JK LAND HOLDINGS I, LP

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FILE NUMBER: 15-254 OR
COMMITMENT
SCHEDULE B - SECTION 2

9. Subject to Declarations of Taking by the Allegheny County Airport Authority for coal, oil, gas, limestone and mineral rights, recorded 04/23/2004 in DBV 12020, page 338 and recorded 05/10/2002 in DBV 11343, page 151. ***Does not affect the premises.***

10. Subject to a right of way agreement between Colonial Trust Company and Charles Rouzer, et al, dated 12/23/1930 and recorded in DBV 2444, page 136.

METES AND BOUNDS DESCRIPTIONS
(UPDATED PER SURVEY)

First Parcel:
THAT CERTAIN lot or parcel of land situate in Moon Township, Allegheny County, Pennsylvania, more fully described as follows:

BEGINNING at a point in the westerly cartway Thorn Run Road Extension as now located being the southwest corner of the parcel hereinafter described; thence through the westerly cartway of Thorn Run Road Extension as now located North 06°47′00″ West, a distance of 362.26 feet (deed 363.26) to a point on the southerly side of Thorn Run Road Extension as now located (deed call center of said Road); thence crossing over the cartway Thorn Run Road Extension as now located (deed call along the centerline) North 17°47′00″ East, a distance of 227.68 feet to a point on the easterly side of Thorn Run Road Extension as now located (deed call in the center of said Road) to the southwest corner of other lands of JK Holdings I, LP being Tax Parcel No. 596-P-69; thence along said other lands of JK Holdings I, LP and other lands of JK Holding I, LP being Tax Parcel No. 596-P-98, North 84° 38′ 50″ East, a distance of 524.95 feet to a concrete monument common with the easterly corner of other lands of JK Holdings I, LP and the northwest corner of lands of Norman B. Tannehill being Tax Parcel No. 596-R-149; thence along the westerly line of Tannehill South 19° 09′ 30″ East, a distance of 314.37 feet to a terra-cotta monument common with the northerly line of Parcel A in the Westpoint Plan of Lots recorded in PBV 211 pages 119-120 and the southwest corner of said lands of Tannehill; thence along the northerly line of said Parcel A South 72° 12′ 00″ West, a distance of 193.92 feet to a point; thence along the northerly line of lands of Richard A. and Susan Nernberg being Tax Parcel No. 595-B-68 South 60°05′00″ West, 539.88 feet to the point of beginning.

Having an area of 270,010 square feet or 6.199 acres.
BEING designated as Block 596-P, Lot 27.
Subject to the right-of-way of Thorn Run Road Extension.

Second Parcel:
BEGINNING at a point on the easterly side (deed call centerline) of Thorn Run Road Extension as now located common with the northwest corner of other lands of JK Holdings I, LP being Tax Parcel No. 596-P-27, being the southwest corner of the parcel hereinafter described; thence through (deed call along the centerline of) Thorn Run Road Extension as now located, North 11°20′00″ West, 190.00 feet to a point in the easterly cartway of Thorn Run Road Extension; thence along other lands of JK Holdings I, LP being Tax Parcel No. 596-P-98 North 84°38′50″ East, 230.51 feet; thence by same South 11°20′00″ East, 190.00 feet to other lands of JK Holdings I, LP being Tax Parcel No. 596-P-27; thence along said other lands of JK Holdings I, LP, South 84°38′50″ West, 230.51 feet to the point of beginning.

Having an area of 43,558 square feet or 1.000 acre.
BEING designated as Block 596-P, Lot 69 in the Deed Registry Office of Allegheny County. Pennsylvania.
Subject to the right-of-way of Thorn Run Road Extension.

