The P & L Investments and Holdings X, L.P., a Pennsylvania Limited Partnership, Owner of the land shown on the Old Westinghouse Plan of Subdivision No. 1, hereby adopts this plan as its plan of lots and permanently dedicates all streets and other property identified for dedication on the plan to the Borough of Forest Hills. This adoption and dedication shall be binding upon the partnership and upon its heirs, successors, and assigns.

IN WITNESS OF WHICH, to this I put my hand and seal this ____ day of _____, 20____.

ATTEST:

_____ Notary Public

_____ Signature of Corporal Partner

Before me, the undersigned, a Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Gary Silversmith, a partner in the firm of P & L Investments and Holdings X, L.P., a Pennsylvania limited partnership, and acknowledged the foregoing plan and dedication to be the act of the partnership.

Witness my hand and notarial seal this ____ day of _____, 20____.

My commission expires the ____ day of _____, 20____.

(SEAL)

_____ Notary Public

Surveyor's Certification

I certify that, to the best of my information, knowledge and belief the survey and plan shown hereon are correct and accurate to the standards required.

July 7th, 2013
Date

Gary A. Sheffler, PLS

(SEAL)

_____ Registration Number

Municipal Engineer's Certification

I certify that the plan meets all engineering and design requirements of the applicable ordinances of the Borough of Forest Hills, except as deviations have been authorized by the appropriate officials of the Borough.

_____ Date

_____ Name

(SEAL)

_____ Professional Engineer

The Borough Council of the Borough of Forest Hills hereby approves the plan for recording. The Borough of Forest Hills hereby does not agree to accept the dedication of any streets, land or public facilities, but does agree to maintain such streets, land or facilities.

_____ Secretary

_____ President of Borough Council

I hereby certify that the title to the property contained in the Old Westinghouse Plan of Subdivision No. 1 is in the name of P & L Investments and Holdings X, L.P., a Pennsylvania limited partnership, as recorded in Plan Book Volume 152/12, Page 553. I further certify that there is no mortgage, lien, or other encumbrance against the property.

_____ Witness

_____ Signature of Corporal Partner

This Borough of Forest Hills hereby does not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the requirements of the Pennsylvania Department of Environmental Protection.

_____ Date

_____ Authorized Borough Official

As of the date of this plan, I, as the Borough Authority, do hereby certify that any and all sanitary sewer facilities in the Old Westinghouse Plan of Subdivision No. 1 are adequate for any proposed sanitary sewer facilities or buildings as depicted. No portion of this property has been approved by the Borough of Forest Hills or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage will be issued for the construction, operation or use of any sewage collection, conveyance treatment or disposal system unless the Borough of Forest Hills and the DEP have both approved of sewage facilities planning for the property included in this plan, in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. § 750.1 et seq.) and applicable regulations thereunder. Prior to transfer of any lot or property included in this plan, any purchaser should contact appropriate officials of the Borough of Forest Hills, who will be charged with administering the Sewage Facilities Act, to determine what sewage facilities planning is required and the permits and requirements for obtaining such a permit or approval.

_____ Secretary

_____ Borough Council Chairman

Approved by the Borough Council of the Borough of Forest Hills, Allegheny County, this ____ day of _____, 20____.

_____ Secretary

_____ Borough Council Chairman

_____ President

Reviewed by the Planning Commission of the Borough of Forest Hills this ____ day of _____, 20____.

_____ Secretary

_____ Chairperson

Reviewed by the Allegheny County Department of Economic Development on this ____ day of _____, 20____.

(SEAL)

_____ Director

Reviewed in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume _____, Page(s) _____.

(SEAL)

_____ Department of Real Estate

Site Data Chart:

Area Tabulations:

