

BOROUGH OF SPRINGDALE

Zoning/Code Enforcement Department

325 School Street

Springdale, PA 15144

APPLICATION FOR CONDITIONAL USE APPROVAL

Date Filed: 8/29/25

Borough File No: _____

Applicant Name: Allegheny DC Property Company LLC c/o Babst, Calland, Clements, & Zomnir, P.C.

Address: 603 Stanwix Street, 6th Floor, Pittsburgh, PA 15222

Telephone: 412-394-5410 Fax: _____

I/We hereby request that a determination be made by the Borough Council on the following conditional use request under Springdale Borough Code, Zoning, as amended ("Zoning Ordinance"):

1. Description of the property involved in this appeal:

Location 151 Porter Street, Springdale, PA 15144

Block/Lot No.: 628-B-200 Lot Size 47 acres, approximately.

Present Use vacant/ former power plant Zoning District 1 - Industrial

Present Improvements on Land: See attached narrative.

Proposed Use: See attached narrative.

Approximate cost of work involved: See attached narrative.

2. Applicable Zoning Ordinance Provision: 490-16 Section C(2)
Subsection

3. Has a previous land use appeal, variance, special exception, conditional use, or rezoning application been filed in connection with this property? Yes _____ No X

If yes, _____
(Type) (Date) (Disposition)

4. Description of Conditional Use Proposal/Request:

A conditional use under the Zoning Ordinance is requested as follows: See attached narrative.

Note: Applicant must prove that the proposed use will not alter the established character and use of the neighborhood or district in which it is located, and that it will not substantially impair the use or development of adjacent properties through the following requirements, in addition to any specific requirements referenced in the zoning ordinance for the specific conditional use:

- (1) The proposed use complies with all applicable provisions and requirements for that type of use contained in the Zoning Ordinance, unless a variance to any provision has been granted by the Zoning Hearing Board, and with other applicable Borough, County, Commonwealth and Federal ordinances, laws and regulations. The proposed use shall obtain all applicable permits, licenses, and approvals from Borough, Allegheny County, Commonwealth and Federal agencies before final approval of the conditional use application shall be granted.
- (2) The proposed use is compatible with the surrounding land uses. It does not have a negative impact on the existing neighborhood or development in terms of air and water quality, noise, illumination and glare, restrictions to natural light and air circulation, or other hazardous conditions that could endanger surrounding residents or impair the use of surrounding properties.
- (3) The proposed site for the conditional use is suitable in terms of topography and soil conditions and size, based on number of projected uses and the frequency of use of the proposed use.
- (4) The proposed use and site provides for safe, adequate vehicular and pedestrian access. It has access from a street capable of handling the traffic generated by the proposed use, and it will not result in undue traffic congestion and hazardous conditions on adjacent streets. The use provides for safe, efficient internal circulation and sufficient off-street parking and loading.
- (5) The proposed use complies with all applicable standards and requirements for providing sanitary sewage disposal, water supply, storm drainage, solid and toxic waste storage and disposal.
- (6) The proposed use provides screening or buffer areas as required by the Zoning Ordinance.
- (7) The proposed use/development conforms to the scale, character and exterior appearance of existing structures and uses in the neighborhood in which it is located.

5. I/We believe the Borough Council should approve this request because (include reasons both with respect to law and fact for granting the conditional use and, if hardship is claimed, state the specific information (attach additional sheet if necessary)): See attached narrative.

6. Have you applied for a building permit? Yes (Date _____) No . If no, why not: This is a complex project for which land development and other approvals are required prior to issuance of a building permit and application for the same at this time would be premature.

7. What is applicant's interest in property affected (Owner, Agent, Lessee, Etc.)? Equitable Owner via Purchase and Sale Agreement ("PSA"), see the attached redacted PSA.

NOTE: Applicant must submit a copy of the deed, lease, sales agreement or other contract proving interest in property with the filing of this Application. If the applicant is other than the owner of the subject property, then signed consent of the property owner must accompany this application.

8. Provide names and addresses of owners of properties adjacent to and/or directly across a street from the boundary of the property or properties affected by the hearing as shown by the latest assessment of Allegheny County.

1. See attached list.	2. _____	3. _____
_____	_____	_____
4. _____	5. _____	6. _____
_____	_____	_____
_____	_____	_____

NOTE: As part of this Application, the applicant must provide twelve (12) copies of this application along with twelve (12) copies of a survey or scaled-drawing of the property affected. This survey or scaled-drawing must show the location and size of the subject lot, the size of improvements now erected and/or proposed to be erected, the proposed use or other changes desired, together with any other information required by the Zoning Ordinance or the Borough.

An incomplete Application will be returned to applicant. An Application will be considered incomplete unless or until the appropriate application fee and deposit are paid in full.

Any and all documents or drawings submitted as evidence or for review must be to reasonably accurate dimensions, no free-hand drawings will be accepted.

I/We hereby certify that all of the above information is true and correct to the best of my/our knowledge.

Anna S. Jewart, Esq., o/b/o Allegheny DC Property Company LLC

Date: 8/28/25 Applicant Signature 

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OFFICE USE ONLY

Date Advertised: _____	Date Notices Sent to Interested Parties: _____
Date Property Posted: _____	Date Borough Building Posted: _____
Date Fee Paid: _____	Amount of Fee/Deposit Paid: _____
Planning Commission Meeting Date: _____	Planning Commission Decision: _____
Public Hearing Date: _____	Council Decision/Date: _____

NARRATIVE IN SUPPORT OF APPLICATION FOR CONDITIONAL USE APPROVAL

Property Information and Project Overview

Applicant Allegheny DC Property Company LLC, (“Applicant”) is the equitable controlling entity of property located at 151 Porter Street, Springdale, PA 15144, and otherwise identified as Allegheny County Parcel ID No. 628-B-200 (“Property”), being the property previously known as the Cheswick Power Station. The Property is identified by Allegheny County as being approximately 47.2 acres¹ bounded between Pittsburgh Avenue, Duquesne Street and Porter Street within Springdale Borough. The Property is located entirely in the Industrial “I” Zoning District (“I District”).

The Applicant seeks Conditional Use Approval pursuant to Section 490-16C(2) of Chapter 490 of the Springdale Borough Code of Ordinances, Zoning (“Zoning Ordinance”), which authorizes “[u]ses not specifically listed as permitted or conditional uses in any zoning district” to be located in the I District “providing the requirements of Article V” of the Zoning Ordinance, pertaining to the general criteria applicable to conditional uses, are met.

The Applicant seeks to use the Property as a next generation data center, specifically architected and engineered for the development of artificial intelligence software and services (“Data Center” or “Project”). Data Centers are not specifically listed as a permitted or conditional use in any zoning district within the Borough under the Zoning Ordinance and therefore are permitted as a conditional use under Section 490-16C(2) provided that the requirements of Article V are met. The Project will meet all requirements of Article V and meets most bulk and area requirements applicable within the I District. As identified below, six (6) dimensional variances have concurrently been requested from the Borough of Springdale Zoning Hearing Board.

The building size for the Data Center is projected to be 565,000 gross square feet, to be accompanied by an ancillary services building for cooling and facility management of approximately 200,000 gross square feet. Accessory mechanical equipment, substation thermal and fuel storage equipment are proposed. All buildings, accessory equipment, and other structures meet the setbacks of the I District. The proposed buildings cover approximately 33% of the entire site and the applicable lot coverage requirements contained in Attachment 1 of the Zoning Ordinance are met.

The Project proposes 100 personal vehicle spaces to accommodate approximately 200 permanent employees likely to work across multiple shifts to support a 7 day by 24-hour operation in compliance with Section 490-23 of the Zoning Ordinance. The Project also proposes to incorporate public uses, including a portion of a proposed bike and walking trail that the Applicant intends to extend towards the Rachel Carson trail system. In order to ensure compliance with the general

¹ A preliminary survey of the Property indicates that the actual acreage of the Property is approximately 46.7 acres; relevant calculations for purposes of zoning compliance have been made based on this lesser acreage to ensure compliance.

health, safety, and welfare criteria of Article V, the Applicant has proposed certain consented conditions of approval which will address issues such as security, lighting, and vehicular traffic.

Variance Requests

While the Project has been carefully designed to meet as many bulk and area requirements of the Borough Zoning Ordinance as possible, unique physical characteristics of the site and proposed use necessitate six minor dimensional variances. The following have been concurrently requested from the Borough of Springdale Zoning Hearing Board.

1. A variance from Section 490 Attachment 1, "Table of Yard and Area Requirements" to allow an increase in allowable building height from 45 feet to 60 feet, maximum.
2. A variance from Section 490-7, "Definitions", to allow an increase in allowable equipment height from 60 feet to 75 feet, maximum.
3. A variance from Section 490-23.B(4)(a), "Off-street parking requirements, Size", to allow a reduction in conventional parking stall dimensions from 10' wide x 20' long, to 9' wide x 18' long and handicapped parking stall dimensions from 15' wide x 20' long to 13' wide x 18' long for non-van spaces and 16' wide by 18' long for van spaces.
4. A variance from Section 490-23.B(4)(b), Off-street parking requirements, Design, to allow a reduction in interior parking aisles width from 25' to 24'.
5. A variance from Section 490-24.C "Off-street loading requirements, Required off-street loading spaces", to allow a reduction in the number of off-street loading spaces from 59 as required for manufacturing, business, or professional offices, to 4 as will be required for operation of the Data Center.
6. A variance from Section 490-21.A(5), "Fencing and screening; retaining walls, Placement, materials, height", to allow an increase in maximum allowable fence height from 7 feet to 8 feet to accommodate security fence around the perimeter of the site.

About the Applicant.

Allegheny DC Property Company LLC is controlled by Davidson Kempner. Davidson Kempner is a global investment management firm with over 40 years of experience and a focus on fundamental investing with a multi-strategy approach. Davidson Kempner has more than \$35 billion in assets under management and over 500 employees across seven offices. The firm is headquartered in New York.