Third Parcel:
THAT CERTAIN lot or parcel of land situate in Moon Township, Allegheny County, Pennsylvania, more fully described as follows:

BEGINNING at a point in the easterly cartway (deed call centerline) of Thorn Run Road Extension as now located which point is the northwest corner of lands of other lands of JK Holdings I, LP being Tax Parcel No. 596-P-69; thence through the cartway (deed call along the centerline) of Thorn Run Road Extension North 11°20′00″ West, 223.07 feet to a point on the westerly side (deed call centerline) of Thorn Run Road Extension as now located; thence along the westerly side (deed call along the centerline) of Thorn Run Road as now located the following two courses: North 17°21′30″ East, 90.32 feet; and North 46°46′30″ East, 50.83 feet to a point on the westerly edge of the cartway (deed call centerline) of Thorn Run Road Extension; thence crossing Thorn Run Road Extension along the westerly line of lands of Moon Township South 48°32′00″ East, 720.44 feet to an existing concrete monument common with the northwest corner of lands of Norman B. Tannehill being Tax Parcel No. 596-R-1493 and the northeast corner of other lands of JK Holdings I, LP being Tax Parcel No. 596-P-27; thence along the northerly line of said other lands of JK Holdings I, LP South 84°38′50″ East, 294.44 to the southeast corner of other lands of JK Holdings I, LP being Tax Parcel No. 596-P-69; thence along said other lands of JK Holdings I, LP the following two courses; South 11°20′00″ West; 190.00 feet; and South 84°38′50″ West, 230.51 feet to the point of beginning.

Having an area of 113,328 square feet or 2.602 acres.
BEING designated as Block 596-P, Lot 98 in the Deed Registry Office of Allegheny County, Pennsylvania.
Subject to the right-of-way of Thorn Run Road Extension.

NORMAN B. TANNEHILL

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FILE NUMBER: 16-288 OR
COMMITMENT
SCHEDULE B - SECTION 2

9. Subject to an easement conveyed to Moon Transportation Authority dated 07/28/1999 and recorded in DBV 10554, page 134. ***Slope easement affects the premises along Beaver Grade Road as shown on the survey.***

10. Subject to a right of way agreement to Columbia Gas of Pennsylvania, Inc. recorded 07/13/2000 in DBV 10814, page 106. ***The fifty foot wide right-of-way affects the southerly part of the premises as shown on the survey.***

SCHEDULE C
METES AND BOUNDS DESCRIPTION

ALL THAT lot or piece of ground situate in the Township of Moon, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the middle of Beaver Grade Road, distant North 21° West two hundred twenty-five and forty-nine hundredths (225.49) feet from the intersection of the said Beaver Grade Road and Coraopolis Road; thence by the line dividing the property herein conveyed from property now or late of K. C. Gardner, et ux.; South 72° 35′ 30″ West five hundred seventeen and thirty-seven Hundredths (517.37) feet to a point on the line dividing the property herein conveyed from property of Clarence R. Horton, Jr., et us.; thence along said last mentioned dividing line North 18° 46′ West three hundred fourteen and thirty-seven hundredths (314.37) feet to a point on the line dividing the property herein conveyed from property now or late of Joseph White; thence along said last mentioned dividing line North 15° 15′ East four hundred eighty-seven and seventeen hundredths (487.17) feet to a point in the middle of the Beaver Grade Road aforesaid; thence along the middle of the Beaver Grade Road, South 31° East two hundred thirty-one and five hundredths (231.05) feet to a point; thence still along the middle of said road, South 21° East two hundred sixty-seven and fifty-one hundredths (267.51) feet to the place of beginning.

METES AND BOUNDS DESCRIPTION
(REVISED PER MOON TRANSPORTATION AUTHORITY TAKE)

