

**IN THE COURT OF
COMMON PLEAS OF
ALLEGHENY COUNTY,
PENNSYLVANIA
CIVIL DIVISION**

No. GD 23-011744

In Re: Condemnation by the Allegheny County Sanitary Authority (hereinafter ALCOSAN) of Property Located in the Borough of McKees Rocks, Allegheny County, Pennsylvania, for the Clean Water Plan (Block and Lot No. 74-R-211) Condemnee(s) JRF Investments, Inc., its successors and/or assigns, and any other person found to have an interest in the following property condemned: All That Certain tract or parcel of land situated in Borough of McKees Rocks, Allegheny County, Commonwealth of Pennsylvania, being bounded and described as follows: Beginning on the southeast side of Ella Street at a distance of 70.04 feet southwesterly from Shingiss Street; thence extending along Ella Street, a distance of twenty-five (25) feet to a point; thence extending back, preserving an equal width throughout of twenty-five (25) feet, a distance of one hundred (100) feet to a ten foot alley. Known as Parcel No. 74-R-211, and being the same premises that Daniel Sandroni, a single person, conveyed by Deed delivered to JRF Investments, Inc. dated December 31, 2009, and recorded January 19, 2010 in the Allegheny County Department of Real Estate at Deed Book Volume 14159, Page 1. In accordance with Section 305 of the Pennsylvania Eminent Domain Code, codified at 26 Pa.C.S. § 305, ALCOSAN hereby gives notice that: 1. ALCOSAN filed a Declaration of Taking on October 10, 2023 in the Court of Common Pleas of Allegheny County, Pennsylvania at No. GD 23-011744. This was filed pursuant to the requirements of the Commonwealth of Pennsylvania Eminent Domain Code as amended by 2006, May 4, P.L. 112, No. 34, §1. 2. The Condemnor is ALCOSAN, a municipal authority formed under the laws of the Commonwealth of Pennsylvania, having an address of 3300 Preble Avenue, Pittsburgh, Pennsylvania. 3. ALCOSAN is authorized and empowered by the Pennsylvania Municipality Authorities Act to have all powers necessary and/or convenient for the carrying out of its statutorily proscribed purposes, including without limitation the power of eminent domain. See Pa.C.S. § 5607(15). 4. This Declaration of Taking was authorized by a Resolution adopted September 28, 2023 by ALCOSAN's Board of Directors. The record thereof may be examined at ALCOSAN's offices. 5. The purpose of the condemnation is to acquire property interests necessary to implement sewer infrastructure necessary to implement the Clean Water Plan. 6. The property condemned is situate in the Borough of McKees Rocks, Allegheny County and consists of 2,500 square feet. A plan of the property condemned sufficient for its identification has been filed with the Allegheny County Department of Court Records and recorded with the Allegheny County Department of Real Estate in accordance with Section 304 of the Eminent Domain Code of 2006.

7. The nature of the title hereby condemned is fee simple.

8. A plan showing the condemned property may be inspected at the law offices of Babst Calland, Two Gateway Center, Pittsburgh, PA 15222 during regular business hours. 9. The Condemnor filed its Open-End Bond without surety pursuant to Section 303(a) of the Eminent Domain Code of 2006. Just Compensation is made or secured by the filing of said Bond. 10. If you wish to challenge the power or right of the Condemnor, the Pennsylvania Turnpike Commission, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file preliminary objections with the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after publication of this Notice. Allegheny County Sanitary Authority By: Peter H. Schnore, Esquire, Babst Calland, Two Gateway Center, 6th Floor, Pittsburgh, PA 15222 (412) 394-5400; (412) 394-6576 (facsimile) pschnore@babstcalland.com