**LETTER OF AUTHORIZATION TO SUBMIT
ZONING OR LAND USE APPLICATION**

July 21, 2025

RE: Property Owner: Cheswick Plant Environmental Redevelopment Group, LLC (the “**Owner**”)
Owner Mailing Address: 12601 Plantside Drive, Louisville, Kentucky 40299, Attn. Scott Reschly
Address of Property Subject to Application: 151 Porter Street, Springdale, PA 15144
Parcel IDs: 628-F-75; 628-G-20; 628-B-200; 627-P-300; 627-P-320; 627-G-150; and 628G-40
Authorized Applicant: Allegheny DC Propco LLC

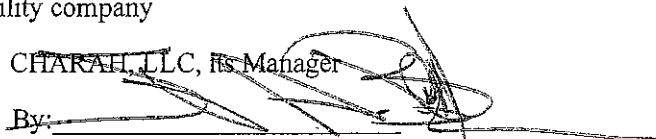
Dear Sir or Madam:

This letter authorizes Allegheny DC Propco LLC (the “**Applicant**”), which is the holder of an option to purchase the property located 151 Porter Street, Springdale, PA 15144, identified as Parcel IDs 628-F-75; 628-G-20; 628-B-200; 627-P-300; 627-P-320; 627-G-150; and 628-G-40 (the “**Property**”), to apply for and obtain any and all zoning and subdivision or land development approvals regarding the Property directly or by and through its legal counsel Babst, Calland, Clements, & Zomnir P.C. This authorization includes, but is not limited to, the submission of a conditional use and variance applications for use of the Property as a “Data Center” (which is a use that is not provided for under the ordinance) and for associated dimensional variances (collectively the “**Application**”). This letter acknowledges that the Applicant holds an equitable interest in the Property pursuant to that certain Real Estate Purchase and Sale Agreement, dated January 14, 2024 (as may be amended), between Applicant and Owner, and is therefore authorized to exercise the rights of the “landowner” of the Property as that term is defined by the Pennsylvania Municipalities Planning Code, 53 P.S. §10107, for the purpose of submission and receipt of conditional use and variances requested by the Application. This authorization also includes submission of any land development plans or subdivision plans to Allegheny County as may be needed to develop the Property in accordance with proposed use set forth in the Application. The Applicant is hereby further authorized to receive and accept copies of all notices related to the Application, and to otherwise act as Owner’s agent solely for purposes related to submission of the Application and communications related thereto.

Sincerely,

CHESWICK PLANT ENVIRONMENTAL
REDEVELOPMENT GROUP LLC, a Pennsylvania limited
liability company

By: ~~CHARAH, LLC, its Manager~~

By: 
Steve Brehm, its Chief Counsel

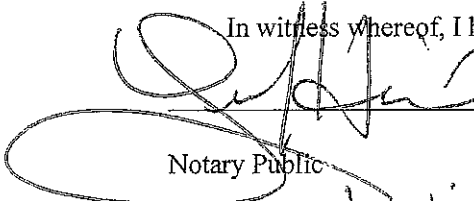
ACKNOWLEDGMENT

STATE OF Kentucky

COUNTY OF Jefferson

On this, the 21st day of July, 2025, before me Leslie M Hill, the undersigned, personally appeared Steve Brehm, who acknowledged himself to be Chief Counsel of Charah, LLC, the Manager of CHESWICK PLANT ENVIRONMENTAL REDEVELOPMENT GROUP LLC, a Pennsylvania limited liability company, executed the foregoing instrument for the purposes therein.

In witness whereof, I hereunto set my hand and official seal.

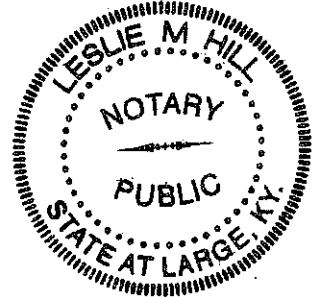


Notary Public

Printed Name: Leslie M Hill

My Commission Expires:

10-29-2026
KY4P8076



REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (this "**Agreement**") is entered into as of the 15th day of January, 2024 (the "**Effective Date**") between CHESWICK PLANT ENVIRONMENTAL REDEVELOPMENT GROUP, LLC, a Pennsylvania limited liability company ("**Seller**"), and ALLEGHENY DC PROPCO LLC, a Delaware limited liability company ("**Purchaser**").

In consideration of the mutual covenants set forth herein and in consideration of the earnest money deposit herein called for, whose receipt and sufficiency are acknowledged by Seller, the parties agree as follows:

Section 1. Sale and Purchase Agreement.

(a) **Real Property.** Seller shall sell, grant, bargain, convey, and assign to Purchaser, and Purchaser shall purchase and accept from Seller, for the Purchase Price (defined below) and on and subject to the terms and conditions herein set forth, good and marketable fee simple title the real property consisting of approximately eighty-five (85) acres located in Allegheny County, Pennsylvania as depicted upon the map and site plan attached hereto as **Exhibit A** (the "**Site Map**"), as legally described on **Exhibit A-1** attached hereto, and as identified by tax parcels in the chart attached hereto as **Exhibit A-2**, including all of Seller's right, title, and interest in and to any adjacent streets, alleys, rights-of-way and tenements, hereditaments, privileges, licenses, appurtenances, reversions and remainders in any way belonging, remaining or appertaining to such real property and all existing easements and right-of-way appurtenant thereto, including the water intake building and the existing parking lot and exterior fencing located thereon, free and clear of all liens, claims and encumbrances whatsoever except for the Permitted Encumbrances (defined below) (collectively, the "**Real Property**"). The Real Property shall be conveyed by deed of special warranty, free and clear of all liens and encumbrances (except the Permitted Encumbrances) which shall be insurable by First American Title Insurance Company (the "**Title Company**") pursuant to an ALTA Owner's Policy (2021), as modified by TIRBOP, in an amount not less than the Purchase Price (hereafter defined) (the "**Title Policy**").

(b) **Conveyance.** In addition to the Real Property, Seller shall sell, convey, and assign to Purchaser all of (i) Seller's (and any affiliate of Seller's) right, title and interest in and to any equipment and support fixtures located on the Real Property as of the Effective Date and identified by Purchaser in writing to Seller during the Due Diligence Period (hereafter defined) as assets Purchaser desires to purchase, except the items being removed pursuant to the Remediation and Demolition Plan (hereafter defined) (the "**FF&E**"); (ii) Seller's (and any affiliate of Seller's) right, title and interest in and to all maps, plats, site plans, engineering plans and reports, architectural plans and reports, topographical and soil plans, studies and reports, environmental reports, surveys, title reports, title documents, and zoning reports, permits and approvals that relate to the Real Property which are in the possession or control of Seller (or any affiliate of Seller) (the "**Property Information**"), copies of which have been provided or shall be provided to Purchaser promptly following the Effective Date, and (iii) any assignable Federal, State

and local permits, rights and licenses (including, without limitation, U.S. Army Corp., Air Quality, NPDES Permits, Allegheny County Conservation permits and dredging permits relating to the Real Property in existence as of the Effective Date or issued to Seller or its affiliates after the Effective Date in Seller's (or Seller's affiliates) possession or control including those listed on **Exhibit B** attached hereto (as such Exhibit may be updated to include any additional permits issued after the Effective Date or identified by Purchaser during the Due Diligence Period that are in Seller's (or Seller's affiliates) possession or control) which Purchaser desires to take assignment of (the "Permits" and together with the FF&E and the Property Information, collectively, the "Personal Property"). The Personal Property shall be conveyed by a bill of sale or assignment (as appropriate) free and clear of all liens, fines, and encumbrances. In addition to the foregoing, upon Purchaser's request, Seller will use commercially reasonable efforts to assist Purchaser in obtaining pollution liability insurance, at Purchaser's expense, covering the Real Property such efforts intended to include introducing Purchaser to Seller's carrier, and/or providing information regarding the Property and Seller's coverage which may be reasonably requested by an underwriter in order to issue such coverage.

(c) The Real Property and the Personal Property are sometimes collectively referred to herein as the "**Property**".

Section 2. **Purchase Price.** The price for which Seller shall sell, convey, and assign the Property to Purchaser shall be [REDACTED]

Section 3. **Earnest Money.** Within five (5) business days of the Effective Date, Purchaser shall deliver to the Title Company, whose address is 310 Grant Street, Suite 1601, Pittsburgh, Pennsylvania 15219 Attention: Mimi Fersch [REDACTED]

The Earnest Money Deposit shall be deposited pursuant to an escrow established with the Title Company by Seller and Purchaser pursuant to an escrow agreement substantially in the form of **Exhibit C** attached hereto. The Earnest Money Deposit shall be deposited in a federally insured interest-bearing account and shall be applied to the payment of the Purchase Price unless otherwise disbursed pursuant to the provisions of this Agreement. The Earnest Money shall be fully refundable to Purchaser in the event Purchaser properly elects to terminate this Agreement pursuant to a Purchaser's Termination Right (hereafter defined); otherwise the Earnest Money Deposit shall be paid as provided herein.

Section 4. **Delivery of Information by Seller.** Prior to the Effective Date, Seller established and provided to representatives of Purchaser access to a "share file" or "drop box" containing the Property Information and copies of all Permits. [REDACTED]



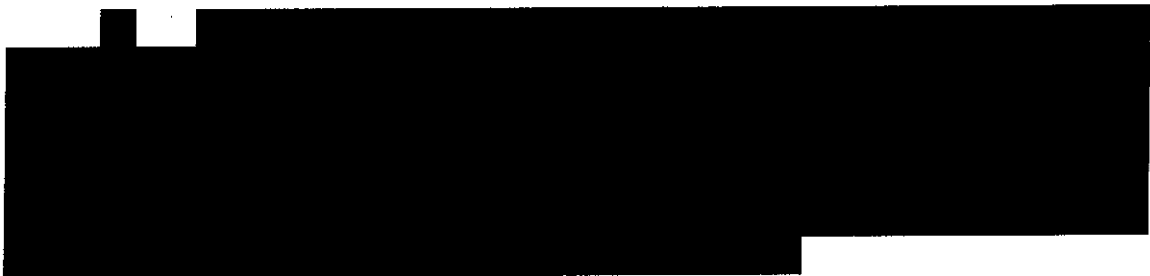
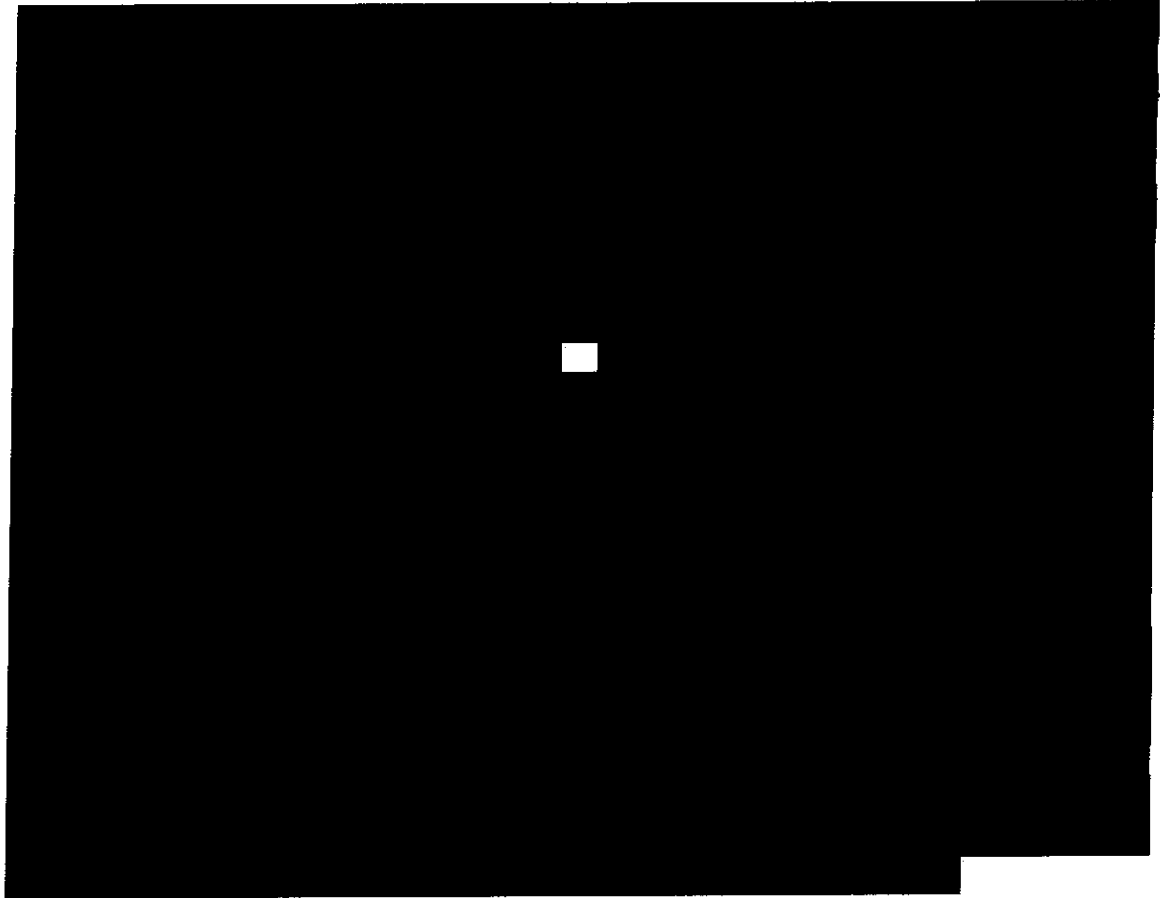
Section 5. **Right of Inspection.**