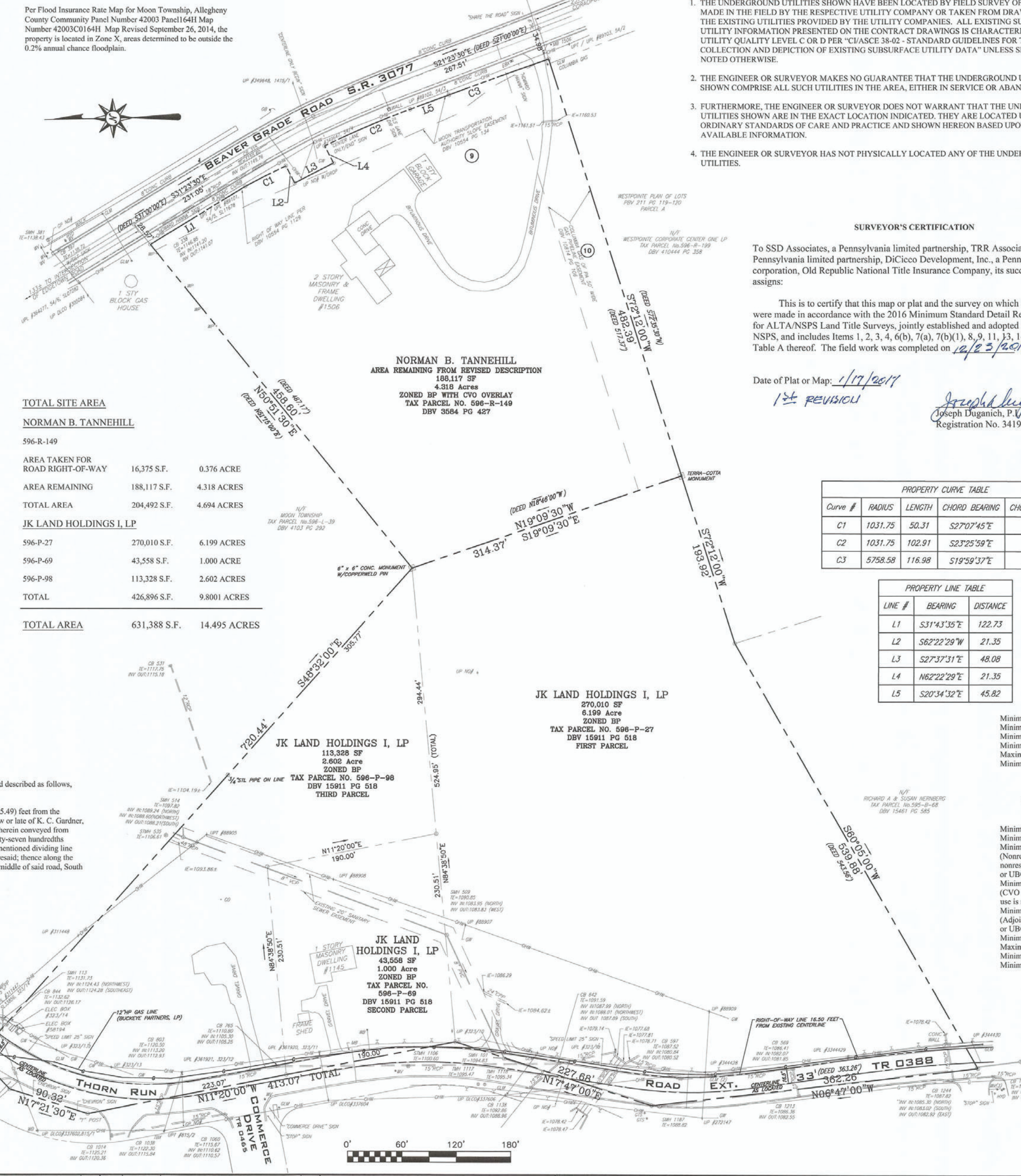
ALL THAT lot or piece of ground situate in the Township of Moon, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly right -of-way of Beaver Grade Road, as established by deed of Norman B. and Maxine H. Tannehill to Moon Transportation Authority DBV 10554 page 129 said point being South 50°51′30″ West, 28.57 feet from the original northeast corner of lands of Tannehill recorded in Deed Book Volume 3584 page 427; thence from said point of beginning along the established westerly right-of-way line of Beaver Grade Road, aka S.R. 3077, the following eight courses: (L1) South 31°43′35″ East, 122.73 feet; (C1) by a curve to the right concave to the west, radius 1031.75 feet, an arc distance of 50.31 feet having a chord of South 27°07′45″ East, 50.30 feet; (L2) South 62°22′29″ West, 21.35 feet; (L3) South 27°37′31″ East, 48.08 feet; (L4) North 62°22′29″ East, 21.35 feet; (C2) by a curve to the right concave to the west, radius 1031.75 feet, an arc distance of 102.91 feet having a chord of South 23°25′59″ East, 102.87 feet; (L5) South 20°34′42″ East, 45.82 feet; and (C3) by a curve to the left concave to the east, radius 5758.58 feet, an arc distance of 116.98 feet having a chord of South 19°59′37″ East, 116.98 feet to the northerly line of lands of Parcel A in the Westpoint Plan of Lots recorded in Plan Book Volume 211 pages 119-120; thence along said line of Parcel A South 72°12′00″ West, 482.39 feet (deed: South 72°35′30″ West, 517.37 feet) to a terra-cotta monument common with the southeast corner of lands of JK Land Holdings I, LP recorded in Deed Book Volume 15911 page 518; thence along the easterly line JK Land Holdings I, LP North 19°09′30″ West, 314.37 (deed: North 18°46′00″ West, 314.37) feet to a copperweld pin in a 6″ x 6″ concrete monument common with the southwest corner of lands of Moon Township recorded in Deed Book Volume 4103 page 292; thence along the southerly line lands of Moon Township North 50°51′30″ East, 458.60 feet (deed: North 51°15′00″ East, 487.17 feet) to the point of beginning.
Having an area of 188,117 square feet or 4.318 acres.

