

NOTE: "ALL SIGNATURES MUST BE IN BLUE INK."

PARTNERSHIP ADOPTION

GREENVILLE COMMERCIAL PROPERTIES, LP, OWNER OF THE LAND SHOWN ON THE ROCK INDUSTRIAL PARK CONSOLIDATION/SUBDIVISION PLAN OF LOTS NO. 4 HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE BOROUGH OF MCKEES ROCKS. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL) GREENVILLE COMMERCIAL PROPERTIES, LP
NAME OF PARTNERSHIP
SIGNATURE AND TITLE OF OFFICER WITNESSING SIGNATURE OF GENERAL PARTNER OF AUTHORIZED OFFICER
DATE

PARTNERSHIP ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF ALLEGHENY
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED CRAIG A. RIPPLE, THE PRESIDENT (NAME AND TITLE OF OFFICER) OF TRINITY COMMERCIAL DEVELOPMENT, LLC, THE MANAGER OF GREENVILLE COMMERCIAL PROPERTIES, LLC, THE GENERAL PARTNER OF THE GREENVILLE COMMERCIAL PROPERTIES, LP, WHO STATED THAT (HE/SHE) IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY OF 20
MY COMMISSION EXPIRES THE DAY OF 20
SEAL
NOTARY PUBLIC

TITLE CLAUSE

I HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY CONTAINED IN THE ROCK INDUSTRIAL PARK CONSOLIDATION/SUBDIVISION PLAN OF LOTS NO. 4 IS IN THE NAME OF GREENVILLE COMMERCIAL PROPERTIES, LP AND IS RECORDED IN THE DEED BOOK VOLUME 15540, PAGE 308.
I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS SIGNATURE OF GENERAL PARTNER AUTHORIZED OFFICER

SURVEYOR'S CERTIFICATION

I, KEITH HIGGINS, 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 TO LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

SU075168
LICENSE NUMBER SIGNATURE DATE

MCKEES ROCKS BOROUGH DECLARATIONS

THE BOROUGH COUNCIL OF THE BOROUGH OF MCKEES ROCKS GIVES NOTICE THAT, IN APPROVING THIS PLAN FOR RECORDING, THE BOROUGH OF MCKEES ROCKS ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY PRESIDENT

THE BOROUGH OF MCKEES ROCKS AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE BOROUGH SECRETARY

RECOMMENDED FOR REVIEW BY THE PLANNING COMMISSION OF THE BOROUGH OF MCKEES ROCKS THIS DAY OF 20

SIGNED AND NOTED AS REVIEWED THIS DAY OF 20

SECRETARY PRESIDENT

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MCKEES ROCKS THIS DAY OF 20

SECRETARY PRESIDENT OF COUNCIL

BOROUGH ENGINEER'S CERTIFICATION

I CERTIFY THAT THIS PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCE OF THE BOROUGH OF MCKEES ROCKS, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIAL OF THE MUNICIPALITY.

LICENSE NUMBER SIGNATURE DATE

ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT

REVIEWED BY THE ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT THIS DAY OF 20

DIRECTOR

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF ALLEGHENY

RECORDED IN THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME PAGE

GIVEN UNDER MY HAND AND SEAL THIS DAY OF 20

DEPARTMENT OF REAL ESTATE

REFERENCES

THE SURVEY IS BASED UPON EXISTING CONDITIONS FOUND AT THE SUBJECT AND THE FOLLOWING REFERENCES:

- 1. PLAN TITLED "ALLEGHENY RAILROAD PROPERTIES, INC. PLAN" RECORDED NOVEMBER 15, 1999 IN PLAT BOOK 218, PAGE 82.
2. PLAN TITLED "ALLEGHENY RAILROAD PROPERTIES, INC. PLAN NO. 2" RECORDED MARCH 1, 2006 IN PLAT BOOK 253, PAGE 92.
3. PLAN TITLED "ROCK INDUSTRIAL PARK PLAN OF LOTS" RECORDED JULY 1, 2013 IN PLAT BOOK 277, PAGE 124.
3. PLAN TITLED "THE ROCK INDUSTRIAL PARK CONSOLIDATION/SUBDIVISION PLAN OF LOTS NO. 3" RECORDED MAY 31, 2023 IN PLAT BOOK 317, PAGE 109.

Table with 2 columns: ZONING: (I-1) INDUSTRIAL DISTRICT and ZONING: (C-M) COMMERCIAL/MANUFACTURING DISTRICT. Rows include MIN. LOT COVERAGE, FRONT YARD SETBACK, SIDE YARD SETBACK, REAR YARD SETBACK, BUILDING HEIGHT, and MIN. LOT AREA.

AREA TABLE

Table with 3 columns: LOT #, SQUARE FEET, ACRES. Rows include 5RR, 6, 7, 8, REMAINDER 43-F-310, and TOTAL.

AREA TABLE

Table with 3 columns: TAX #, SQUARE FEET, ACRES. Rows include 43-F-280, 43-F-290, 43-F-295, 43-F-300, 43-F-310, 43-M-1, and TOTAL.