(a) Seller hereby grants to Purchaser and its affiliates, employees, agents, representatives, and contractors (including, but not limited to engineers, appraisers, environmental consultants, capital sources, and contractors hired by Purchaser) (collectively, "**Purchaser's Representatives**") a license to enter upon the Real Property and any and all buildings and improvements at the Real Property, for purposes of Purchaser's due diligence investigation of the Property for Purchaser's intended use thereof which may include investigations of the current environmental condition of the Property and the observation of the remediation and demolition activities (collectively, the "**Investigations**"), subject to the provisions of this Agreement. The term of such license shall commence on the Effective Date and continue for [REDACTED] (the "**Due Diligence Period**"). Purchaser shall commence its Investigations promptly after the Effective Date and pursue the same with diligence as and when Purchaser and Purchaser's Representatives have access to the Property as necessary to do so and if Purchaser completes its Investigations prior to the expiration of the then scheduled Due Diligence Period, it will notify Seller that it has completed its Investigations and that it waives the remaining Due Diligence Period. If Purchaser has not elected to terminate this Agreement prior to the expiration of the Due

Diligence Period, the license term shall continue through the Closing unless this Agreement is terminated prior thereto.

(b) When entering the Real Property, Purchaser and Purchaser's Representatives shall not unreasonably interfere with the business operations of Seller,





(f) Purchaser agrees that its Investigation of the Property shall be conducted in a commercially reasonable manner, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

(j) Purchaser shall have the right, at any time prior to the expiration of the Due Diligence Period to notify Seller in writing that Purchaser elects to terminate this Agreement, on account of any reason, fact condition, or circumstance discovered or determined, or for any reason or no reason whatsoever, in Purchaser's sole and absolute discretion. If Purchaser shall so elect, this Agreement shall be of no further force and effect except for any obligations of the parties that shall survive the termination of this Agreement and Earnest Money Deposit shall be returned to Purchaser. If Purchaser shall not so elect, this Agreement shall remain in full force and effect in accordance with its terms.

(k) Purchaser and Seller shall, promptly upon request of the other, join in a notification to the Title Company (as Escrow Agent), to notify them of the then current Due Diligence Period, once the Due Diligence Period is established, and again, if it is extended.

Section 6. Objections to Title and Survey Matters.

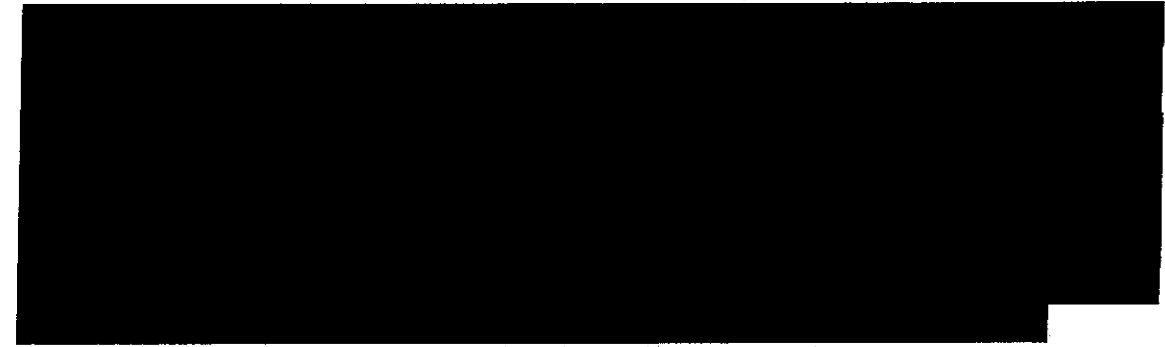
(a) Prior to the Effective Date, Purchaser has received a commitment from the Title Company for the issuance of the Title Policy (the "**Title Commitment**"). Within five Business Days after the Effective Date, Purchaser shall order a current ALTA survey to be certified to Seller, Purchaser and the Title Company (the "**Survey**"). During the Due Diligence Period Purchaser shall have the right to conduct UCC, litigation, bankruptcy and other customary due diligence searches of Seller and the Property. At any time prior to the date which is thirty (30) days prior to the expiration of the Due Diligence Period, and in any event within thirty (30) after Purchaser has received the Survey, if sooner, Purchaser shall have the opportunity to notify Seller of the liens or encumbrances on or against the Property to which it objects and any objections to the Survey (such items being "**Title Defects**" and such notice being the "**Defects Notice**"). Purchaser's failure to notify Seller of any Title Defects within the time period provided in the preceding sentence shall constitute an agreement by Purchaser that the encumbrances and matters listed or identified on the Title Commitment shall constitute "**Permitted Encumbrances**"; provided, however, that Seller at its cost shall be obligated to cure, release, or remove by Closing all mortgages, deeds of trust, judgment liens, mechanic's and materialmen's liens, and other liquidated monetary liens (or matters that can be reduced to a monetary amount prior to Closing) against the Property caused by or on behalf of Seller (excluding the liens from ad valorem taxes and governmental or quasi-governmental assessments not yet due and payable), whether or not Purchaser objects thereto (the "**Mandatory Cure Items**"). Not later than ten (10) Business Days after receipt of Purchaser's Defects Notice, Seller shall notify Purchaser whether Seller will cure the Title Defects and the actions, if any, Seller intends to take to cure the Title Defects. If Seller elects not to cure (or is deemed to have elected not to cure) the Title Defects (other than Mandatory Cure Items which Seller is required to cure), Purchaser may terminate this Agreement by written notice to Seller given within ten (10) Business Days after Seller's notice (or after Seller's notice was due) whereupon the entire Earnest Money Deposit shall be promptly returned to Purchaser and the parties hereto shall have no further obligations hereunder except those matters which expressly survive termination. If Purchaser does not terminate this Agreement, then Purchaser agrees that the Title Defects that Seller has elected not to cure in its notice to

Purchaser, or has been deemed to have elected not to cure, shall constitute Permitted Encumbrances. If Seller fails to timely respond to Purchaser's notice, Seller shall be deemed to have elected not to cure or remedy or cure all Title Defects.

(b) Prior to the Closing Date, Purchaser may obtain from the Title Company an updated Title Commitment. If the updated Title Commitment discloses any encumbrance that was not disclosed in the initial Title Commitment or filed of record after the date of the initial Title Commitment, Purchaser shall have ten (10) Business Days after receipt of such update within which to notify Seller that such new items (excluding any matters created by Purchaser or matters acceptable to Purchaser) constitute Title Defects (and if no such notice is given, then the same [excluding any Mandatory Cure Items] shall be deemed Permitted Encumbrances). If Purchaser provides Seller an additional Defects Notice, Seller shall have ten (10) Business Days after receipt of such notice within which to notify Purchaser that it will cure such Title Defects at or prior to Closing, or that it is not able to or does not elect to cure (other than Mandatory Cure Items which Seller is required to cure). If Seller fails to timely respond to Purchaser's notice, Seller shall be deemed to have elected not to cure the Title Defects. If Seller is unable or unwilling to effect such cure (or is deemed to have elected not to cure), then Purchaser, within ten (10) Business Days after receipt of Seller's notice or deemed election, at its option, may elect, in a writing delivered to Seller (i) to terminate this Agreement, whereupon the entire Earnest Money Deposit shall be promptly returned to Purchaser and the parties hereto shall have no further obligations hereunder except those matters which expressly survive termination, (ii) confirm that the Title Defects will constitute Permitted Encumbrances, or (iii) if Seller is agreeable to continuing its efforts to effect such cure, extend Closing for a period of time as Purchaser and Seller may mutually decide to allow Seller to effect such cure (with Purchaser reserving its right to terminate this Agreement if such cure is not timely effectuated by Seller). If Purchaser has not made such election within said ten (10) Business Day period, then such Title Defects shall constitute Permitted Encumbrances.

(c) Notwithstanding the foregoing, no Title Defects and no Mandatory Cure Items may be cured, satisfied or deleted from the Title Commitment or Title Policy by delivery to the Title Company of an indemnification or other similar undertaking or agreement from Seller or a third party without Purchaser's prior written consent, which consent may be withheld, conditioned or delayed in Purchaser's sole discretion provided, however, that Seller shall have the right to deliver to the Title Company an indemnification or other undertaking with respect to any liens (or rights to lien) of any contractors, subcontractors, materialmen and suppliers if required by the Title Company in order to insure over any such matters.





(f) Seller agrees that if Purchaser's Survey identifies legal descriptions for the Real Property which differ from those within the deeds pursuant to which Seller took title (the "Seller's Deeds"), at Purchaser's option, the deed pursuant to which Seller will convey the Real Property to Purchaser will include both the legal descriptions from the Seller's Deeds, and the surveyed legal descriptions.

(g) The provisions of this Section 6 are in amplification of and not a limitation of the provisions of Section 5.

Section 7. Representations, Warranties, and Covenants.

Section 7.1 Seller's Representations and Warranties. Seller hereby represents and warrants to, and covenants with, Purchaser as of the Effective Date and as of the Closing Date as follows:

(a) Seller is a duly formed and validly existing limited liability company, in good standing under the laws of the Commonwealth of Pennsylvania. Seller has full right, power, and authority to execute and deliver this Agreement and to consummate the

purchase and sale transactions provided for herein without obtaining any further joinder of or consents or approvals from, or the taking of any other actions with respect to, any third parties. The execution and delivery of this Agreement and the consummation of the transactions contemplated herein will not conflict with, or with or without notice or the passage of time, or both, result in a breach of any of the terms or provisions of, or constitute a default under any indenture, mortgage loan agreement, lease, license or other instrument to which Seller is a party or by which Seller or the Property is affected or bound, nor violate any order, writ, judgment, injunction or decree issued by any court or other governmental entity. This Agreement, when executed and delivered by Seller and Purchaser, will constitute the valid and binding agreement of Seller, enforceable against Seller in accordance with its terms subject to laws relating to bankruptcy and enforcement of creditor's or debtor's rights generally.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

(f) Seller is not a "foreign person" as that term is defined in Section 1445 of the Internal Revenue Code of 1986, as amended, and applicable regulations.

