

RECORD LEGAL DESCRIPTIONS

FIRST DESCRIBED

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE 4TH WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF HALKET STREET, SAID POINT BEING A DISTANCE OF 64.00 FEET FROM FIFTH AVENUE: THENCE LEAVING SAID POINT OF BEGINNING AND ALONG LANDS NOW OR FORMERLY OF C. H. SACHS, NORTH 46° 32' 50" EAST, A DISTANCE OF 60.00 FEET TO A POINT COMMON TO LANDS OF SAID SACHS, THE WITHIN DESCRIBED TRACT AND LANDS NOW OR FORMERLY OF S. PALKO; THENCE ALONG SAID LANDS OF PALKO. SOUTH 43° 27' 10" EAST. A DISTANCE OF 23.30 FEET TO A POINT COMMON TO THE WITHIN DESCRIBED TRACT AND LANDS OF SAID PALKO; THENCE THROUGH CONCRETE STEPS AND A PARTY WALL ADJOINING PARCEL II. SOUTH 46° 32' 50" WEST. A DISTANCE OF 60.00 FEET TO A POINT COMMON TO THE WITHIN DESCRIBED TRACT AND TO HALKET STREET; THENCE LEAVING SAID POINT AND CONTINUING ALONG HALKET STREET, NORTH 43° 27' 10" WEST, A DISTANCE OF 23.30 FEET TO A POINT, BEING THE PLACE OF BEGINNING.

BEING TAX PARCEL BLOCK 28-F, LOT 67.

SECOND DESCRIBED

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE 4TH WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF HALKET STREET. SAID POINT BEING A DISTANCE OF 87.30 FEET FROM FIFTH AVENUE; THENCE LEAVING SAID POINT OF BEGINNING THROUGH A PARTY WALL AND CONCRETE STEPS ADJOINING PARCEL I. NORTH 46° 32' 50" EAST. A DISTANCE OF 60.00 FEET TO A POINT COMMON TO LANDS NOW OR FORMERLY OF S. PALKO AND THE WITHIN DESCRIBED TRACT; THENCE SOUTH 43' 27' 10" EAST. A DISTANCE OF 19.52 FEET TO A POINT COMMON TO SAID LANDS OF PALKO. THE WITHIN DESCRIBED TRACT AND LANDS NOW OR FORMERLY OF E. PIACENTI; THENCE CONTINUING ALONG SAID LANDS OF PIACENTI THROUGH A PARTY WALL, SOUTH 46° 32' 50" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHEASTERLY SIDE OF HALKET STREET; THENCE CONTINUING ALONG HALKET STREET, NORTH 43° 27' 10" WEST, A DISTANCE OF 19.52 FEET TO A POINT, BEING THE PLACE OF BEGINNING.

BEING TAX PARCEL BLOCK 280-F, LOT 68.

PREMISES FIRST DESCRIBED AND SECOND DESCRIBED BEING THE SAME PROPERTIES WHICH COLONY FEDERAL SAVINGS BANK CONVEYED TO DEAN F. KROSS BY DEED DATED JANUARY 9, 1991 AND RECORDED IN DEED BOOK VOLUME 8405, PAGE 430.

THIRD DESCRIBED

EXISTINC

BUILDING

CONCRETE SIDEWALK

TOP=922.17

INV I=915.71

INV 0=915.55

CB

cs →cs —cs —

v _____ v _____

ASPHALT PAVING

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE 4TH WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF HALKET STREET AT A POINT DISTANT 106.82 FEET SOUTHEASTWARDLY FROM FIFTH AVENUE; THENCE SOUTHEASTWARDLY ALONG HALKET STREET, A DISTANCE OF 20.18 FEET TO A POINT ON THE WESTERLY SIDE OF EULER WAY, 20 FEET WIDE; THENCE NORTHEASTWARDLY ALONG EULER WAY, A DISTANCE OF 60 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF LAND CONVEYED TO CHARLES H. SACHS BY DEED OF JOHN HEINZ, SHERIFF OF ALLEGHENY COUNTY RECORDED IN DEED BOOK VOLUME 2627, PAGE 703; THENCE NORTHWESTWARDLY ALONG SAID LAST MENTIONED LINE, A DISTANCE OF 20.18 FEET TO A POINT ON LINE OF OTHER PROPERTY NOW OR FORMERLY OF CHARLES H. SACHS; THENCE SOUTHWESTWARDLY BY A LINE RUNNING PARTIALLY THROUGH A PARTY WALL, 60 FEET, MORE OR LESS, TO THE NORTHEASTERLY SIDE OF HALKET STREET AT THE PLACE OF BEGINNING.

