ALL SIGNATURES MUST BE MADE WITH A BLUE INK PEN

BY A RESOLUTION APPROVED ON THE ____ DAY OF _____, 20____, THE BOARD OF DIRECTORS OF THE RIDC SOUTHWESTERN PENNSYLVANIA GROWTH FUND, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE LAWRENCEVILLE TECHNOLOGY CENTER PLAN OF LOTS NO. 2 ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE 9TH WARD OF THE CITY OF PITTSBURGH. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

RIDC SOUTHWESTERN PENNSYLVANIA GROWTH FUND

_____
SIGNATURE/TITLE OF OFFICER WITNESSING

_____
SIGNATURE AND TITLE OF AUTHORIZED OFFICER WITNESSING

_____
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED _____, THE _____ OF RIDC SOUTHWESTERN PENNSYLVANIA GROWTH FUND, WHO ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____.

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

(SEAL)

_____
NOTARY PUBLIC

RIDC SOUTHWESTERN PENNSYLVANIA GROWTH FUND DOES HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE LAWRENCEVILLE TECHNOLOGY CENTER PLAN OF LOTS NO. 2 IS IN THE NAME OF RIDC SOUTHWESTERN PENNSYLVANIA GROWTH FUND AND IS RECORDED IN DEED BOOK VOLUME 11432, PAGE 228. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

_____
WITNESS

_____
OWNER

LAND SURVEYOR
(EMBOSSED SEAL)

LAND SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
JONATHAN EDWARD CUMMINGS
LAND SURVEYOR
No. SU075711
COMMONWEALTH OF PENNSYLVANIA

ALLEGHENY COUNTY
DEPARTMENT OF REAL ESTATE

I, JONATHAN EDWARD CUMMINGS, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, WAYS, AND HIGHWAYS, AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

07/13/2026
DATE

JONATHAN EDWARD CUMMINGS, P.L.S.
REG. NO. SU075711

COMMONWEALTH OF PENNSYLVANIA )
COUNTY OF ALLEGHENY )

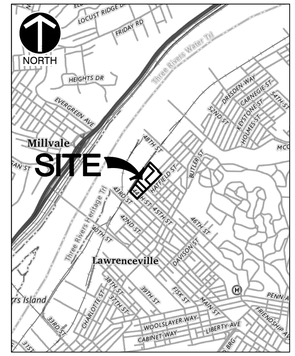
RECORDED IN THE DEPARTMENT OF REAL ESTATE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME _____ PAGE:_____.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

_____
RECORDER

**REVISION RECORD**

| NO | DATE | DESCRIPTION |
|---|---|---|
| 1 | 06-29-2026 | REVISED PROPOSED LOT LINE PER COMMENTS FROM CLIENT. |
| 2 | 07-02-2026 | REVISED PROPOSED EASEMENT LINE PER COMMENTS FROM CLIENT. |
| 3 | | |
| 4 | | |




**VICINITY MAP**
SCALE: 1" = 2000'

**ORIGINAL AREA TABULATION**

| | SQ. FT. | ACRES |
|---|---|---|
| TAX PARCEL 80-K-88 | 360,855 | 8.284 |

**POST SUBDIVISION AREA TABULATION:**

| | SQ. FT. | ACRES |
|---|---|---|
| LOT 101 | 81,934 | 1.881 |
| LOT 102 | 33,894 | 0.778 |
| LOT 103 | 130,597 | 2.998 |
| LOT 104 | 114,430 | 2.627 |
| TOTAL | 360,855 | 8.284 |

**SURVEYORS NOTES:**

1. PROPERTY BOUNDARY COURSES AND PLAN NORTH ARE BASED UPON THE LAWRENCEVILLE TECHNOLOGY CENTER PLAN OF LOTS, RECORDED IN PLAN BOOK VOLUME 287, PAGE 166.
2. PROPERTY IS LOCATED IN FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X OTHER AREAS (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AS DEPICTED ON FLOOD INSURANCE RATE MAP42003C0352H, EFFECTIVE DATE SEPTEMBER 26, 2014, ALLEGHENY COUNTY, PENNSYLVANIA. THE FLOOD ZONE SHOWN ARE SCALED FROM THE F.I.R.M. COMMUNITY PANEL AND ARE APPROXIMATE. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
3. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.
4. THE PROPERTY IS ZONED RIV-IMU (RIVERFRONT INDUSTRIAL MIXED-USE SUBDISTRICT). ZONING INFORMATION WAS OBTAINED FROM THE CITY OF PITTSBURGH ZONING MAP.