[REDACTED]

[REDACTED]

[REDACTED]

(j) The Real Property is separately assessed from all other real estate for real estate tax and municipal assessment purposes as the Tax Parcel Numbers identified on Exhibit A-2.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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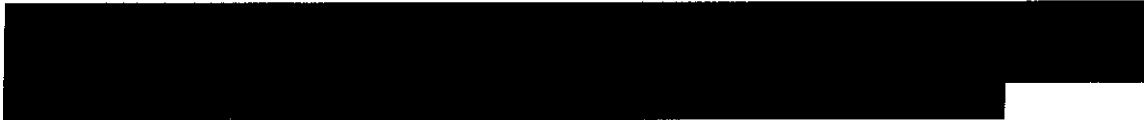
[REDACTED]

[REDACTED]

[REDACTED]

Section 7.2 Seller's Covenants Through the Closing Date, Seller covenants and agrees that Seller shall:

[REDACTED]

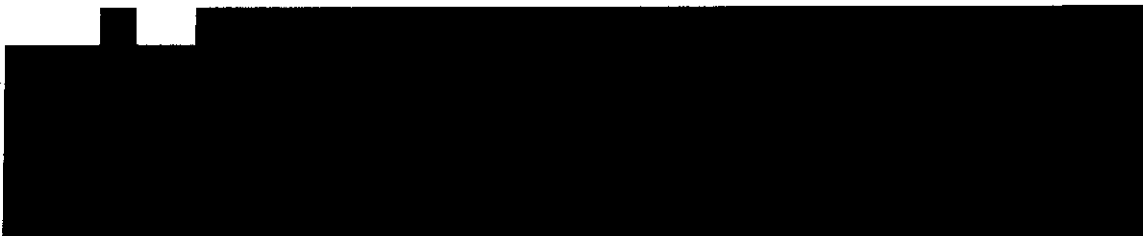


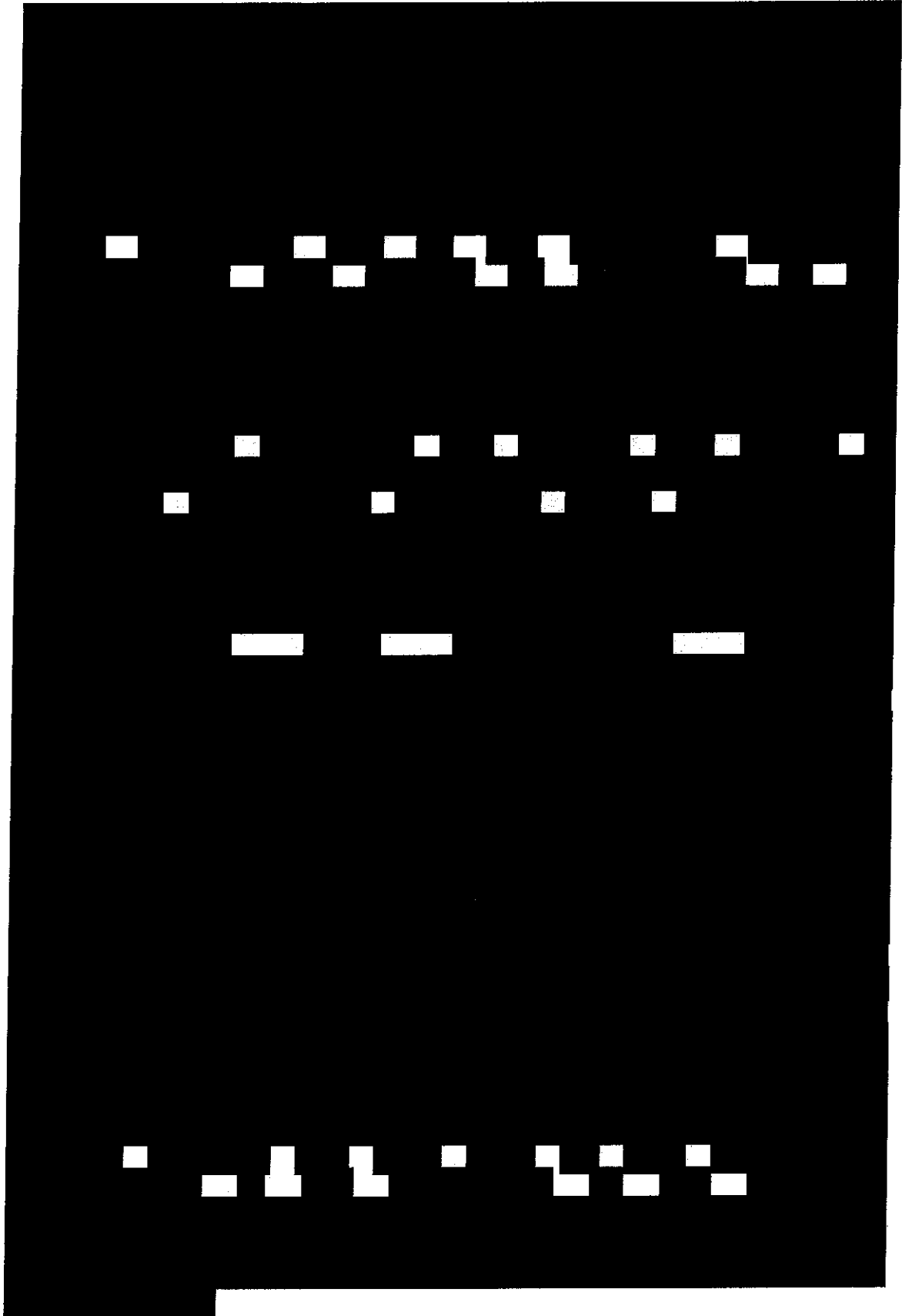
Section 7.3 Purchaser Representations and Warranties. Purchaser represents and warrants that the following are true and correct on the Effective Date and shall be true and correct on the Closing Date:

- (a) Purchaser has been duly formed and exists in good standing under the laws of the State of Delaware and has the full right, power and authority to buy the Property and to carry out Buyer's obligations hereunder;
- (b) All requisite corporate or other actions necessary to authorize Purchaser to enter into this Agreement and to perform its obligation hereunder have been taken, and the joinder of no person or entity other than Purchaser is necessary to the execution and delivery of such agreements;
- (c) The consummation of the contemplated transaction will not conflict with, or with or without notice or the passage of time, or both, result in a breach of any of the terms or provisions of, or constitute a default under any agreement or instrument to which Purchaser is a party; and
- (d) This Agreement and each document to be delivered hereunder, when duly executed and delivered will be valid, legal and binding obligations of Purchaser or such signatory, enforceable in accordance with their respective terms.



Section 7.4 Disclaimers; Indemnity





[REDACTED]

[REDACTED]

Section 8. **Closing; Closing Obligations.** The closing (the "**Closing**") of the sale of the Real Property and Property shall occur on a date that is thirty (30) days following the later of (i) the expiration of the Due Diligence Period (provided Purchaser has not terminated this Agreement) and (ii) completion by Seller of its obligations under the "Remediation and Demolition Plans" as provided in Section 9 hereof (the "**Closing Date**"). Closing may occur in person or through a closing escrow established with the Title Company ("**Closing Escrow**").

At the Closing, the following, which are mutually concurrent conditions, shall occur:

(a) Purchaser, at its expense, shall deliver or cause to be delivered to Seller the following (the "**Purchaser Closing Items**"):

(1) A wire transfer of immediately available cash funds, in the amount of the Purchase Price subject to the prorations and adjustments provided for herein;

(2) Evidence reasonably satisfactory to Seller and Title Company that the person executing this Agreement and the Closing documents on behalf of Purchaser has full right, power, and authority to do so and that this Agreement and the Closing documents are valid and enforceable against Purchaser in accordance with their terms.

[REDACTED]

[REDACTED]

[REDACTED]

(b) Seller, at its expense, shall deliver or cause to be delivered to Purchaser the following:

(1) Pennsylvania form of Special Warranty Deed in the form of Exhibit E attached hereto fully executed and acknowledged by Seller, conveying the Real Property to Purchaser or its assignee, subject only to the Permitted Encumbrances.

[REDACTED]

(4) Evidence reasonably satisfactory to Purchaser and the Title Company that the persons executing and delivering the Closing documents on behalf of Seller have full right, power and authority to do so and that this Agreement and the Closing documents are valid and enforceable against Seller in accordance with their terms, including without limitation delivery a resolution, certificate or consent with respect to Seller's authorization, any certificates required by the Title Company and an IRS Form 1099 or similar form.

[REDACTED]

[REDACTED]

[REDACTED]

(8) Certificate in the form of Exhibit H meeting the requirements of Section 1445 of the Internal Revenue Code of 1986, executed and sworn to by Seller.

(9) An affidavit correctly identifying all contractors, subcontractors, materialmen and suppliers which have performed work at or provided materials to the Real Property in the seven (7) month period prior to the Closing Date, together with full and final lien waivers from each such person or entity, and such other documentation as may be reasonably required by the Title Company to remove any

mechanic's lien exception from the Title Policy, or in lieu of the lien waivers or other documentation, if acceptable to the Title Company, an indemnification from Seller or its affiliates acceptable to the Title Company as necessary to cause the Title Company to remove any such exceptions from the Title Policy and insure over any such exceptions.

(10) Such other documentation that may be reasonably required by the Title Company such as an owner's affidavit and a "Gap Indemnity" as are customarily provided by Sellers to title companies in the Commonwealth of Pennsylvania.

