  
Jerry Tyskiewicz, Director  
Rich Fitzgerald, County Executive

Chicago Title Insurance  
Will Call  
180320ACT

381001 DRG Certified  
23-Aug-2019 09:28A\Int By: Al Matthews

## THIS INDENTURE

Made on this 26<sup>th</sup> day of August 2019 AND MADE EFFECTIVE  
AS OF AUGUST 29, 2019

between

**North Side Associates**, a Pennsylvania limited partnership  
(hereinafter called "Grantor")

and

**Northside Properties Residences II LLC**,  
a Pennsylvania limited liability company (hereinafter called "Grantee")

Witneseth, that the Grantor, in consideration of the sum of Seven Million Seven Hundred Forty Four Thousand and Five Hundred Sixty Eight Dollars (\$7,744,568.00), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns,

All those certain lots or pieces of ground situate in the 21<sup>st</sup>, 25<sup>th</sup>, and 26th Wards of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania as more fully described in Exhibit A hereto.

Under and subject to coal and mining rights and all rights and privileges incident to the mining of coal heretofore conveyed, excepted or reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence; and all easements, rights of way and restrictions as contained in prior instruments of record and/or as installed or located on the premises and all other matters of record appearing prior hereto.

with the appurtenances.

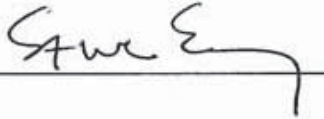
TO HAVE AND TO HOLD the same to and for the use of the said Grantee, its successors and assigns forever, and the Grantor for itself and its successors and assigns hereby covenants and agrees that it will Warrant SPECIALLY the title of the property hereby conveyed.

NOTICE-THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.[This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L.984, as amended, and is not intended as notice of unrecorded instruments, if any.]

Witness the hand and seal of the said Grantor:

Witness / Attest:

NORTH SIDE ASSOCIATES

  
\_\_\_\_\_

By: North Side Properties Development  
Company, its general partner

By:   
\_\_\_\_\_  
Sarah A. Mistick, President



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/5/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Seubert & Associates, Inc. 225 North Shore Drive, Ste 300 Pittsburgh PA 15212	<b>CONTACT NAME:</b>	
	<b>PHONE (A/C, No, Ext):</b> 412-734-4900	<b>FAX (A/C, No):</b> 412-734-5725
<b>INSURED</b> Northside Properties Residences II LLC 1300 Brighton Road Pittsburgh PA 15233	<b>E-MAIL ADDRESS:</b> certs@seubert.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>INSURER A:</b> LACKAWANNA AMERICAN INSURANCE	
	<b>INSURER B:</b> Cincinnati Casualty Company	
	<b>INSURER C:</b> AXIS surplus Insurance Company	
	<b>INSURER D:</b> Firemen's Fund Insurance Co.	
<b>INSURER E:</b> MedPro Group		
<b>INSURER F:</b>		

**COVERAGES****CERTIFICATE NUMBER:** 273192554**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			ESC58319	8/29/2019	8/29/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BOP	8/29/2019	8/29/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D E	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			SUO00058266081 FNCS100514	8/29/2019 8/29/2019	8/29/2020 8/29/2020	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 Excess Umbrella \$ 15,000,000
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	AM1110110819	10/1/2019	10/1/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

1810 A Street Pittsburgh; 1814 A Street Pittsburgh and 1816 A Street Pittsburgh  
City of Pittsburgh is an additional insured on the general liability per written contract.

**CERTIFICATE HOLDER****CANCELLATION**

City of Pittsburgh  
200 Ross Street Ste9  
Pittsburgh PA 15219

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/5/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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<b>PRODUCER</b> Seubert & Associates, Inc. 225 North Shore Drive, Ste 300 Pittsburgh PA 15212	<b>CONTACT NAME:</b>	
	<b>PHONE (A/C, No, Ext):</b> 412-734-4900	<b>FAX (A/C, No):</b> 412-734-5725
<b>INSURED</b> North Side Properties Development Company 1300 Brighton Road Pittsburgh PA 15233	<b>E-MAIL ADDRESS:</b> certs@seubert.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>INSURER A:</b> Cincinnati Casualty Company	
	<b>INSURER B:</b> Scottsdale Insurance	
	<b>INSURER C:</b> LACKAWANNA AMERICAN INSURANCE	
	<b>INSURER D:</b> AXIS surplus Insurance Company	
	<b>INSURER E:</b>	
<b>INSURER F:</b>		

**COVERAGES****CERTIFICATE NUMBER:** 560723730**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
D	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			ESC59553	10/1/2019	10/1/2020	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$
								\$
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			EBA0405907	10/1/2019	10/1/2020	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
B	<b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE  DED <input type="checkbox"/> RETENTION \$			XBS0111156	10/1/2019	10/1/2020	EACH OCCURRENCE	\$ 10,000,000
							AGGREGATE	\$ 10,000,000
								\$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A			AM1110110819	10/1/2019	10/1/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 500,000
							E.L. DISEASE - EA EMPLOYEE	\$ 500,000
							E.L. DISEASE - POLICY LIMIT	\$ 500,000
A	Employee Theft			EPP0405907	10/1/2019	10/1/2020	Limit Deductible	\$500,000 \$1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: 1812 A Street Pittsburgh

City of Pittsburgh is an additional insured on the general liability per written contract.

**CERTIFICATE HOLDER****CANCELLATION**City of Pittsburgh  
200 Ross Street Ste 9  
Pittsburgh PA 15219

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Kristie Lulich*

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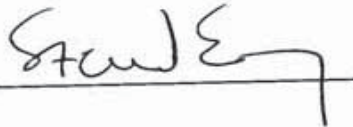
**NOTICE** THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE (S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 § 1.