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED DATE: _____
CITY PLANNING COMMISSION

_____
CHAIRMAN

ATTEST:

_____
SECRETARY

BEING A SUBDIVISION OF LOT 1 OF THE LAWRENCEVILLE TECHNOLOGY CENTER PLAN OF LOTS, RECORDED IN PLAN BOOK VOLUME 287, PAGE 166, ALSO BEING TAX PARCEL 80-K-88 RECORDED IN DEED BOOK VOLUME 11432, PAGE 228.


Civil & Environmental Consultants, Inc.
700 Cherrington Parkway
Moon Township, PA 15108
Ph: 412.429.2324 · 800.365.2324
www.cecinc.com



ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.


# LAWRENCEVILLE TECHNOLOGY CENTER PLAN OF LOTS NO. 2

SITUATE IN

## 9TH WARD, CITY OF PITTSBURGH ALLEGHENY COUNTY, PENNSYLVANIA

| | | | | | |
|---|---|---|---|---|---|
| DRAWN BY: | MRM | CHECKED BY: | RWO | APPROVED BY: | JEC/DJS |
| DATE: | 06-15-2026 | DWG SCALE: | N/A | PROJECT NO: | 361-657 |

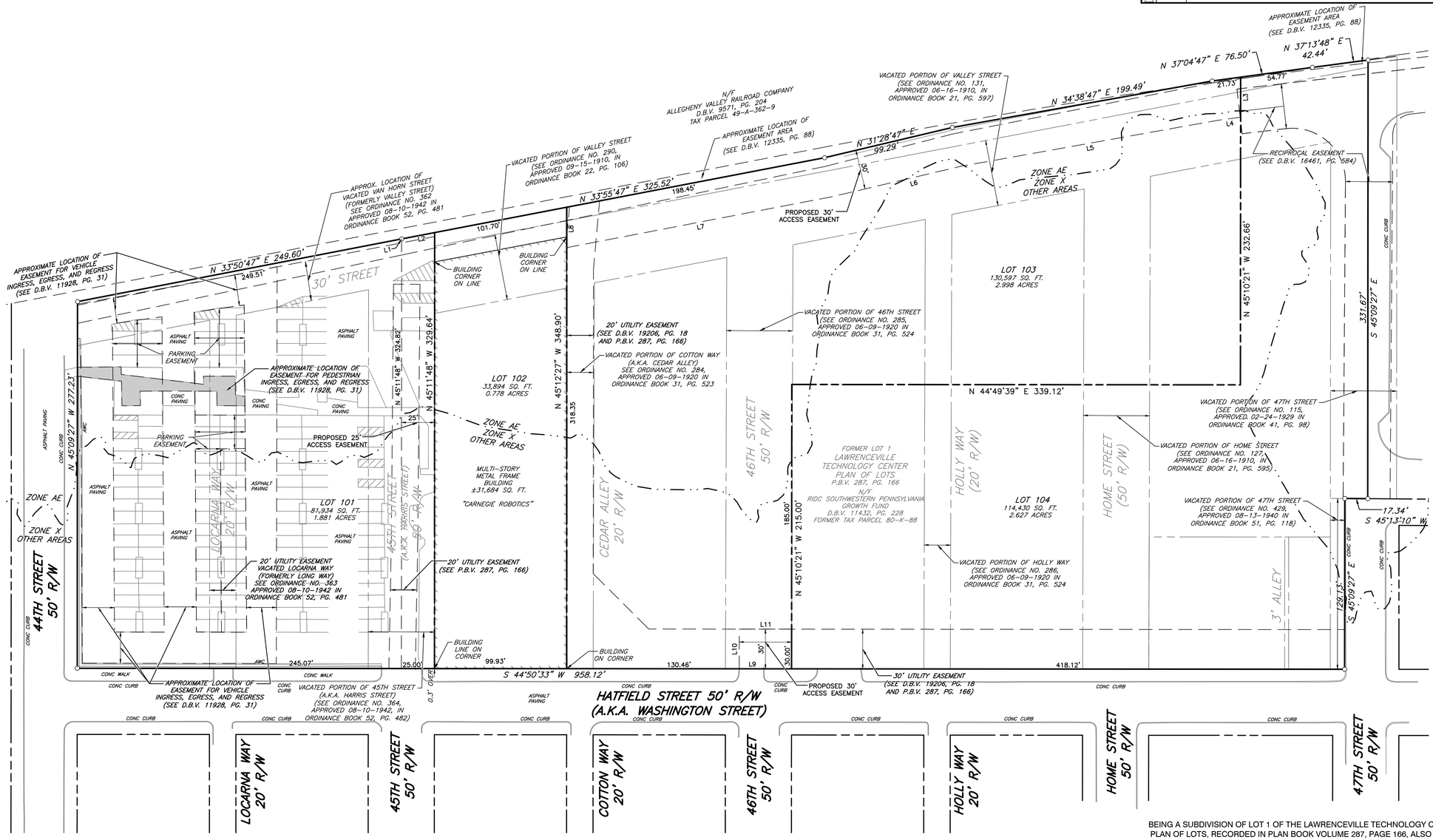
**PREPARED FOR:**
**RIDC SOUTHWESTERN PENNSYLVANIA GROWTH FUND**

DRAWING NO.: **SUB**

SHEET 1 OF 2

NORTH

| REVISION RECORD | | |
|---|---|---|
| NO | DATE | DESCRIPTION |
| 1 | 06-29-2026 | REVISED PROPOSED LOT LINE PER COMMENTS FROM CLIENT. |
| 2 | 07-02-2026 | REVISED PROPOSED EASEMENT LINE PER COMMENTS FROM CLIENT. |
| 3 | | |
| 4 | | |




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 33°50'47" E | 0.09' |
| L2 | N 33°55'47" E | 25.37' |
| L3 | S 45°09'27" E | 30.28' |
| L4 | S 37°04'47" W | 17.00' |
| L5 | S 34°38'47" W | 198.02' |
| L6 | S 31°28'47" W | 99.10' |
| L7 | S 33°55'47" W | 204.86' |
| L8 | N 45°11'33" W | 30.55' |
| L9 | S 44°50'33" W | 39.54' |
| L10 | N 45°09'27" W | 30.00' |
| L11 | N 44°50'33" E | 39.54' |

**LEGEND:**

- SUBJECT PROPERTY LINE
- PROPOSED PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT