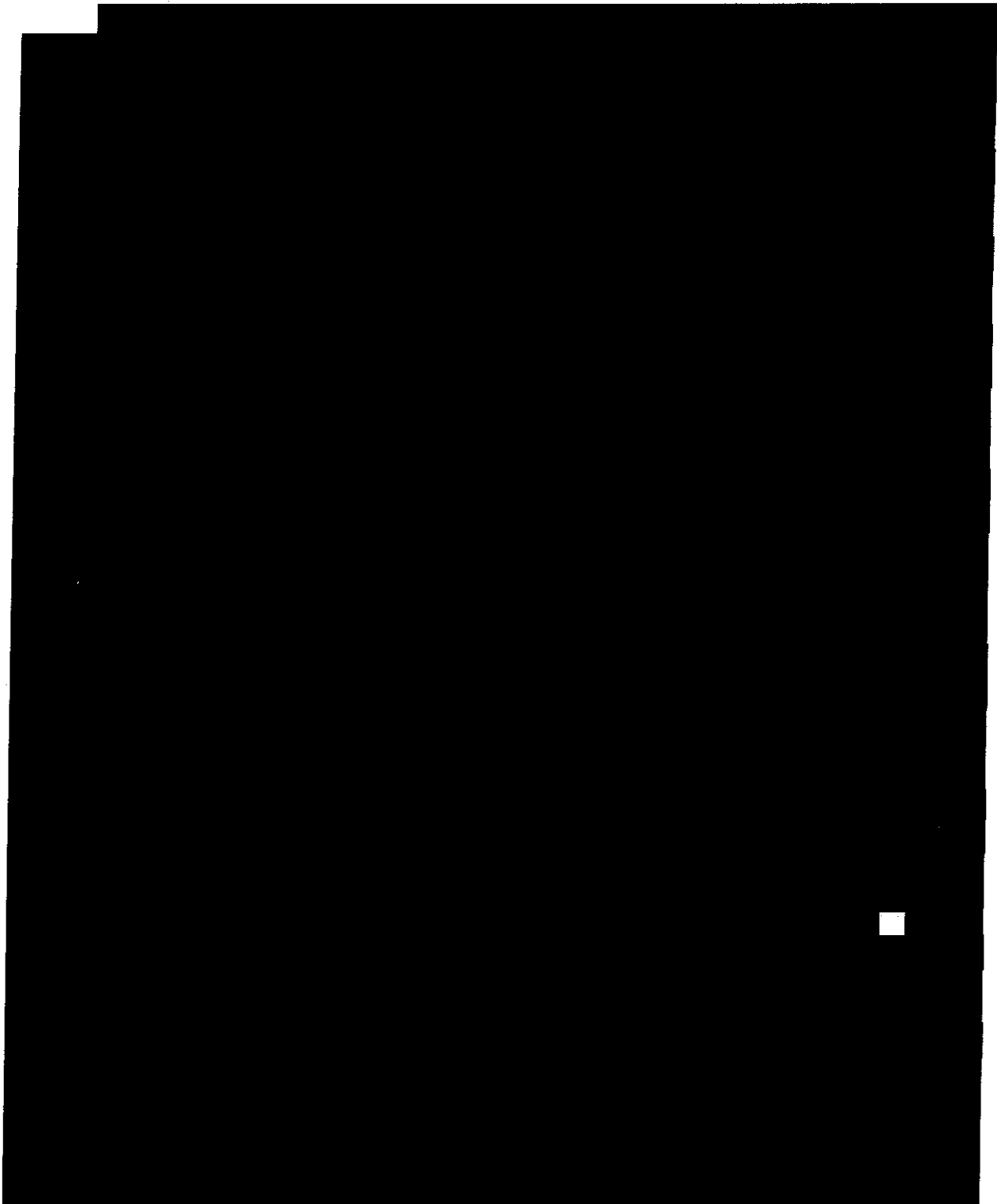
(11) Such other instruments as are customarily executed in the Commonwealth of Pennsylvania to effectuate the conveyance of property similar to the Property, with the effect that, after the Closing, Purchaser will have succeeded to all of the rights, titles, and interests of Seller related to the Property and Seller will no longer have any rights, titles, or interests in and to the Property.

(c) All normal and customarily proratable items, including without limitation real estate and personal property taxes shall be prorated as of the Closing. If the actual amounts to be prorated are not known as of the Closing Date, the prorations shall be made on the basis of the last available tax bill then available, and thereafter, when actual figures are received, a cash settlement will be made between Seller and Purchaser provided that any such proration must be made, if at all within twelve months after the Closing Date and the provisions of this paragraph shall survive Closing.

(d) Title Company shall apply the Earnest Money Deposit to the payment of the Purchase Price at the Closing.

(e) Upon completion of the Closing, Seller shall deliver to Purchaser exclusive possession of the Property free and clear of all liens (other than the Permitted Encumbrances and any liens for real estate taxes and other governmental assessments not due and payable), tenancies of every kind and parties in possession, in the same condition as on the date hereof, normal wear and work performed pursuant to the Remediation and Demolition Plans excepted and work.





[REDACTED]

[REDACTED]

Section 11. Termination and Remedies.

[REDACTED]

[REDACTED]



Section 12. **Notices.** All notices provided or permitted to be given under this Agreement must be in writing and shall be deemed given if delivered personally to, or by nationally recognized overnight courier service, or mailed by registered or certified mail (return receipt requested) if and when received by, or sent via electronic mail and when received by, the Seller or Purchaser at the following addresses (or at such other address for a party as shall be specified by like notice). Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the parties shall be as follows:

If to Seller, to: Cheswick Plant Environmental Redevelopment Group LLC
12601 Plantside Drive
Louisville, KY 40299
Attention: Mr. Scott Reschly
E-Mail: sreschly@charah.com

with a copy to: Rimon Law
980 N. Michigan Ave., Suite 1400
Chicago, IL 60611
Attention: Robert H. Goldman, Esq.
E-Mail: Robert.goldman@rimonlaw.com

and

Legal Department
Cheswick Plant Environmental Redevelopment Group LLC
12601 Plantside Drive
Louisville, KY 40299
Attention: Steve Brehm
E-Mail: sbrehm@charah.com

If to Purchaser, to:

ALLEGHENY DC PROPCO LLC

[REDACTED]

With copy to:

[REDACTED]

And to

[REDACTED]

Either party hereto may change its address for notice by giving three days prior written notice thereof to the other party.

Section 13. Assigns; Beneficiaries.

[REDACTED]

Section 14. Conditions Precedent.

(a) The obligation of Purchaser to close the transaction described in this Agreement, unless waived in writing by Purchaser, shall be subject to the following conditions precedent (the "Closing Conditions"):

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Section 15. **Governing Law; Venue.** This Agreement shall be governed and construed in accordance with the laws of the Commonwealth of Pennsylvania, without regard to the principles of conflicts of laws. The parties expressly submit to the jurisdiction of the state courts for Allegheny County, Pennsylvania, and the U.S. District Court for the Western District of Pennsylvania for the resolution of any claim arising out of this Agreement.

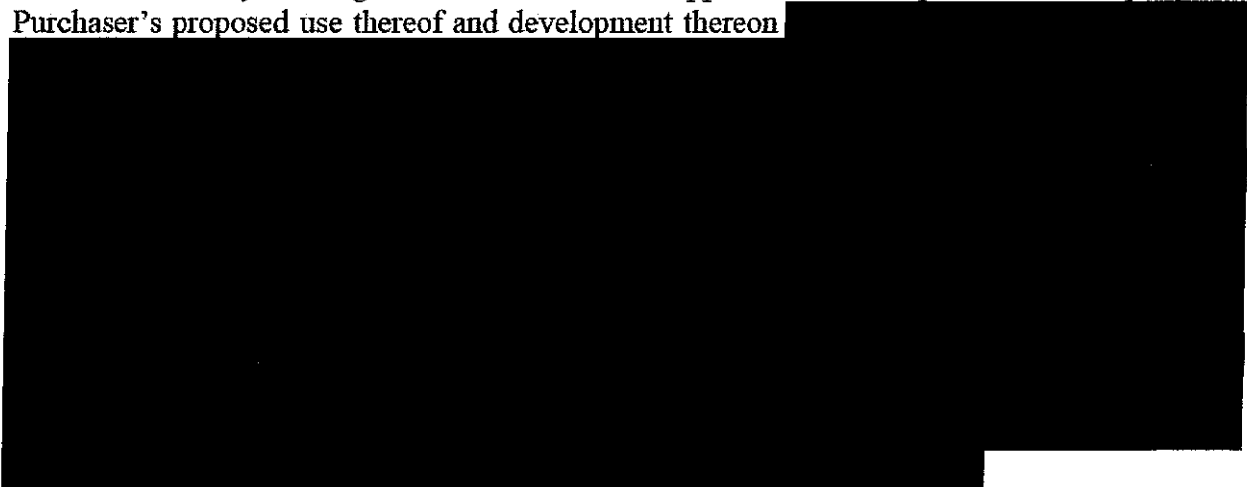
Section 16. **Bulk Sales Acts.** As the Property constitutes fifty-one percent (51%) or more of the assets of Seller located in Pennsylvania, Seller shall timely provide the notice required under Section 1403 of the Act of April 9, 1929 (P.L. 343) (72 P.S. §1403), as amended, and similar statutes (collectively, the "**Bulk Sales Acts**"), and provide a copy of such notice to Purchaser. Seller shall obtain and provide to Purchaser at Closing certificates from the Pennsylvania Department of Revenue and the Pennsylvania Department of Labor required by the Bulk Sales Acts, in form and content satisfactory to Purchaser ("**Bulk Sales Clearance Certificates**"). Seller represents and warrants to Purchaser that all financial obligations currently due and payable to the Commonwealth of Pennsylvania are paid, or will be paid or satisfied at Closing. If Seller does not provide to Purchaser all required Bulk Sales Clearance Certificates at Closing, until such Bulk Sale Clearance Certificates are delivered to Purchaser evidencing that Seller owes no funds to the Commonwealth of Pennsylvania, Seller and CHARAH shall deliver to Purchaser an indemnification agreement at Closing pursuant to which they shall indemnify, defend and hold Purchaser harmless from any loss, cost or liability (including reasonable attorney's fees) incurred by Purchaser as a result of noncompliance with any applicable Bulk Sales Acts and/or Seller's failure to pay any sums due to the Commonwealth of Pennsylvania, including any sums paid by Purchaser; if any, to remove any liens imposed upon the Property as a result of Seller's noncompliance. Any such indemnification provided pursuant to this Section 16 shall terminate upon delivery of the required Bulk Sales Clearance Certificates. The obligations of Seller under this Section 16 shall survive Closing.

Section 17. **Brokers.** Each of Seller and Purchaser represents and warrants to the other that it has not had any dealings with any broker, agent, or finder relating to the sale of the Property pursuant to this Agreement and that no broker has had any part in bringing about the transaction contemplated hereby other than Avison Young which shall be paid by Seller. Each of Seller and Purchaser agrees to indemnify and hold the other harmless from and against any claim for brokerage commissions, compensation, or fees by any broker, agent, or finder in connection with the transactions contemplated hereby resulting from the acts of the indemnifying party (including, without limitation, reasonable attorneys' fees). The provisions of this Section shall survive the expiration or sooner termination of this Agreement and shall survive Closing and the delivery of the deed from Seller to Purchaser.

Section 18. **Entire Agreement.** This Agreement is the entire agreement between Seller and Purchaser concerning the sale of the Property, and no modification hereof or subsequent agreement relative to the subject matter hereof shall be binding on either party unless reduced to

writing and signed by the party to be bound. All Exhibits and Schedules attached hereto are incorporated herein by this reference for all purposes.