GENERAL NOTES

- 1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 1983.
2. VERTICAL DATA SHOWN (IF ANY) IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD 1988.
3. STREET NAMES AND ROW WIDTHS, BLOCK AND LOT NUMBERS AS PER THE CURRENT TAX MAPS.
4. BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY KEYSTONE SURVEYING AND MAPPING INC ON OCTOBER 04, 2022.
5. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
6. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATIONS, IF ANY, NOT COVERED UNDER THIS CONTRACT.
7. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
8. THE SUBJECT PROPERTIES ARE IN ZONE "I-1" (INDUSTRIAL). ZONING DATA SHOWN FOR INFORMATION PURPOSES ONLY AND DOES NOT REPRESENT A ZONING OPINION.
9. KEYSTONE SURVEYING AND MAPPING, INC. MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO OUR STAKING, FINDINGS, RECOMMENDATIONS, PLANS, SPECIFICATIONS, OR PROFESSIONAL ADVICE EXCEPT THAT THE WORK WAS PERFORMED PURSUANT TO GENERALLY ACCEPTED STANDARDS OF PRACTICE AND DEGREE OF CARE EXERCISED BY MEMBERS OF THE SAME PROFESSION ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. AS USED IN THIS SURVEY, THE WORD CERTIFY (CERTIFIED, CERTIFICATION, AND/OR CERTIFICATE) SHALL BE INTERPRETED AS MEANING A PROFESSIONAL OPINION REGARDING THE CONDITIONS OF THOSE FACTS AND/OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
10. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH. THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, ETC. AS MAY BE DISCLOSED IN A CURRENT, COMPREHENSIVE TITLE SEARCH.
11. NO ADDITIONAL SUBDIVISION OF ANY LOT SHOWN HEREIN SHALL BE PERMITTED WITHOUT SUBMITTING THE PLAN FOR REVIEW.
12. THE PURPOSE OF THIS PLAN IS TO RE-SUBDIVIDE AND CONSOLIDATE PARCELS E-2, OF THE ALLEGHENY RAIL ROAD PROPERTIES, INC. PLAN, RECORDED IN PBV-258 PG-92, LOTS E-1R & LOT 5R, OF THE ROCK INDUSTRIAL PARK CONSOLIDATION/SUBDIVISION PLAN OF LOTS NO. 3, RECORDED IN PBV-317 PG-109 AND PARCEL C & F OF ALLEGHENY RAILROAD PROPERTIES, INC. PLAN, RECORDED IN PBV-218 PG-82.

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Professional seals for SURVEYOR, MCKEES ROCKS BOROUGH ENGINEER, MCKEES ROCKS BOROUGH, ALLEGHENY CO. DEPT. OF REAL ESTATE, and ALLEGHENY CO. DEPT. OF ECONOMIC DEVELOPMENT.