The course bearings in this metes and bounds description are based on the course bearings of JK Land Holdings I, LP recorded in DBV 15911 page 518. The original course bearings recorded in Tannehill DBV 3584 page 427 are shown in parenthesis.

FEMA FLOOD ZONE DESIGNATION

Per Flood Insurance Rate Map for Moon Township, Allegheny County Community Panel Number 42003 Panel164H Map Number 42003C0164H Map Revised September 26, 2014, the property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain.



TOTAL SITE AREA		
NORMAN B. TANNEHILL		
596-R-149		
AREA TAKEN FOR ROAD RIGHT-OF-WAY	16,375 S.F.	0.376 ACRE
AREA REMAINING	188,117 S.F.	4.318 ACRES
TOTAL AREA	204,492 S.F.	4.694 ACRES
JK LAND HOLDINGS I, LP		
596-P-27	270,010 S.F.	6.199 ACRES
596-P-69	43,558 S.F.	1.000 ACRE
596-P-98	113,328 S.F.	2.602 ACRES
TOTAL	426,896 S.F.	9.8001 ACRES
TOTAL AREA	631,388 S.F.	14.495 ACRES

EXISTING CONDITION NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD SURVEY OF MARKINGS MADE IN THE FIELD BY THE RESPECTIVE UTILITY COMPANY OR TAKEN FROM DRAWINGS OF THE EXISTING UTILITIES PROVIDED BY THE UTILITY COMPANIES. ALL EXISTING SUBSURFACE UTILITY INFORMATION PRESENTED ON THE CONTRACT DRAWINGS IS CHARACTERIZED AS UTILITY QUALITY LEVEL C OR D PER "CI/ASCE 38-02 - STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" UNLESS SPECIFICALLY NOTED OTHERWISE.
2. THE ENGINEER OR SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
3. FURTHERMORE, THE ENGINEER OR SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEY ARE LOCATED USING ORDINARY STANDARDS OF CARE AND PRACTICE AND SHOWN HEREON BASED UPON AVAILABLE INFORMATION.
4. THE ENGINEER OR SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF THE UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATION

To SSD Associates, a Pennsylvania limited partnership, TRR Associates, L.P., a Pennsylvania limited partnership, DiCicco Development, Inc., a Pennsylvania corporation, Old Republic National Title Insurance Company, its successors and assigns:

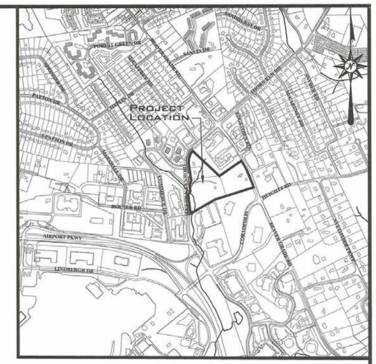
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11, 13, 14, and 20 of Table A thereof. The field work was completed on 12/23/2016

Date of Plat or Map: 1/17/2017
1st REVISION

Joseph Duganich
Joseph Duganich, P.L.S.
Registration No. 34196-E

PROPERTY CURVE TABLE				
Curve #	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1031.75	50.31	S27°07'45"E	50.30
C2	1031.75	102.91	S23°25'59"E	102.87
C3	5758.58	116.98	S19°59'37"E	116.98

PROPERTY LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S31°43'35"E	122.73
L2	S62°22'29"W	21.35
L3	S27°37'31"E	48.08
L4	N62°22'29"E	21.35
L5	S20°34'32"E	45.82



Location Map
N.T.S.