Section 19 **Submissions**. Commencing on the Effective Date, Purchaser shall have the right to prepare and submit applications, plans and other materials for approval by governmental authorities having jurisdiction over the Property and Purchaser's plans for the development, improvement and operation of the Property, and for the provision to the Property of water, sewer, electric and other utility or governmental services to the Property for Purchaser's proposed development. Seller agrees to cooperate with Purchaser and Purchaser's efforts to obtain all necessary or desirable subdivision, lot consolidation, zoning, site plan, building and environmental approvals (including Act 2 approvals), permits and waivers or approvals, permits, licenses, variances and any other governmental action or approvals with respect to the Property and Purchaser's proposed use thereof and development thereon



Section 20. **Survival of Terms**. Any and all covenants and agreements contained herein which, by their express terms, survive the Closing, shall so survive and not be merged into the instruments of Closing. All representations and warranties shall survive Closing.

Section 21. **Amendment**. This Agreement may not be modified or amended, except by an agreement in writing signed by the Seller and the Purchaser. The parties may waive any of the conditions contained herein or any of the obligations of the other party hereunder, but any such waiver, except as otherwise expressly provided herein, shall be effective only if in writing and signed by the party waiving such conditions or obligations.

Section 22. **Attorneys' Fees**. In the event either party files a lawsuit in connection with this Agreement or any provisions contained herein, then the party that prevails in such action shall be entitled to recover from the non-prevailing party, in addition to all other remedies or damages as limited herein, reasonable attorneys' fees and costs of court incurred in such lawsuit. This provision shall survive the termination or Closing of this Agreement.

Section 23. **Miscellaneous**. This Agreement or any subsequent amendments hereof may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. The parties may execute this Agreement with electronic signatures through DocuSign and agree that such electronic signatures shall be as valid as an original handwritten signature of such party and shall be effective

to bind such party to this Agreement. The term "business day" when used herein shall mean every day other than an official United States Federal holiday or a Saturday or Sunday. If any date indicated herein falls on a day which is not a business day, the date so indicated shall mean the next business day following such date. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein provided the parties realize the material benefits of this Agreement. All parties to this Agreement and their counsel have reviewed and revised or requested revisions to this Agreement, and the usual rule of construction that any ambiguities are to be resolved against the drafting party will not apply to the construction or interpretation of this Agreement or any amendments hereof.

Section 24. **Modified Time of the Essence.** Time is of the essence of this Agreement. Notwithstanding the foregoing, if the Closing is not completed by the Closing Date set forth herein, either party shall have the right after such date(s) to declare time to be of the essence as to the Closing by giving written notice to the other. Such notice may revise the Closing Date by fixing a new time and date of Closing, which shall not be later than fifteen (15) Business Days following the effective date of the giving of such notice. The first such notice given and received in accordance with this Section shall control.

Section 25. **Risk of Loss.** Seller shall bear the risk of loss with respect to the Property until the Closing shall occur.

Section 26. **Recording.** Neither this Agreement or a memorandum thereof (including any writing setting forth any of the terms of this Agreement) shall be placed of record and any breach of this covenant shall be an automatic default by the party initiating such recordation hereunder.

Section 27. **Coal Notice.** THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.)

Section 28. **Sewage Facilities.** The Pennsylvania Sewage Facilities Act of January 24, 1966, No. 537 P.L. 1535, as amended, requires that there be a statement regarding the availability of a community sewage system: *Seller represents and warrants that the Real Property is serviced by a community sewage system.*

Section 29. **Waiver of Formal Tender.** Formal tender of deed and Purchase Price are hereby waived by both Purchaser and Seller.

Section 30. **Exclusivity.** [REDACTED]

Section 31. **Force Majeure.** "**Force Majeure**" shall mean any non-monetary cause beyond the reasonable control of the party required to perform an obligation including, without limitation, war, civil disorder, sabotage, extreme weather (such as hurricanes, tornadoes and the like), fire or other casualty, a power outage, product shortage, lockout, labor strike, truckers' strike, and governmental prohibitions, governmental order, epidemic, pandemic and quarantines, to the extent the delayed party could not reasonably foresee and/or control the same. If either party is delayed in the performance of any obligation of this Agreement due to Force Majeure the time for performance shall be extended for a period equal to such delay. [REDACTED]

Section 32. **Further Assurances.** The parties shall from time to time do and perform such additional acts and execute and deliver such additional documents and instruments as may be required by applicable law, regulations or other legal process or reasonably requested by any party to establish, maintain or protect its rights and remedies or to effect the intents and purposes of this Agreement. The terms of this Section shall survive Closing for a period of twelve (12) months after the Closing Date.

Section 33. **WAIVER OF JURY TRIAL.** THE PARTIES HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER ON ANY MATTERS WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT. THIS WAIVER IS MADE BY SELLER AND PURCHASER KNOWINGLY, VOLUNTARILY AND INTENTIONALLY.

Section 34. **DISCLOSURES.** [REDACTED]



[signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed this Asset Purchase Agreement as of the Effective Date.

SELLER:

CHESWICK PLANT ENVIRONMENTAL
REDEVELOPMENT GROUP, LLC, a
Pennsylvania limited liability company

By: CHARAH, LLC, its Manager

By:  _____

Name: Steve Brehm

Title: Vice President of Legal Affairs

PURCHASER:

ALLEGHENY DC PROPCO LLC, a
Delaware limited liability company

By: Madave Management LLC, its Manager

By: _____

Name: Conor Bastable

Title: Manager

IN WITNESS WHEREOF, the parties hereto have executed this Asset Purchase Agreement as of the Effective Date.

SELLER:

CHESWICK PLANT ENVIRONMENTAL
REDEVELOPMENT GROUP, LLC, a
Pennsylvania limited liability company

By: CHARAH, LLC, its Manager

By: _____
Name: Steve Brehm
Title: Vice President of Legal Affairs

PURCHASER:

ALLEGHENY DC PROPCO LLC, a Delaware
limited liability company

By: Madave Management LLC, its Manager


By:  _____
Name: Conor Bastable
Title: Manager

EXHIBIT A-1

LEGAL DESCRIPTION

TRACT 1 – CHESWICK FACILITY

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATE IN THE BOROUGH OF SPRINGDALE AND TOWNSHIP OF SPRINGDALE, COUNTY OF ALLEGHENY, AND COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS PARCELS “B”, “D”, “F”, “G”, “J” AND “K” IN THE CHESWICK POWER STATION SUBDIVISION, AS RECORDED IN THE DEPARTMENT OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 213, PAGES 38 TO 47, INCLUSIVE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B

BEGINNING AT A POINT, ON THE SOUTHERLY RIGHT OF WAY LINE OF THE ACCESS EASEMENT AS SHOWN ON THE SUBDIVISION, AT A POINT DISTANT AND A CORNER COMMON TO PARCEL “A” AND PARCEL “B” IN SAID SUBDIVISION; WHICH IS DISTANT FROM A POINT AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID ACCESS EASEMENT AND THE EASTERLY LINE OF DUQUESNE AVENUE, NORTH 66° 08’ 20” WEST, 469.58 FEET AND NORTH 86° 16’ 17” WEST, 105.85 FEET THENCE FROM SAID POINT OF BEGINNING; SOUTH 71° 03’ 19” EAST, 753.65 FEET TO THE DIVIDING LINE OF PARCEL “B” AND PARCEL “C”; THENCE ALONG SAID DIVIDING LINE, SOUTH 18° 54’ 05” WEST, 287.99 FEET TO A NON-TANGENT CURVE ON THE RIGHT BANK OF THE ALLEGHENY RIVER; THENCE ALONG THE ALLEGHENY RIVER, THE FOLLOWING TWO COURSES AND DISTANCES: (1) BY A CURVE TO THE RIGHT HAVING A RADIUS OF 9,600.00 FEET AND AN ARC DISTANCE OF 124.35 FEET FOR A CHORD BEARING OF NORTH 0° 44’ 32” WEST FOR A CHORD DISTANCE OF 62.19 FEET AND (2) NORTH 70° 47’ 13” WEST, 875.86 FEET (MEASURED) (NORTH 70° 47’ 13” EAST RECORD) TO A POINT ON THE DIVIDING LINE OF PARCEL “A” AND “B”; THENCE ALONG THE DIVIDING LINE OF PARCEL “A” AND “B”, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) NORTH 19° 12’ 47” EAST, 30.00 FEET; (2) SOUTH 70° 47’ 13” EAST, 52.32 FEET; (3) NORTH 19° 12’ 47” EAST, 47.61 FEET; (4) SOUTH 70° 47’ 13” EAST, 192.68 FEET; AND (5) NORTH 19° 12’ 47” EAST, 205.53 FEET TO A POINT AT THE PLACE OF BEGINNING. CONTAINING AN AREA OF 5.316 ACRES.

BEING BLOCK AND LOT NO. 628-F-75.

PARCEL D

BEGINNING AT A CONCRETE MONUMENT ON THE RIGHT OF WAY LINE OF NOW OR FORMERLY ALLEGHENY VALLEY RAILROAD COMPANY AND A CORNER COMMON

TO LAND OF NOW OR FORMERLY PPG INDUSTRIES, INC. (PPG); THENCE ALONG LINE OF LAND OF NOW OR FORMERLY PPG, SOUTH 01° 28' 05" WEST, 364.19 FEET TO A POINT ON THE RIGHT BANK OF THE ALLEGHENY RIVER; THENCE ALONG THE SAID RIVER, NORTH 72° 50' 32" WEST, 151.00 FEET TO A POINT ON THE DIVIDING LINE OF PARCELS "C" AND "D"; THENCE ALONG SAID DIVIDING LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 17° 09' 28" EAST, 59.84 FEET; NORTH 35° 15' 55" EAST, 81.92 FEET; NORTH 13° 59' 45" EAST, 211.10 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE NOW OR FORMERLY OF ALLEGHENY VALLEY RAILROAD COMPANY; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 76° 00' 15" EAST 38.75 FEET TO A CONCRETE MONUMENT AT THE POINT OF BEGINNING. CONTAINING AN AREA OF 0.70 ACRES.

BEING BLOCK AND LOT NO. 628-G-20.

