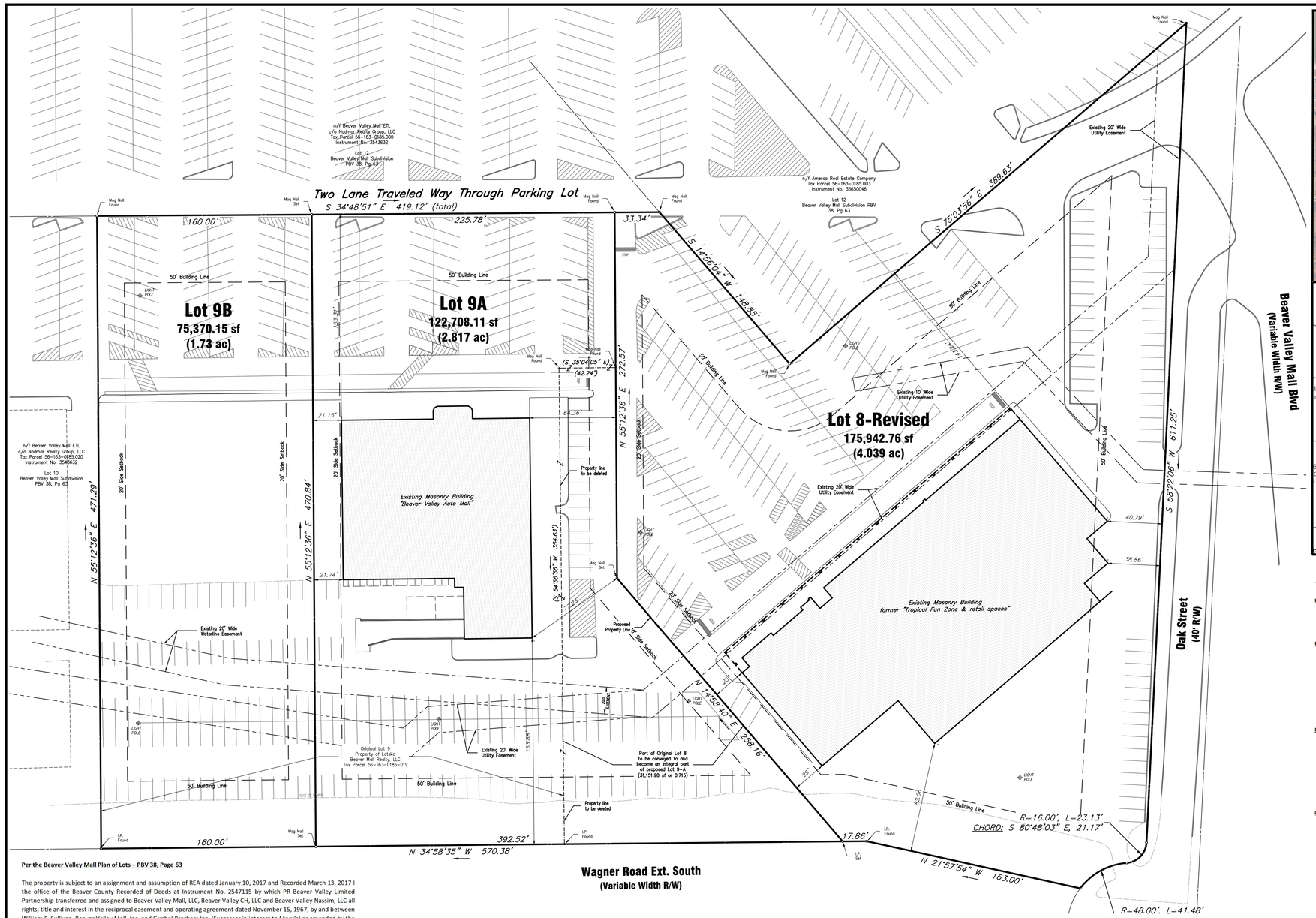

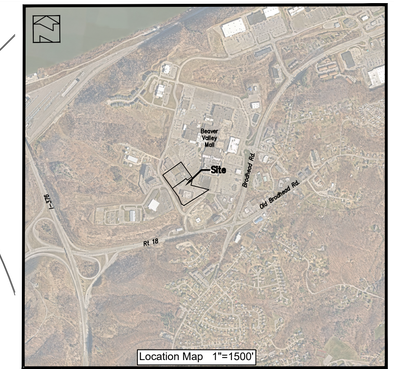

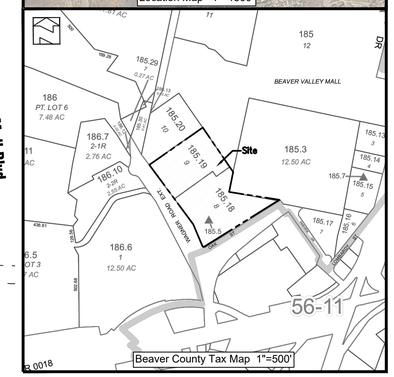

Property Owner:

Latsko Beaver Mall Realty
2755 Darlington Road
Beaver Falls, PA 15010

Property References:

Lot 8 of the Beaver Valley Mall Subdivision Plan
Plan Book 38, Page 63
Tax Parcel 56-163-0185.018
Instrument No. 3566926

Lot 9 of the Beaver Valley Mall Subdivision Plan
Plan Book 38, Page 63
Tax Parcel 56-163-0185.019
Instrument No. 3566926

Plan Purpose:

A) To revise the lot line between Lot 8 (Proposed Lot 8-Revised) and Lot 9 (Proposed Lot 9A) by transferring 31,151.98 sq. ft. or 0.715 acres. This portion of original Lot 8 shall become an integral part of proposed Lot 9A and shall not be considered a separate building lot.