BEING TAX PARCEL BLOCK 28-F, LOT 69,

PREMISED THIRD DESCRIBED BEING THE SAME PROPERTY WHICH GERALDINE ABRAM AND PATRICIA BURSICK. CO-EXECUTRICES OF THE ESTATE OF EMILY A. PIACENTI, DECEASED, CONVEYED TO DEAN E. KROSS BY DEED DATED MARCH 2, 1993 AND RECORDED IN DEED BOOK VOLUME 8918, PAGE 7.

AS TO ALL OF THE ABOVE DESCRIBED PARCELS:

TOGETHER WITH AND UNDER AND SUBJECT TO A FOOT WALK APPROXIMATELY 3 FEET WIDE. THE SOUTHWESTERLY LINE OF SAID FOOT WALK BEING APPROXIMATELY 52 FEET NORTHWESTWARDLY FROM THE NORTHEASTERLY LINE OF HALKET STREET AND EXTENDING NORTHWESTWARDLY FROM THE NORTHWESTERLY SIDE OF EULER WAY, PARALLEL WITH HALKET STREET, A DISTANCE OF APPROXIMATELY 63 FEET FOR THE USE OF THE OWNERS AND OCCUPANTS OF THE PROPERTIES KNOWN AS NOS. 107, 109 AND 111 HALKET STREET.

<u>SURVEY LEGAL DESCRIPTIONS</u>

NEW LEGAL DESCRIPTIONS WERE WRITTEN DUE TO THE PROPERTY BEING ROTATED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND THE THIRD DESCRIBED LEGAL DESCRIPTION NOT HAVING BEARINGS.

FIRST DESCRIBED BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF HALKET STREET A 50 FOOT PUBLIC RIGHT OF WAY, SAID POINT BEING THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY ANTONIO, ORIENTE & GABRIELE SCIULLI; THENCE ALONG SAID LANDS OF ANTONIO, ORIENTE & GABRIELE SCIULLI NORTH 47° 58' 49" EAST. A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHWESTERLY LANDS OF NOW OR FORMERLY CHILDRENS HOSPITAL OF PITTSBURGH; THENCE ALONG SAID LANDS OF CHILDRENS HOSPITAL OF PITTSBURGH SOUTH 42° 01' 11" EAST, A DISTANCE OF 23.30 FEET TO A POINT ON THE NORTHWESTERLY LANDS OF NOW OR FORMERLY DEAN E. KROSS; THENCE ALONG SAID LANDS OF DEAN E. KROSS AND THROUGH A PARTY WALL SOUTH 47° 58' 49" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SAID NORTHEASTERLY LINE OF HALKET STREET; THENCE ALONG SAID HALKET STREET NORTH 42° 01' 11" WEST, A DISTANCE OF 23.30 FEET TO A POINT, BEING THE PLACE OF BEGINNING.

BEING TAX PARCEL BLOCK 28-F-67.

CONTAINING 1,398 SQ. FT. OR 0.0320 ACRES.

SECOND DESCRIBED

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF HALKET STREET A 50 FOOT PUBLIC RIGHT OF WAY, SAID POINT BEING THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY DEAN E. KROSS; THENCE ALONG SAID LANDS OF DEAN E. KROSS AND THROUGH A PARTY WALL NORTH 47' 58' 49" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHWESTERLY LANDS OF NOW OR FORMERLY CHILDRENS HOSPITAL OF PITTSBURGH; THENCE ALONG SAID LANDS OF CHILDRENS HOSPITAL OF PITTSBURGH SOUTH 42° 01' 11" EAST, A DISTANCE OF 19.52 FEET TO A POINT ON THE NORTHWESTERLY LANDS OF NOW OR FORMERLY DEAN E. KROSS; THENCE ALONG SAID LANDS OF DEAN E. KROSS AND THROUGH A PARTY WALL SOUTH 47" 58' 49" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SAID NORTHEASTERLY LINE OF HALKET STREET; THENCE ALONG SAID HALKET STREET NORTH 42° 01' 11" WEST. A DISTANCE OF 19.52 FEET TO A POINT. BEING THE PLACE OF BEGINNING.

BEING TAX PARCEL BLOCK 28-F-68.

CONTAINING 1,171 SQ. FT. OR 0.0268 ACRES.

THIRD DESCRIBED

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF HALKET STREET A 50 FOOT PUBLIC RIGHT OF WAY, SAID POINT BEING THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY DEAN E. KROSS; THENCE ALONG SAID LANDS OF DEAN E. KROSS AND THROUGH A PARTY WALL NORTH 47' 58' 49" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHWESTERLY LANDS OF NOW OR FORMERLY CHILDRENS HOSPITAL OF PITTSBURGH: THENCE ALONG SAID LANDS OF CHILDRENS HOSPITAL OF PITTSBURGH SOUTH 42° 01' 11" EAST. A DISTANCE OF 20.18 FEET TO A POINT ON THE NORTHWESTERLY LINE OF EULER WAY A 20 FOOT PUBLIC RIGHT OF WAY; THENCE ALONG SAID EULER WAY SOUTH 47° 58' 49" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SAID NORTHEASTERLY LINE OF HALKET STREET; THENCE ALONG SAID HALKET STREET NORTH 42° 01' 11" WEST, A DISTANCE OF 20.18 FEET TO A POINT, BEING THE PLACE OF BEGINNING.