PARCEL F

BEGINNING AT A CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF NOW OR FORMERLY ALLEGHENY VALLEY RAILROAD COMPANY AND A CORNER COMMON TO LAND OF NOW OR FORMERLY PPG INDUSTRIES, INC.; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF NOW OR FORMERLY ALLEGHENY VALLEY RAILROAD COMPANY, THE FOLLOWING SIX (6) COURSES AND DISTANCES: NORTH 75° 52' 30" WEST, 392.03 FEET TO A CONCRETE MONUMENT; NORTH 69° 28' 15" WEST, 199.62 FEET TO AN IRON FROST PIN; NORTH 68° 51' 30" WEST, 599.82 FEET, TO A 2" PIPE; NORTH 60° 08' 00" WEST, 151.75 FEET TO A STONE MONUMENT; NORTH 66° 04' 30" WEST, 127.38 FEET TO A 2" IRON PIPE; NORTH 69° 23' 20" WEST, 353.42 FEET TO THE EASTERLY LINE OF DUQUESNE AVENUE, THENCE ALONG THE EASTERLY LINE OF DUQUESNE AVENUE, NORTH 01° 27' 42" EAST, 919.02 FEET TO A POINT ON A NON-TANGENT CURVE ON THE SOUTHERLY LINE OF PITTSBURGH STREET (50 FEET WIDE); THENCE ALONG THE SOUTHERLY LINE OF PITTSBURGH STREET, THE FOLLOWING SIX (6) COURSES AND DISTANCES: BY A CURVE TO THE LEFT HAVING A RADIUS OF 2,855.35 FEET AND AN ARC DISTANCE OF 173.57 FEET (MEASURED) (173.58 FEET RECORD) TO A 2" PIPE; NORTH 89° 49' 00" EAST, 303.87 FEET (MEASURED) (303.79 FEET RECORD) TO A MONUMENT; BY A CURVE TO THE LEFT HAVING A RADIUS OF 17,673.04 FEET AND AN ARC DISTANCE OF 388.05 FEET (MEASURED) (388.22 FEET RECORD) TO A 2" PIPE; NORTH 88° 33' 30" EAST, 118.37 FEET TO A 2" PIPE; BY A CURVE TO THE RIGHT HAVING A RADIUS OF 13,209.61 FEET AND AN ARC DISTANCE OF 713.20 FEET (MEASURED) (708.12 FEET RECORD) TO A POINT ON THE WESTERLY LINE OF PORTER STREET (50 FEET WIDE); THENCE ALONG SAID LINE OF PORTER STREET, SOUTH 01° 28' 05" WEST, 1289.49 FEET TO THE SOUTHWESTERLY CORNER OF PORTER STREET; THENCE ALONG THE SOUTHERLY LINE OF PORTER STREET, SOUTH 88° 31' 55" EAST, 25.00 FEET TO A POINT ON LINE OF LAND OF NOW OR FORMERLY PPG INDUSTRIES, INC.; THENCE ALONG SAID LINE OF LAND SOUTH 01° 28' 05" WEST, 51.67 FEET TO A POINT ON THE LINE DIVIDING PARCEL "F" AND "E"; THENCE ALONG THE DIVIDING LINE BETWEEN PARCEL "E" AND "F" THE

FOLLOWING 12 COURSES AND DISTANCES: (1) NORTH 88° 32' 51" WEST, 179.61 FEET TO A POINT; (2) NORTH 01° 33' 28" EAST, 86.39 FEET TO A POINT; (3) NORTH 88° 26' 32" WEST, 175.00 FEET TO A POINT; (4) SOUTH 01° 33' 28" WEST, 129.40 FEET TO A POINT; (5) SOUTH 88° 26' 32" EAST, 200.07 FEET TO A POINT; (6) SOUTH 01° 09' 00" WEST, 30.00 FEET TO A POINT; (7) SOUTH 88° 32' 51" EAST, 22.79 FEET TO A POINT; (8) SOUTH 01° 09' 00" WEST, 32.80 FEET TO A POINT; (9) SOUTH 88° 32' 51" EAST, 46.25 FEET TO A POINT; (10) NORTH 01° 09' 00" EAST, 32.80 FEET TO A POINT; (11) NORTH 58° 19' 13" EAST, 36.95 FEET TO A POINT; AND (12) SOUTH 88° 32' 51" EAST, 54.50 FEET TO A POINT ON THE LINE DIVIDING THE PROPERTY HEREIN DESCRIBED FROM PROPERTY NOW OR FORMERLY OF PPG; THENCE ALONG SAID DIVIDING LINE, SOUTH 01° 28' 05" WEST, 166.90 FEET TO A CONCRETE MONUMENT, THE POINT AT THE PLACE OF BEGINNING. CONTAINING AN AREA OF 47.179 ACRES.

EXCEPTING AND RESERVING THEREFROM, A TRACT OF LAND DESIGNATED AS "ST. MARKS LUTHERAN CHURCH CEMETERY", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NOW OR FORMERLY ALLEGHENY VALLEY RAILROAD COMPANY, WHICH IS DISTANT FROM A CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF NOW OR FORMERLY ALLEGHENY VALLEY RAILROAD COMPANY AND A CORNER COMMON TO LAND OF NOW OR FORMERLY PPG INDUSTRIES, INC., THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 68° 51' 30" EAST, 537.05 FEET; SOUTH 69° 28' 15" EAST, 199.62 FEET; SOUTH 75° 52' 30" EAST, 392.03 FEET; THENCE ALONG THE RIGHT OF WAY LINE OF ALLEGHENY VALLEY RAILROAD COMPANY, NORTH 68° 51' 30" WEST, 62.77 FEET AND NORTH 60° 08' 00" WEST, 28.01 FEET; THENCE BY A LINE THROUGH PARCEL F, THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 10° 32' 30" WEST, 408.73 FEET; SOUTH 88° 32' 30" EAST, 168.75 FEET; SOUTH 01° 27' 30" WEST, 434.26 FEET TO A POINT ON THE RIGHT OF WAY LINE OF ALLEGHENY VALLEY RAILROAD AT THE POINT OF BEGINNING. CONTAINING AN AREA OF 1.195 ACRES.

ALSO EXCEPTING AND RESERVING THEREFROM, A TRACT OF LAND DESIGNATED AS "D.L. CO. CEMETERY", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT A CORNER COMMON TO ST. MARKS LUTHERAN CEMETERY, WHICH IS DISTANT FROM A CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF NOW OR FORMERLY ALLEGHENY VALLEY RAILROAD COMPANY AND A CORNER COMMON TO LAND OF NOW OR FORMERLY PPG, INDUSTRIES, INC., THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTH 01° 27' 30" WEST, 434.26 FEET; SOUTH 68° 51' 30" EAST, 537.05 FEET; SOUTH 69° 28' 15" EAST, 199.62 FEET; SOUTH 75° 52' 30" EAST, 392.03 FEET; THENCE ALONG ST. MARKS LUTHERAN CHURCH CEMETERY, NORTH 88° 37' 00" WEST, 117.58 FEET TO A POINT, THENCE BY A LINE THROUGH PARCEL F THE FOLLOWING FIVE (5) COURSES AND DISTANCES: NORTH 02° 27' 49" EAST, 28.61 FEET; SOUTH 87° 13' 00" EAST, 57.35 FEET; NORTH 01° 08' 00" EAST, 108.25 FEET, SOUTH 88° 44' 00" EAST, 60.18

FEET; SOUTH 01° 23' 00" WEST, 135.51 FEET TO THE PLACE OF BEGINNING. CONTAINING AN AREA OF 0.223 ACRES.

BEING BLOCK AND LOT NO. 628-B-200.

PARCEL G

BEGINNING AT A POINT AND THE INTERSECTION OF THE EASTERLY LINE OF DUQUESNE AVENUE AND THE NORTHERLY LINE OF PITTSBURGH STREET (50 FEET WIDE); THENCE ALONG THE EASTERLY LINE OF DUQUESNE AVENUE, NORTH 01° 27' 42" EAST, 1017.59 FEET TO A POINT ON THE NORTHEASTERLY LINE OF BEECH STREET (50 FEET WIDE); THENCE NORTH 88° 18' WEST, 25.00 FEET TO THE EASTERLY LINE OF THE LINDEN EXTENSION PLAN OF LOTS; THENCE ALONG SAID PLAN OF LOTS, NORTH 01° 27' 42" EAST, 576.69 FEET TO THE DIVIDING LINE OF PARCEL "H" AND THE DIVIDING LINE OF THE BOROUGH OF SPRINGDALE AND THE TOWNSHIP OF SPRINGDALE; THENCE ALONG SAID LINE, SOUTH 87° 41' 29" EAST, 669.12 FEET TO A POINT ON THE DIVIDING LINE OF PARCEL "K" AND "G"; THENCE ALONG THE DIVIDING LINE OF PARCEL "J" AND "K" AND THE WESTERLY LINE OF BECHMAN HEIGHTS PLANS B & C, THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 01° 24' 10" WEST, 164.75 FEET TO A POINT; (2) THENCE SOUTH 01° 24' 10" WEST, 706.75 FEET TO A POINT; AND (3) SOUTH 01° 24' 10" WEST, 165.51 FEET TO A POINT ON THE LINE DIVIDING PARCEL "G" AND PARCEL "J"; THENCE SOUTH 24° 09' 36" EAST, 298.98 FEET TO A POINT; THENCE SOUTH 00° 36' 44" EAST, 258.04 FEET TO A POINT ON NON-TANGENT CURVE ON THE NORTHERLY LINE OF PITTSBURGH STREET (50 FEET WIDE); THENCE ALONG LINE OF PITTSBURGH STREET, BY A CURVE TO THE RIGHT HAVING A RADIUS OF 17,623.04 FEET AND AN ARC DISTANCE OF 142.69 FEET TO A POINT ON THE EASTERLY LINE OF THE DUQUESNE COURT SUBDIVISION; THENCE ALONG THE LINE OF THE DUQUESNE COURT SUBDIVISION, THE FOLLOWING SIX (6) COURSES AND DISTANCES: NORTH 4° 49' 19" WEST, 192.47 FEET; NORTH 16° 22' 19" WEST, 260.30 FEET; NORTH 25° 11' 49" WEST, 38.93 FEET; SOUTH 43° 49' 41" WEST, 115.02 FEET; BY A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,402.40 FEET AND AN ARC DISTANCE OF 353.01 FEET; SOUTH 02° 15' 01" WEST, 48.08 FEET TO A POINT ON THE NORTHERLY LINE OF PITTSBURGH STREET; THENCE ALONG PITTSBURGH STREET, THE FOLLOWING TWO (2) COURSES AND DISTANCES; SOUTH 89° 49' 00" WEST, 223.83 FEET; BY A CURVE TO THE RIGHT HAVING A RADIUS OF 2,805.35 FEET AND AN ARC DISTANCE OF 172.04 FEET (MEASURED) (164.64 FEET RECORD) TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 23.110 ACRES.

BEING BLOCK AND LOT NO. 627-P-300.

PARCEL J

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PITTSBURGH STREET (50 FEET WIDE) AND THE CORNER OF THE SOUTHEASTERLY DIVIDING LINE OF PARCEL "G"; THENCE ALONG THE DIVIDING LINE OF PARCEL "G" THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 00° 36' 44" WEST, 258.04 FEET; NORTH 24° 09' 36" WEST, 298.98 FEET; NORTH 01° 24' 10" EAST, 165.51 FEET; THENCE ALONG THE SOUTHERLY LINE OF BECHMAN HEIGHTS PLAN NO. "B", SOUTH 88° 16' 50" EAST, 330.92 FEET TO A MONUMENT, THENCE ALONG THE DIVIDING LINE OF L. BECHMAN HEIGHTS PLAN B AND H.A. BECHMAN SUBDIVISION PLAN THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 01° 18' 10" WEST, 523.40 FEET; NORTH 88° 41' 50" WEST, 35.00 FEET; SOUTH 01° 18' 10" WEST, 160.10 FEET (MEASURED) (156.35 FEET RECORD) TO A POINT ON THE NORTHERLY LINE OF PITTSBURGH STREET (50 FEET WIDE); THENCE ALONG THE LINE OF PITTSBURGH STREET, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SOUTH 88° 33' 30" WEST, 80.37 FEET (MEASURED) (80.28 FEET RECORD); BY A CURVE TO THE RIGHT HAVING RADIUS OF 17,623.04 FEET AND AN ARC DISTANCE OF 78.85 FEET (MEASURED) (78.94 FEET RECORD) TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 3.929 ACRES.