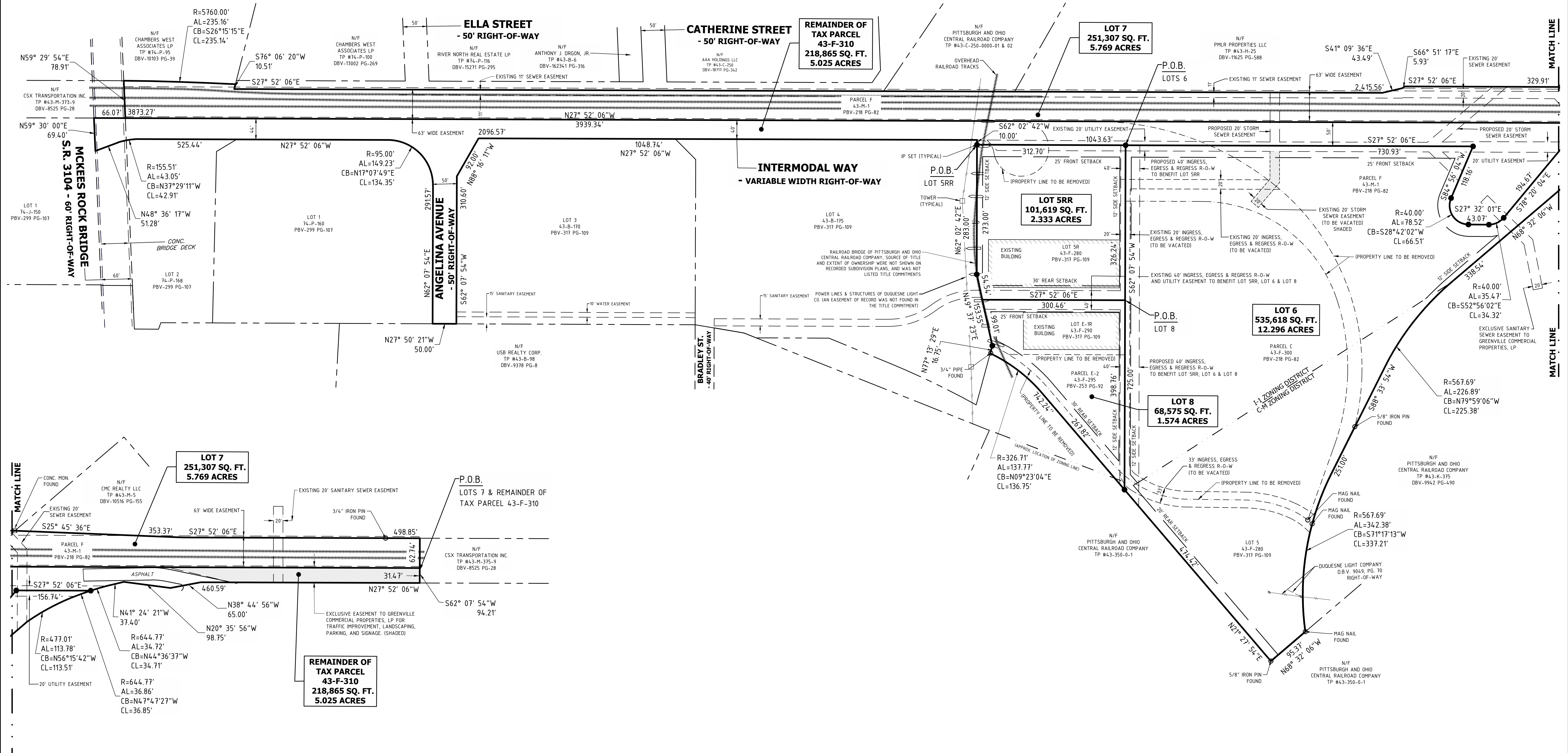
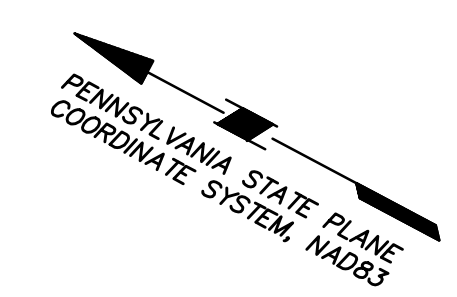
REV.: 10/25/2023 PER ENGINEERS COMMENTS

Project information table including PROJECT NO., DATE, SCALE, DRAWN BY, CHECKED BY, DRAWING NO., PROJECT, OWNER, DRAWING TITLE, and site address: INTERMODAL WAY, MCKEES ROCKS, PA 15136.



KEYSTONE SURVEYING & MAPPING INC.
534 VALLEY BROOK ROAD
VENETIA, PA 15367
OFFICE (724) 514-7949



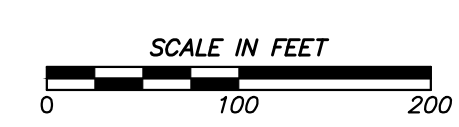


MATCH LINE

MATCH LINE

**LEGEND**

- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINES
- EXISTING RIGHT-OF-WAY LINES
- SETBACK LINES
- EXISTING UTILITY EASEMENT
- EXISTING RAILROAD TRACK
- EXISTING OVERHEAD UTILITY LINES
- EXISTING EVIDENCE
- EXISTING CONCRETE MONUMENT
- IP SET 5/8" DIAMETER, 30" IN LENGTH WITH ORANGE CAP STAMPED "KEYSTONE SU075168"



REV: 10/25/2023 PER ENGINEERS COMMENTS

|              |                    |
|--------------|--------------------|
| PROJECT NO.: | TRINITY-GREENVILLE |
| DATE:        | 09/19/2023         |
| SCALE:       | 1" = 100'          |
| DRAWN BY:    | MSABO              |
| CHECKED BY:  | KHH/MES            |

|                |  |
|----------------|--|
| DRAWING NO.:   | 2  |
| PROJECT:       | OWNER: GREENVILLE COMMERCIAL PROPERTIES, LP ONE ATLANTIC AVENUE PITTSBURGH, PA 15202 |
| PROJECT:       | MCKEES ROCKS BOROUGH ALLEGHENY COUNTY COMMONWEALTH OF PENNSYLVANIA                   |
| DRAWING TITLE: | ROCK INDUSTRIAL PARK CONSOLIDATION/SUBDIVISION PLAN OF LOTS NO. 4                    |
| DRAWING TITLE: | BEING TAX PARCELS # 43-F-280, 43-F-290, 43-F-295, 43-F-300, 43-F310 & 43-M-1         |

SITE ADDRESS: INTERMODAL WAY MCKEES ROCKS, PA 15136

MCKEES ROCKS BOROUGH ALLEGHENY COUNTY COMMONWEALTH OF PENNSYLVANIA

OWNER: GREENVILLE COMMERCIAL PROPERTIES, LP ONE ATLANTIC AVENUE PITTSBURGH, PA 15202



KEYSTONE SURVEYING & MAPPING INC. 534 VALLEY BROOK ROAD VENETIA, PA 15367 OFFICE (724) 514-7949

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