- FORMER PROPERTY LINE
- FEMA FLOOD LINE
- CALCULATED CORNER
- AWC ASPHALT WEDGE CURB

**SURVEYORS NOTES:**

1. PROPERTY BOUNDARY COURSES AND PLAN NORTH ARE BASED UPON THE LAWRENCEVILLE TECHNOLOGY CENTER PLAN OF LOTS, RECORDED IN PLAN BOOK VOLUME 287, PAGE 166.
2. PROPERTY IS LOCATED IN FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X OTHER AREAS (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AS DEPICTED ON FLOOD INSURANCE RATE MAP42003C1035H, EFFECTIVE DATE SEPTEMBER 26, 2014, ALLEGHENY COUNTY, PENNSYLVANIA. THE FLOOD ZONE SHOWN ARE SCALED FROM THE F.I.R.M. COMMUNITY PANEL AND ARE APPROXIMATE. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
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4. THE PROPERTY IS ZONED RIV-IMU (RIVERFRONT INDUSTRIAL MIXED-USE SUBDISTRICT). ZONING INFORMATION WAS OBTAINED FROM THE CITY OF PITTSBURGH ZONING MAP.

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED DATE: _____
CITY PLANNING COMMISSION

_____
CHAIRMAN

ATTEST:

_____
SECRETARY

BEING A SUBDIVISION OF LOT 1 OF THE LAWRENCEVILLE TECHNOLOGY CENTER PLAN OF LOTS, RECORDED IN PLAN BOOK VOLUME 287, PAGE 166, ALSO BEING TAX PARCEL 80-K-88 RECORDED IN DEED BOOK VOLUME 11432, PAGE 228.

SCALE IN FEET
0 40 80


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# LAWRENCEVILLE TECHNOLOGY CENTER PLAN OF LOTS NO. 2

SITUATE IN

## 9TH WARD, CITY OF PITTSBURGH ALLEGHENY COUNTY, PENNSYLVANIA

| | | | | | |
|---|---|---|---|---|---|
| DRAWN BY: | MRM | CHECKED BY: | RWO | APPROVED BY: | JEC/DJS |
| DATE: | 06-15-2026 | DWG SCALE: | 1"=40' | PROJECT NO: | 361-657 |

**PREPARED FOR:**
**RIDC SOUTHWESTERN PENNSYLVANIA GROWTH FUND**

DRAWING NO.: **SUB**

SHEET 2 OF 2