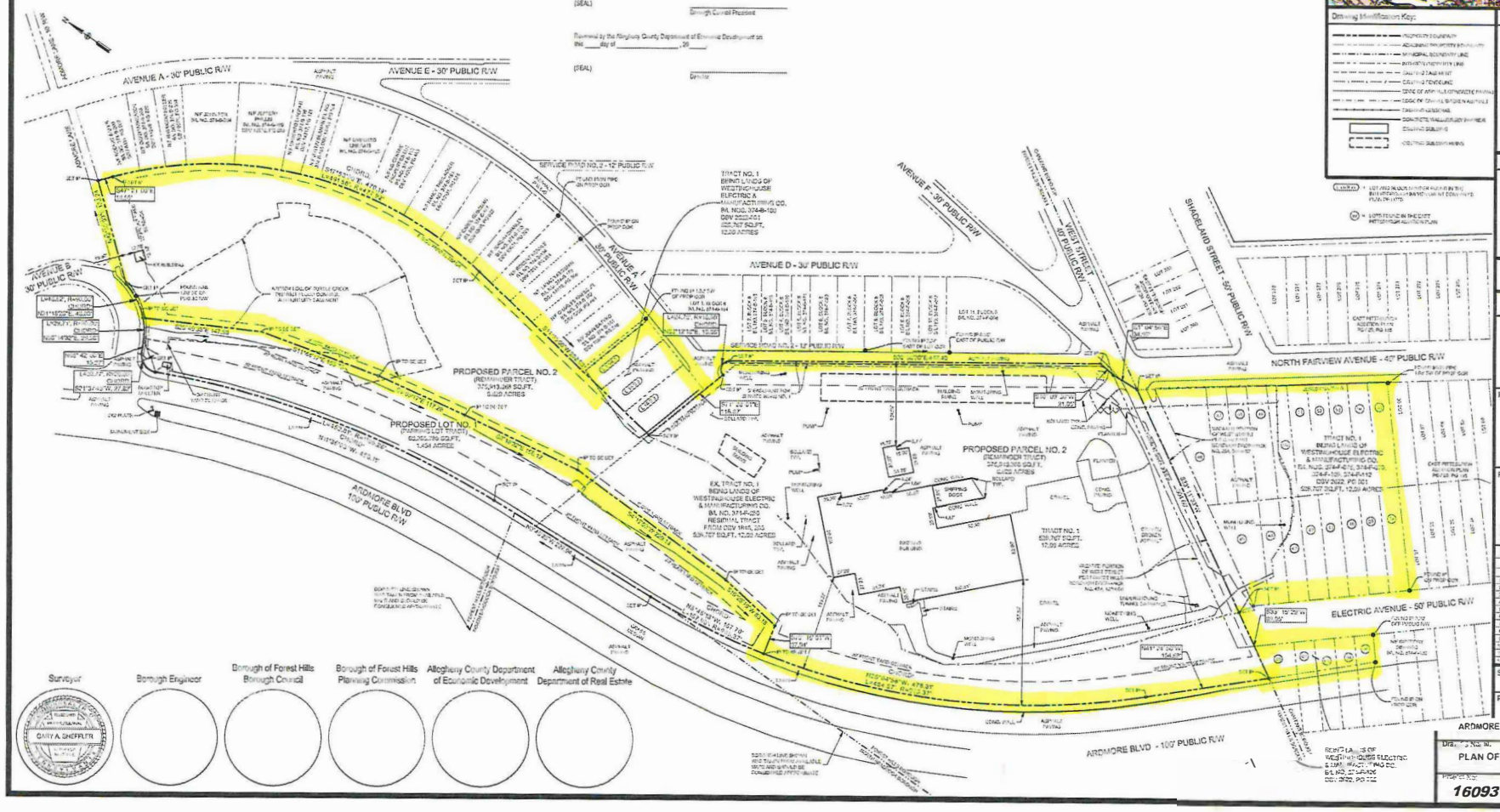
Site Location Map: Braddock, PA

Scale: 1"=2000'

Drawing Modification Key:

Reference Documentation:

General Notes:


AVENUE A - 30' PUBLIC R/W
AVENUE E - 30' PUBLIC R/W
AVENUE B 30' PUBLIC R/W
AVENUE C 30' PUBLIC R/W
AVENUE D - 30' PUBLIC R/W
AVENUE F - 30' PUBLIC R/W
WEST STREET 40' PUBLIC R/W
SHADELAND STREET - 50' PUBLIC R/W
NORTH FAIRVIEW AVENUE - 40' PUBLIC R/W
ELECTRIC AVENUE - 50' PUBLIC R/W
ARDMORE BLVD 100' PUBLIC R/W
SERVICE ROAD NO. 2 - 12' PUBLIC R/W
PROPOSED PARCEL NO. 2 (REMAINDER TRACT) 375,913,308 SQ.FT. 8.628 ACRES
PROPOSED LOT NO. 1 (PARKING LOT TRACT) 63,200,789 SQ.FT. 1.454 ACRES
TRACT NO. 1 BEING LANDS OF WESTINGHOUSE ELECTRIC & MANUFACTURING CO.
EX. TRACT NO. 1 BEING LANDS OF WESTINGHOUSE ELECTRIC & MANUFACTURING CO. BA. NO. 37-H-250 REGIONAL TRACT FROM DBV 1845, 203 539,707 SQ.FT. 12.00 ACRES
PROPOSED PARCEL NO. 2 (REMAINDER TRACT) 375,913,308 SQ.FT. 8.628 ACRES
TRACT NO. 1 539,707 SQ.FT. 12.00 ACRES
SHIPPING BOOTH
BUILDING
MONITORING WELL
PUMP
ASPHALT PAVING
CONC. PAVING
FOUNDATION
CURB
SIDEWALK
FOUND IRON PIPE
FOUND IRON ROD
SET IRON PIPE
SET IRON ROD
SET P.K. NAIL
FOUND P.K. NAIL
SET MAG NAIL
FOUND MAG NAIL
SET CUT CROSS
FOUND CUT CROSS
SET CHISELED CROSS
FOUND CHISELED CROSS
SET CHISELED X
FOUND CHISELED X
SET CHISELED CIRCLE
FOUND CHISELED CIRCLE
SET CHISELED SQUARE
FOUND CHISELED SQUARE
SET CHISELED TRIANGLE
FOUND CHISELED TRIANGLE
SET CHISELED DIAMOND
FOUND CHISELED DIAMOND
SET CHISELED HEXAGON
FOUND CHISELED HEXAGON
SET CHISELED OCTAGON
FOUND CHISELED OCTAGON
SET CHISELED PENTAGON
FOUND CHISELED PENTAGON
SET CHISELED STAR
FOUND CHISELED STAR
SET CHISELED HEART
FOUND CHISELED HEART
SET CHISELED SPADE
FOUND CHISELED SPADE
SET CHISELED CLUB
FOUND CHISELED CLUB