B) To further subdivide Lot 9 into proposed Lots 9A & 9B. Lot 9B shall be considered a future building lot and subject to the ordinances and requirements of Center Township by submission and approval of a land development plan and other requirements to be reviewed and approved by Center Township.

General Notes:

1. This plan is subject to any and all easements, leases, rights of way, agreements and other items typically discovered through a full and complete abstract of title.
2. The survey makes no guarantee to the location, condition and size of the existing subsurface utilities that may cross the subject properties. Prior to design and construction of any improvement, the site contractor shall have all utilities located to determine potential conflicts prior to any activity.
3. According to the Flood Insurance Rate Maps for this site, no portion of the property lies within a designated FEMA floodplain.
4. The revision to the existing lots and the creation of Lot 9B in no way negates the agreement(s) related to parking and cross access easements as defined by the agreement referenced hereon and recorded in Deed Book 1700, Page 357 as amended. These agreements shall remain in place and effective for the lots shown hereon.

Zoning:

The subject parcels are within the C-2 General Commercial District

Required Minimum Lot Size:	21,780 sq.ft. or 0.50 acre
Required Minimum Lot Width:	100.00 feet
Required Maximum Lot Coverage:	35%*
Required Minimum Front Setback:	50.00 feet
Required Minimum Side Setback:	20.00 feet
Required Minimum Rear Setback:	25.00 feet

*Per the Center Township zoning ordinance, the maximum lot coverage is that portion of the lot area that is covered by all principal and accessory structures.

Per the Beaver Valley Mall Plan of Lots – PBV 38, Page 63

The property is subject to an assignment and assumption of REA dated January 10, 2017 and Recorded March 13, 2017 I the office of the Beaver County Recorded of Deeds at Instrument No. 2547115 by which PR Beaver Valley Limited Partnership transferred and assigned to Beaver Valley Mall, LLC, Beaver Valley CH, LLC and Beaver Valley Nassim, LLC all rights, title and interest in the reciprocal easement and operating agreement dated November 15, 1967, by and between William F. Sullivan, Beaver Valley Mall, Inc. and Gimbel Brothers Inc. (Successor in interest to Macy's) as amended by the following:

- Letter of agreement dated May 28, 1970
- Agreement dated October 22, 1971
- Letter of Agreement dated March 11, 1974
- Agreement of Grant of Right of Way dated February 23, 1976
- Letter of Agreement dated June 14, 1977
- Letter of Agreement dated October 10, 1977
- Letter dated June 11, 1982
- Assignment and Assumption of Construction and Operating agreement dated March 17, 1986
- Quitclaim deed dated March 17, 1986
- Letter of Agreement dated May 13, 1986
- Letter of Agreement dated June 24, 1987
- Letter dated July 27, 1987
- Letter of Agreement dated August 13, 1990
- Letter dated March 26, 1996
- Amendment to the Reciprocal Easement and Operating Agreement dated April 2, 1996
- Assignment and Assumption of Reciprocal Easement and Operating Agreement dated March 26, 2022
- REA Estoppel Letter dated March 13, 2002
- Assignment and Assumption of REA Agreement dated effective as of April 4, 2002
- Consent to Assignment and Assumption of REA Agreement effective as of April 4, 2002
- Consent Agreement dated March 15, 2002
- Any previous or subsequent agreements, assumptions, easements, or amendments

Note pertaining to parking and access:

This mall is governed by a reciprocal easement and operating agreement between the State of California Public Employees Retirement System and the May Department Stores Company dated April 2, 1996 and recorded April 12, 1996 in Deed Book 1700, Page 357 as amended which provides for cross-access and parking easements for all invitees of the mall accordingly, each of which has a right to the totality of the malls 4,581 parking spaces which exceed the parking required under the zoning ordinance of 3,807.

Lot Area Table

Original Lot Areas	*Sq.Ft.*	*Acreage*
8	*207,094.740*	*4.754*
9	*166,926.280*	*3.832*
Total	***374,021.020***	***8.586***
Proposed Lot Areas		
8	*175,942.76*	*4.039*
9A	*122,708.11*	*2.817*
9B	*75,370.15*	*1.730*
Total	***374,021.02***	***8.586***

OWNER'S ADOPTION

Know all men by these presents that Latsko Beaver Mall Realty, LLC, of the Township of Center, County of Beaver and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators, and assigns, do hereby adopt this as our plan of subdivision of our property situate in the Township of Center, County of Beaver and Commonwealth of Pennsylvania and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights of way, easements, ways and other public highway shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights of way and easements by said County of Beaver and Township of Center, we Latsko Beaver Mall Realty, LLC, hereby agree to and by these presents do release and forever discharge said County of Beaver and said Township of Center, their successors or assigns from any liability for damages arising and to arise from the appropriate of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Latsko Beaver Mall Realty, LLC, our heirs, executors, administrators and assigns and to the purchasers of lots within this plan.