BEING BLOCK AND LOT NO. 627-P-320.

PARCEL K

BEGINNING AT A POINT ON THE DIVIDING LINE OF THE BOROUGH OF SPRINGDALE AND THE TOWNSHIP OF SPRINGDALE AND THE NORTHEAST CORNER OF PARCEL "G"; THENCE ALONG THE DIVIDING LINE OF THE BOROUGH OF SPRINGDALE AND THE TOWNSHIP OF SPRINGDALE, SOUTH 87° 41' 29" EAST, 498.35 FEET TO A POINT ON THE DIVIDING LINE OF BECHMAN HEIGHTS PLAN B & C; THENCE ALONG SAID DIVIDING LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: SOUTH 01° 26' 10" WEST, 156.29 FEET; NORTH 88° 39' 50" WEST, 498.20 FEET TO A MONUMENT ON THE DIVIDING LINE OF PARCEL "G"; THENCE ALONG THE DIVIDING LINE OF PARCEL "G", NORTH 01° 24' 10" EAST, 164.75 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 1.836 ACRES.

BEING BLOCK AND LOT NO. 627-G-150.

BEING THE SAME PREMISES WHICH GENON POWER MIDWEST, LP, A DELAWARE LIMITED PARTNERSHIP, F/K/A NRG POWER MIDWEST LP, A DELAWARE LIMITED PARTNERSHIP, F/K/A GENON POWER MIDWEST, L.P., A DELAWARE LIMITED PARTNERSHIP, F/K/A ORION POWER MIDWEST, L.P., A DELAWARE LIMITED PARTNERSHIP, BY QUITCLAIM DEED DATED 04/01/2022 AND RECORDED 11/15/2022 IN THE DEPARTMENT OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY AT DEED BOOK VOLUME 19120 PAGE 337, GRANTED AND CONVEYED UNTO CHESWICK

PLANT ENVIRONMENTAL DEVELOPMENT GROUP, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, IN FEE.

TRACT 2 – COLFAX SUBSTATION

PARCEL C

THAT CERTAIN PARCEL OF GROUND SITUATE IN THE BOROUGH OF SPRINGDALE AND THE TOWNSHIP OF SPRINGDALE, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING PARCEL 'C' IN THE CHESWICK POWER STATION SUBDIVISION PLAN, AS SAID PLAN IS RECORDED IN THE ALLEGHENY COUNTY RECORDER OF DEEDS PLAN BOOK VOLUME 213, PAGES 38 TO 47, INCLUSIVE. CONTAINING 2.883 ACRES.

BEING BLOCK AND LOT NO. 628-G-40.

BEING THE SAME PREMISES WHICH GENON POWER MIDWEST, LP, A DELAWARE LIMITED PARTNERSHIP, F/K/A NRG POWER MIDWEST LP, A DELAWARE LIMITED PARTNERSHIP, F/K/A GENON POWER MIDWEST, L.P., A DELAWARE LIMITED PARTNERSHIP, F/K/A ORION POWER MIDWEST, L.P., A DELAWARE LIMITED PARTNERSHIP, BY QUITCLAIM DEED DATED 04/01/2022 AND RECORDED 11/15/2022 IN THE DEPARTMENT OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY AT DEED BOOK VOLUME 19120 PAGE 358, GRANTED AND CONVEYED UNTO CHESWICK PLANT ENVIRONMENTAL DEVELOPMENT GROUP, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY.

EXHIBIT A-2**TAX PARCEL CHART**

Description / parcel	Approx Acres	Current zoning
South of Pittsburgh street – above rail track		
1. 628-B-200	45.761	Industrial
Total	45.761	
South of Pittsburgh street – below rail track		
2. 628-F-75	5.316	Industrial
3. 628-G-20	0.70	Industrial
4. 628-G-40	2.883	Industrial
Total	8.269	
North of Pittsburgh Street		
5. 627-P-300	23.110	Industrial
6. 627-G-150	1.836	Residential
7. 627-P-320	3.929	Residential (??)
Total	28.875	
GRAND TOTAL	82.905	

List of Adjacent Property Owners

Tax ID	Owner Name	Mailing Address
628-B-398-0-2	Cheswick & Harmar RR Co	W R of W Springdale, PA 15144
628-B-396-9	Pennsylvania Railroad Co.	Taxation Dept. 650 W. Peachtree St. NW, Atlanta, GA 30308
628-B-250	St. Marks Lutheran Church of Springdale	600 Pittsburgh St. Springdale, PA 15144
628-G-80	Duquesne Light Company	1800 Seymore St. Pittsburgh, PA 15233
628-F-50	Duquesne Light Company	1800 Seymore St. Pittsburgh, PA 15233
628-F-75	Cheswick Plant Environmental Redevelopment Group LLC	12601 Plantside Dr. Louisville, KY 40299
628-G-40	Cheswick Plant Environmental Redevelopment Group LLC	12601 Plantside Dr. Louisville, KY 40299
628-G-20	Cheswick Plant Environmental Redevelopment Group LLC	12601 Plantside Dr. Louisville, KY 40299
628-D-244	PPG Industries Inc	1 PPG Pl. Pittsburgh, PA 15272
628-C-125	Diane M. Feather & Michael D. Sherbon	10 Circle Dr. Manchester, PA 17345
628-C-94	Mitchell A. Karaica, Jr. & Dianne Karaica	200 Porter St. Springdale, PA 15144
628-C-76	West Penn Power Co.	800 Cabin Hill Dr. Greensburg, PA 15601
628-C-73	Dylan Zezza	37 Deborah Lynn Ct. Cheswick, PA 15024
628-C-70	David M. Lochrane	220 Porter St. Springdale, PA 15144
628-C-24	Rex V. Cramer & Katherine L. Cramer	230 Porter St. Springdale, PA 15144
628-C-22	Richard Thomas Soxman	5000 Cherry Dr. Murrysville, PA 15668
628-C-20	Lorraine C. Parks Revocable Trust	240 Porter St. Springdale, PA 15144
628-C-18	Doloris A. Ivy & William R. Ivy, Sr.	342 Murtland Ave. Springdale, PA 15144
627-R-273	Michele L. Hetrick & Sharon A. Davis	254 Porter St. Springdale, PA 15144
627-R-276	William C. Szymanski	258 Porter St. Springdale, PA 15144
627-R-279	Elias Wilson	1099 Wright Way, Cheswick, PA 15024
627-R-240	Elias Wilson	1099 Wright Way, Cheswick, PA 15024
627-R-190	Bell Telephone Company of Pennsylvania	Property Tax Dept. PO Box 152206, Irving, TX 75015
627-R-76	Wei Ling Jin & Jeffrey L. Williams	108 W. Sutter Rd. Glenshaw, PA 15116
627-R-74	Jennifer Toney	411 5 th Ave. New Kensington, PA 15068
627-R-72	Jay S. Morgan	341 Pittsburgh St. Springdale, PA 15144
627-R-70	Randall Roth & Ronald Roth	1075 1 st Ave. Brackenridge, PA 15014
627-R-68	Richard G. McConnell	640 Ekastown Rd., Sarver, PA 16055
627-R-64	Thomas G. Gray, Jr.	1746 Grove Crest Dr. Pittsburgh, PA 15239
627-R-59	Mock Family Revocable Living Trust	1101 Spuce St. Cheswick, PA 15024
627-R-57	Roberta L. Madoni & Jeffrey J. Madoni	311 Pittsburgh St., Springdale, PA 15144
627-R-55	Kevin W. Cummings	307 Pittsburgh St., Springdale, PA 15144
627-R-53	Martha M. Blake	301 Pittsburgh St., Springdale, PA 15144
627-R-12	Daniel T. Garrigan	243 Pittsburgh St., Springdale, PA 15144
627-R-6	Travis L. Bair & Brittini Lee Bair	233 Pittsburgh St., Springdale, PA 15144
627-P-320	Cheswick Plant Environmental Redevelopment Group LLC	12601 Plantside Dr. Louisville, KY 40299

627-P-300	Cheswick Plant Environmental Redevelopment Group LLC	12601 Plantside Dr. Louisville, KY 40299
627-P-218	Sylvia Guntrum	47 Duquesne Ct. Springdale, PA 15144
627-P-216	Mondics Affordable Housing LLC	46 Duquesne Ct. Springdale, PA 15144
627-P-214	Charles E. McMunn & Moriah M. McMunn	45 Duquesne Ct. Springdale, PA 15144
627-P-212	Charles E. McMunn & Moriah M. McMunn	45 Duquesne Ct. Springdale, PA 15144
627-P-164	Demonte Withholdings LLC	407 North St. Springdale, PA 15144
627-P-163	David Haddix Jr.	22 Pittsburgh St. Springdale, PA 15144
627-P-162	Jeffrey Zukerman & Debra Zukerman	2301 Main St., Pittsburgh, PA 15215
627-P-160	Mondics Affordable Housing LLC	20 Pittsburgh St., Springdale, PA 15444
627-P-29	Liu Di & LiYing Sun	1733 S. Canal St., Pittsburgh, PA 15215
627-P-22	Brian R. Harvanek & Melissa M. Harvanek	1800 Pittsburgh St., Cheswick, PA 15204
627-P-8	Debra Kotermanski	106 Duquesne Ave., Cheswick, PA 15024
627-P-6	Amanda L. Silich	108 Duquesne Ave., Cheswick, PA 15024
628-B-82	Jill Studeny & David Studeny	110 Duquesne Ave., Cheswick, PA 15024
628-B-80	Janet M. Hartz	112 Duquesne Ave., Cheswick, PA 15024
628-B-78	Brian R. Harvanek & Melissa M. Harvanek	1800 Pittsburgh St., Cheswick, PA 15204
628-B-76	Brian R. Harvanek & Melissa M. Harvanek	1800 Pittsburgh St., Cheswick, PA 15204
628-B-74	Robert C. Dow & Marilyn J. Dow	118 Duquesne Ave., Cheswick, PA 15204
628-B-68	Anthony Eric Trainer & Claudia Trainer	200 Duquesne Ave., Cheswick, PA 15204
628-B-65	Brian R. Harvanek & Melissa M. Harvanek	1800 Pittsburgh St., Cheswick, PA 15204
628-B-62	James W. Marsh & Dolores Marsh	204 Duquesne Ave., Cheswick, PA 15204
628-B-59	Angels Properties LLC	PO Box 609 Indianola, PA 15051
628-B-56	John Henry Bazin & Mary Jane Bazin	208 Duquesne Ave, Cheswick, PA 15204
628-B-53	Rachel Simko	210 S. Duquesne Ave, Cheswick, PA 15204
628-B-50	Allegheny Valley Joint Sewage Authority	2400 Freeport Rd., Pittsburgh, PA 15238
530-R-398	Pennsylvania Railroad Company	Taxation Department, 650 W. Peachtree St. NW, Atlanta, GA 30308