BEING TAX PARCEL BLOCK 28-F-69.

CONTAINING 1,210 SQ. FT. OR 0.0277 ACRES.

2. UTILITY NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

4. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. PIT191471 WITH AN EFFECTIVE DATE OF MAY 14 2019, AND THAT ALL EASEMENTS. COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY AND THE ONLY RECORDS PROVIDED AT THE TIME OF THIS SURVEY WERE FROM DUQUESNE LIGHT COMPANY.

5. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 42003C0354H. WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2014, FOR COMMUNITY NO. 4200630354F, IN ALLEGHENY COUNTY, STATE OF PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

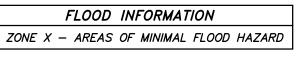
6. THE PROPERTY HAS DIRECT ACCESS TO HALKET STREET AND EULER STREET, ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.

7. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS O, INCLUDING O DESIGNATED HANDICAP SPACES.

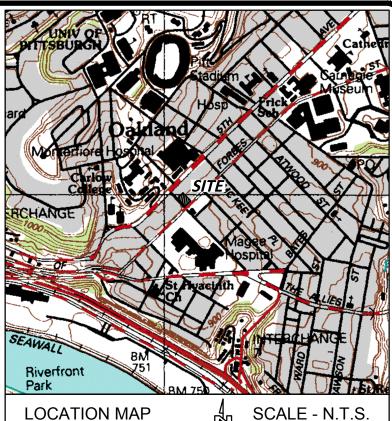
8. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

9. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO THE CITY OF PITTSBURGH. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. 10. ZONING INFORMATION PROVIDED PER RESEARCH OF THE CITY OF PITTSBURGH, ZONING ORDINANCE A DETAILED ZONING REPORT WAS NOT PROVIDED BY A QUALIFIED ZONING RESEARCH COMPANY.

TO WALNUT CAPITAL-FIFTH, L.P., A PA LIMITED PARTNERSHIP, DOLLAR BANK, CHICAGO TITLE INSURANCE COMPANY:



CALL BEFORE YOU DIG! PENNSYLVANIA LAW REOUIRES **3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL** P.O.C.S. SERIAL NUMBER ደርጭ ዋ 20191484269 1-800-242-1776



SCALE - N.T.S

LIST OF POSSIBLE ENCROACHMENTS (X)

THE FOLLOWING LIST OF ENCROACHMENTS IS ONLY THE OPINION OF THIS SURVEYOR AND SHOULD NOT BE INTERPRETED AS COMPLETE LISTING.

1. THE ADJOINING PROPERTIES OVERHEAD WIRES CROSSING THE SUBJECT PROPERTY.

2. THE SUBJECT PROPERTIES CONCRETE WALL ENCROACHES ON TO THE ADJOINING PROPERTY.

3. THE SUBJECT PROPERTIES FENCE ENCROACHES ON TO THE ADJOINING PROPERTY.

3. THE SUBJECT PROPERTIES BUILDING ENCROACHES IN TO THE EULER STREET RIGHT OF WAY.

<u>SCHEDULE B-2 EASEMENT NOTES</u>

4. RIGHTS OF OTHERS INCIDENT TO THE OWNERSHIP OF A PARTY WALL STRUCTURE. AFFECTS THE PROPERTY AND IS SHOWN HEREON.

5. RIGHTS IN COMMON WITH OTHERS AND MAINTENANCE OBLIGATIONS WITH RESPECT TO THE USE OF A 3 FOOT WIDE WALK WAY EXTENDING ALONG THE REAR OF THE INSURED LAND. 52 FEET FROM THE NORTHEASTERLY LINE OF HALKET STREET RUNNING FROM EULER WAY PARALLEL TO HALKET STREET, 63 FEET, TO BE USED IN COMMON BY OWNERS OF NOS. 107, 109 AND 111 HALKET STREET. AFFECTS THE PROPERTY AND IS SHOWN HEREON.

GENERAL SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983, PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET. TOPOGRAPHIC MAPPING IS BASED ON FIELD MEASUREMENTS. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

3. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF PENNSYLVANIA.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a). 6(b), 7(a), 7(C), 8, 9, 11, 13, 16, 17, AND 19, OF TABLE A HEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 03, 2019.

DATE OF PLAT OR MAP JUNE 11, 2019.

MARK B. SCHMIDT P.L.S.

8-15-2019

DATE

PA REGISTERED SURVEYOR SU-036950-E



| DATE ISSUED: PROJECT STATUS: | REVISIONS: | DESCRIPTION | | | | | | |
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