In witness whereof, we, hereunto set our had and seals this _____ day of _____, 20___.

_____
Owner

CORPORATION ACKNOWLEDGMENT

Commonwealth of Pennsylvania)SS
County of Beaver)SS

On this ____ day of _____ A.D. 20___ before me, a Notary Public in and for said County and Commonwealth, personally appeared _____, _____ of Latsko Beaver Mall Reatly, LLC who being duly sworn, deposeth and saith that they were personally present at the execution was duly signed and sealed by and as for the act and deed of said Corporation, for the uses and purposes therein mentioned and that the name of this dedication of this deponent's own proper and respective handwriting.

Sworn to and subscribed before me the day and date above written.

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

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

(Seal) _____ Notary Public

SURVEYOR'S CERTIFICATE

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

_____ 24457-E _____
Surveyor No. Date

ENGINEER'S CERTIFICATE

I , certify that this plan meets all engineering and design requirements of the applicable ordinances of Center Township, except as departures that have been authorized by the appropriate officials of the Center Township.

_____ _____ _____
Engineer No. Date

Township Planning Commission Approval:

This plan of Subdivision has been recommended for approval by the Planning Commission of the Township of Center, Beaver County, Pennsylvania, on this ____ day of _____, 20___.

ATTEST:

_____ _____
Secretary of Board Chairman of Board

Approval by Township of Center

The Center Township Board of Supervisors, Beaver County, Pennsylvania, hereby gives notice that is approving this plan of land development for recording purposes only. The approval of this land development by the Township of Center does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights-of-way, water mains or other services or improvements shown on this plan nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all the Township Specifications and requirements and officially accepted by action of the Board of Commissioners. This approval shall in no way be deemed an authorization to commence construction or related activities.

This plan of land development approved by resolution of The Center Township Board of Supervisors, Beaver County, Pennsylvania on this ____ day of _____ 20_____.

ATTEST:

_____ _____
Secretary of Board Chairman of Board

Owner's Acceptance of Responsibility for Providing Stormwater Drainage Facilities and Control of Stormwater Water Drainage

Known all men by these presents, that Latsko Beaver Mall Realty, LLCof the Township of Center, County of Beaver, Commonwealth of Pennsylvania, for itself, its heirs, executors, administrators and assigns and for our grantees and its subsequent purchasers, does hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this land development until such time as it, its heirs executors, administrators and assigns constructs stormwater drainage over, across and through this land development until such time as it, its heirs executors, administrators and assigns constructs stormwater drainage facilities in accordance with Township's specifications and requirements and the same is officially accepted by action of the Board of Commissioners and until such formal acceptance, for itself, its heirs, executors, administrators and assigns does hereby release the Township of Center from any responsibility. This acceptance shall be binding upon Latsko Beaver Mall Realty, LLC its heirs, executors, administrators and assigns, and all purchasers of lots in this plan of land development.

IN WITNESS THEREOF, we hereunto set our hands and seal this _____ day of _____ A.D., 20____.

ATTEST Latsko Beaver Mall Realy, LLC.

_____ _____
_____ _____

BEAVER COUNTY PLANNING COMMISSION REVIEW

Reviewed with comments by the Beaver County Planning Commission at a meeting held this ____ day of _____ 20_____. Letter to Center Township Board of Commissioners dated _____, 20 ____.

PROOF OF RECORDING

Commonwealth of Pennsylvania)SS

County of Beaver)SS

Recorded in the office for the recording of deeds, plats, etc., in said County, in Plan Book Volume _____ Page _____. Given under my hand and seal this _____ day of _____,A.D. 20_____.

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN -
DIG -

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Horizontal Scale
0 20' 40'
(Feet)
1 inch = 20 ft.

Date:	Revision Description:	By:
5/30/2023	Per Engineering/Zoning Review	JSS
--	--	--

Professional Seal

Prepared By:

Sperdute Land Surveying
A Division of Sheffler & Company

108 Deer Lane
Harmony, PA 16037

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Lasko Beaver Mall Realty LLC Plan of Lots

Being a subdivision and lot line revision to Lots 8 & 9 of the Beaver Valley Mall Subdivision Plan as recorded in Plan Book 38, Page 63

Prepared For:
Lasko Beaver Valley Realty, LLC

Situate In:
Center Township, Beaver County, Pennsylvania

DRAWING SCALE: 1"=40'	DESIGNED BY: JSS	
DATE ISSUED: November 8, 2022	REVIEWED BY: JSS	
PROJECT JOB#: 0423-2224628		

Owner:
Latsko Beaver Mall Realty, LLC
2755 Darlington Road
Beaver Falls, PA 15010

Sheet No.
1 of 1