WITNESS OR ATTEST:

Northside Properties Residences II LLC

By: Northside Properties Management II LLC,  
Its Managing Member

By: Northside Properties R & S LLC,  
Its Managing Member

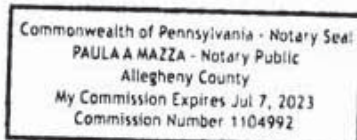


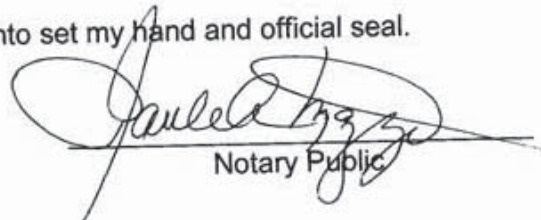
By:   
Sarah A. Mistick, Managing Member

Commonwealth of Pennsylvania )  
County of Allegheny ) ss:  
)

On August 26, 2019, before me, a Notary Public, the undersigned officer, personally appeared Sarah A. Mistick, who acknowledged herself to be the President of North Side Properties Development Company, a Pennsylvania corporation, the general partner of North Side Associates, a Pennsylvania limited partnership, and that she, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of North Side Properties Development Company, a Pennsylvania corporation, by herself as President.

In Witness Whereof, I hereunto set my hand and official seal.

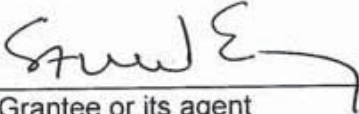


  
Notary Public

### Certificate of Residence

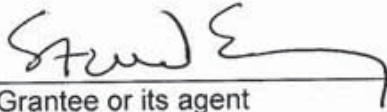
I do hereby certify that the **Tax Billing Address**  
of the within named grantee is:

Northside Properties Residences II LLC  
1300 Brighton Road, Suite 1  
Pittsburgh PA 15233

By:   
Grantee or its agent

I do hereby certify that the **Owner Mailing Address**  
of the within named grantee is:

Northside Properties Residences II LLC  
1300 Brighton Road, Suite 1  
Pittsburgh PA 15233

By:   
Grantee or its agent

Thirtieth Described - 936 Kirkbride Street - (Tax Parcel 22-G-304, formerly part of Tax Parcel 22-G-63)

All that certain lot or piece of ground situate in the 25th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 10 in the Northside Residences Plan of record in the Department of Real Estate of Allegheny County in Plan Book Volume 298, page 162.

Thirty-First Described - 901-903 Kirkbride Street - (Tax Parcel 22-H-24)

All that certain lot or piece of ground situate in the 25th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the intersection of the southerly line of Kirkbride Street with the westerly line of "A" Street; thence along the westerly side of "A" Street, South 13° 14' East, a distance of 100 feet to a point on the northerly side of Lysle Street; thence along the northerly side of Lysle Street, South 76° 46' West, a distance of 33.95 feet to a point; thence North 13° 14' West, a distance of 100 feet to a point on the southerly side of Kirkbride Street; thence along the southerly side of Kirkbride Street, North 76° 46' East, a distance of 33.95 feet to the place of beginning.

Thirty-Second Described - 1810 "A" Street - (Tax Parcel 22-H-356, formerly part of Tax Parcel 22-H-27-A)

All that certain lot or piece of ground situate in the 25<sup>th</sup> Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 7 in the Northside Residences Plan of record in the Department of Real Estate of Allegheny County in Plan Book Volume 298, page 162.

Thirty-Third Described - 1814 "A" Street - (Tax Parcel 22-H-354, formerly part of Tax Parcel 22-H-27-A)

All that certain lot or piece of ground situate in the 25<sup>th</sup> Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 8 in the Northside Residences Plan of record in the Department of Real Estate of Allegheny County in Plan Book Volume 298, page 162.

Thirty-Fourth Described - 1816 "A" Street - (Tax Parcel 22-H-352, formerly part of Tax Parcel 22-H-27-A)

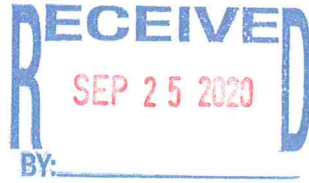
All that certain lot or piece of ground situate in the 25<sup>th</sup> Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 9 in the Northside Residences Plan of record in the Department of Real Estate of Allegheny County in Plan Book Volume 298, page 162.



375 North Shore Drive  
Pittsburgh, Pennsylvania 15212

[www.peoples-gas.com](http://www.peoples-gas.com)

Janice Kraus Saltzman  
TEL 412.258.4669  
Mobile 412.580.9744  
[jsaltzman@peoples-gas.com](mailto:jsaltzman@peoples-gas.com)



September 22, 2020

Department of Mobility and Infrastructure  
City of Pittsburgh  
215 B City-County Building  
414 Grant Street  
Pittsburgh, PA 15219

RE: Request to Install Steps in Sidewalk in front of  
1810, 1812, 1814 and 1816 A Street, 25th Ward, City of Pittsburgh  
Block/Lot 22-H-352, 354, 27B and 356

Peoples Natural Gas Company (Peoples) owns and operates a six (6) inch pipeline in the public right of way of A Street in the 25<sup>th</sup> Ward, City of Pittsburgh, Allegheny County, Pennsylvania. We have been advised that the City of Pittsburgh is reviewing a request from Mistick Construction to install concrete steps in the sidewalk area in front of 1810, 1812, 1814 and 1816 A Street and have requested that Peoples review the plans to confirm that this will not affect our pipeline facilities.

Peoples has reviewed the area in question and can confirm that the proposed steps will not interfere with the operation of our pipeline. Peoples has no objection to the proposed steps.

Sincerely,

Janice Kraus Saltzman  
Land Agent