EXISTING LEGEND

- CURB (Concrete)
- CURB (Stone)
- DITCH
- FENCELINE W/ POST
- GUIDERAIL
- LIGHT STANDARD
- MANHOLES: SANITARY, STORM, TELEPHONE, MISC
- PAVEMENT EDGE (UNIMPROVED)
- PAVEMENT EDGE (IMPROVED)
- PROPERTY LINE (Parcel)
- PROPERTY LINE (ROW)
- SIGN
- UTILITY LINE (Electric)
- UTILITY LINE (Underground Telephone)
- UTILITY LINE (Gas) W/ BOX, METER, MARKER, AND VALVE
- UTILITY LINE (Sanitary Sewer) W/ MANHOLES
- UTILITY LINE (Storm) W/ CATCH BASIN AND MANHOLE
- UTILITY LINE (Telephone) W/ POLE, OVERHEAD WIRE AND GUY WIRE
- UTILITY LINE (Water) W/ BOX, METER, HYDRANT AND VALVE
- ELECTRIC BOX

ZONING
BUSINESS PARK - BP
REQUIREMENTS

Minimum Lot Frontage	150'
Minimum Front Yard Setback	50'
Minimum Side Yard Setback	50'
Minimum Rear Yard Setback	50'
Maximum Height	40'
Minimum Lot Coverage	40%

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.

CALL 811
Serial #20170131462

ZONING
CARNOT VILLAGE OVERLAY DISTRICT - CV
REQUIREMENTS

Minimum Lot Frontage	65' at building line
Minimum Front Yard Depth (feet)	35'
Minimum Side Yard Depth (feet) (Nonresidential use abuts another nonresidential use in either CVO or UBO District)	5'
Minimum Side Yard Depth (feet) (CVO or UBO District and adjoining use is not commercial)	10'
Minimum Side Yard Depth (feet) (Adjoining use is not in the CVO or UBO District)	Underlying District'
Minimum Rear Yard Depth (feet)	30'
Maximum Height	40'
Minimum Lot Coverage	50%
Minimum Lot Area	10,000sq. ft.

PROPERTY ADDRESSES

596-R-149
1506 BEAVER GRADE ROAD
CORAOPOLIS, PA. 15108

596-P-27
1147 THORN RUN RD
CORAOPOLIS, PA 15108

596-P-69
1145 THORN RUN RD
CORAOPOLIS, PA 15108

596-P-98
1143 THORN RUN RD
CORAOPOLIS, PA 15108

JK LAND HOLDINGS I, LP
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE No. 15-254
EFFECTIVE DATE: 01/12/16
PROPOSED INSURED: SSD ASSOCIATES
A PENNSYLVANIA LIMITED PARTNERSHIP

NORMAN B. TANNEHILL
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE No. 16-288
EFFECTIVE DATE: 10/18/16
PROPOSED INSURED: TRR ASSOCIATES, L.P.
A PENNSYLVANIA LIMITED PARTNERSHIP

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH DUGANICH
LAND SURVEYOR
34196-E

No.	Date	Description	By	No.	Date	Description	By
1	1-17-2017	UPDATED JK HOLDINGS I, LP METES AND BOUNDS DESCRIPTIONS PER SURVEY ADDED 20' WIDE SAN. SEWER EASEMENT	JD				

Scale: 1"=60'
Drawn By: WTS | Checked By: JD | Approved By: JD/KWB

Lennon, Smith, Souleret Engineering, Inc.
846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

Filename: 311-04 As.dwg
Date: JANUARY 16, 2016

DiCicco Development, Inc.
1550 Coraopolis Heights Road
Fifth Floor
Moon Township, Pa. 15108

ALTA/NSPS LAND TITLE SURVEY
OF LANDS OF
JK LAND HOLDINGS I, LP AND NORMAN B. TANNEHILL
SITUATE IN
MOON TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA

Sheet Title: ALTA/NSPS LAND TITLE SURVEY
Drawing No. 311-04as
Sheet No. 1 of 1

N:\PROJ\311\311-04\dwg\311-04 as.dwg Layout=Layout1-24x36 User=William Spanbauer Plotted=1/17/2017 3:48 PM