

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

IN THE MATTER OF  
CONDEMNATION OF  
RIGHTS-OF-WAY AND  
EASEMENTS IN FEE  
SITUATE IN THE  
TOWNSHIP OF NORTH  
FAYETTE, ALLEGHENY  
COUNTY,  
PENNSYLVANIA, BY THE  
TOWNSHIP OF NORTH  
FAYETTE FOR ROADWAY  
CONSTRUCTION  
CIVIL DIVISION

GD No.: 23-014600

Instrument No.

343831953400001

EMINENT DOMAIN

PROCEEDINGS

IN REM

NOTICE TO

CONDEMNNEES OF

CONDEMNATION

PURSUANT TO

26 Pa. C.S.A. §1-305

TO: Cliff Associates, LLC

Kutak Rock LLP

Art Van Furniture, LLC

Kirkland & Ellis LLP

You are hereby notified that pursuant to Resolution 83-23 which was duly passed and approved on December 12, 2023, a Declaration of Taking was filed on the 27th day of December, 2023, by the Township of North Fayette in the Office of the Prothonotary in the Court of Common Pleas of Allegheny County, Pennsylvania, at the above number, wherein lands and properties owned by you were condemned to account for the construction of a new roadway in North Fayette Township for the benefit of the Township's residents located in the Township of North Fayette. The Declaration of Taking was also filed in the Department of Real Estate of Allegheny County, Pennsylvania at Instrument No. 343831953400001. The Condemnor in the above-captioned matter is the Township of North Fayette. The Township of North Fayette maintains offices at 400 North Branch Road, Oakdale, PA 15071. The interest in and to the properties hereby condemned is for right of ingress and egress, temporary and/or permanent easements or rights-of-way by the Condemnor for the purpose of construction and/or installation of a roadway to be called North Fayette Boulevard adjacent to, and partially over, under, and/or through, the properties, and related appurtenances, and for the maintenance of the same, made pursuant to the provisions of the resolutions of the Township of North Fayette, authorizing the institution of Eminent Domain Proceedings so the Condemnor may acquire certain temporary and/or permanent easements or rights-of-way for the construction of a major roadway that will serve the Township of North Fayette, as specifically authorized by 53 Pa.C.S. § 65101, et seq. and the Eminent Domain Code, 26 Pa.C.S.A. §1-101 et seq. An overall plan showing the condemned property may be inspected at the offices of the Township of North Fayette, 400 North Branch Road, Oakdale, PA 15071, between the hours of 8:30 am and 4:30 pm, Monday through Friday. Additionally, Resolution No. 83-23 is also available for examination at the same offices. Pursuant to Section 303(b) of the Eminent Domain Code of 1964, as amended, 26 Pa.C.S.A. § 1-303(b), the power of taxation granted to the Condemnor by the State Legislature is sufficient to secure just compensation for the appropriation of the properties for the payment of the damages and shall be determined by law. YOU ARE FURTHER NOTIFIED THAT IF YOU DESIRE TO PRESENT ANY OBJECTIONS OR DEFENSE TO THE POWER OR RIGHT OF THE TOWNSHIP OF NORTH FAYETTE TO CONDEMN YOUR PROPERTY, THE SUFFICIENCY OF THE SECURITY, THE PROCEDURE FOLLOWED BY THE TOWNSHIP OF NORTH FAYETTE 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 SERVICE OF THIS NOTICE. ALL DEFENSES OR OBJECTIONS NOT SO PRESENTED ARE DEEMED WAIVED.