

**REAL ESTATE  
APPRAISAL OF:**

4748 MONONGAHALA STREET  
15TH WARD OF PITTSBURGH  
ALLEGHENY COUNTY

**PREPARED FOR:**

MS. JULIE UDVARHLYI  
200 ROSS STREET  
PITTSBURGH, PA 15201

**EFFECTIVE DATE OF APPRAISAL:**

January 28, 2019

**APPRAISED BY:**

DENNIS CESTRA, SRA AND SCOTT F. LAZARUS  
HOWARD HANNA APPRAISAL SERVICES



February 1, 2019

Ms. Julie Udvarhlyi  
Acquisition Specialist  
Urban Redevelopment Authority of Pittsburgh  
200 Ross Street  
Pittsburgh, PA 15219

Dear Ms. Udvarhlyi:

Pursuant to your authorization and for the purpose of estimating Market Value, we have completed a real estate appraisal of the property identified as:

**4748 MONONGAHELA STREET  
15TH WARD OF PITTSBURGH  
ALLEGHENY COUNTY**

The appraisal included a personal inspection of the property, the collection and analysis of relevant market information, and the application of the Sales Comparison Approach to Value. Certain conditions and assumptions considered in the assignment are listed as follows:

**Appraisal Conditions and Assumptions:**

1. The purpose of the appraisal is to estimate the Market Value of the property based on its highest and best use as of the date of inspection. The intent of the assignment is to assist you by establishing the value of only the real estate, without regard to any personal property, historical significance or value of any particular part of the structure. The effective date of the appraisal is the date of our physical inspection of the subject on January 28, 2019.
2. The property is improved with a former Carnegie Library (the 4th library built by Andrew Carnegie in the City of Pittsburgh), with a large library area, offices, restrooms, a kitchen facility, auditorium, off-site parking and storage. On the effective date, the appraisers were granted access to the facility by Brandon Jones and Aaron Pickett from the City of Pittsburgh's Department of Finance, but they did not accompany the appraisers on their inspection to view and measure the improvements. The estimated gross building area of the structure was calculated from the appraisers' measurements since only part of the facility's measurement was provided by Allegheny County, the owners or otherwise. An article about the history, future use and proposed disposition of the library was written in 2016, attached hereto and made a part hereof. See the Addendum for a copy of the article.

Ms. Julie Udvarhlyi  
Urban Redevelopment Authority of Pittsburgh  
February 1, 2019

3. Our Appraisal Report, was completed in accordance with the Code of Ethics and Standards of the Appraisal Institute and the National Association of Independent Fee Appraisers. In addition, the appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The contents of the analysis represent a Summary Report as defined by the Standards Board of the Appraisal Foundation in the Uniform Standards of Professional Appraisal Practice. The assignment is subject to assumptions and limiting conditions.

After considering all the factors affecting Market Value, it is our opinion that the estimated "As-Is" worth of the appraised property as of the effective date of January 28, 2019 is:

**Eighty-Three Thousand (\$83,000.00) Dollars**

The valuation is based on the data, analyses and conclusions contained in this report and is intended to comply with the reporting requirements as set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. The data used in this assignment is true and correct to the best of our knowledge, subject to the assumptions and limiting conditions set forth.

Respectfully submitted,



Dennis A. Cestra, SRA  
Howard Hanna Appraisal Services  
PA Certified General Appraiser  
Certification No. GA-000293-L



Scott F. Lazarus  
Howard Hanna Appraisal Services  
PA Certified General Appraiser  
Certification No. GA-004025

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**SUMMARY OF PERTINENT FACTS**

**Property Location:** 4748 Monongahela Street / 15th Ward of Pittsburgh / Allegheny County / Pennsylvania

**Client:** Ms. Julie Udvarhlyi, 200 Ross Street, Pittsburgh, PA 15219

**Appraisers:** Dennis A. Cestra, SRA  
PA Certified General Appraiser  
Certification No. GA-000293-L

Scott F. Lazarus  
PA Certified General Appraiser  
Certification No. GA-004025

**Intended Users:** The assignment is intended for use by the client and those deemed authorized by the client. All others are not authorized. The purpose of the appraisal is to aid in establishing the value of the real property for transfer purposes.

**Owner of Record:** City of Pittsburgh

**Tax Identification:** 0056-B-00240-0000-00

**Effective Date:** January 28, 2019

**Inspection Date:** January 28, 2019

**Date of Report:** August 21, 2019

**Interest Valued:** Fee Simple

**Zoning:** R-1 DH – Residential Detached High Density

**Flood Zone:** X, Panel 42003C0212H, 9/26/2014  
Flood **Zone X** is an area designated by the Federal Emergency Management Agency as having a moderate or minimal risk of flooding, explains **FEMA**. On the Flood Insurance Rate Map, **Zone X** shaded refers to an area with moderate flooding risk, while **Zone X** unshaded refers to an area with minimal flooding risk.

**Land Area:** 16,054 SF (per Allegheny County Assessment Records)

**School District:** Pittsburgh Area School District

**Improvements:** The property was built in 1896 and is improved with a 6,120 SF stone foundation with structural supports and brick veneer exterior. The lot size is 16,045 SF with approximately 122 feet of road frontage on Monongahela Street and 93 feet on Chatsworth Avenue with off-site parking. The exterior and interior improvements and mechanical systems are characterized by deferred maintenance in every section of the structure which is in overall poor condition with improvements that have exceeded their useful life.

**Highest and Best Use:** The highest and best use of the property is for a single Owner User facility (As-Improved) as a residential, community or some other special use facility as permitted by its residential zoning of R-1 DH.

**Report Assumption:** The appraisers are to provide a Market Value "As Is" appraisal of the Carnegie Hazelwood Library without regard to any personal property, historical significance or certain additional value of any particular part of the structure.

<b><u>Property Valuation:</u></b>	<b>Cost Approach:</b>	Not Applicable
	<b>Sales Comparison Approach:</b>	\$83,000.00
	<b>Income Approach:</b>	Not Applicable
	<b>Final Estimate of Value:</b>	\$83,000.00

**GENERAL**  
**APPRAISAL**  
**INFORMATION**

## **USPAP STATEMENT**

This is an Appraisal Report which is intended to comply with the reporting requirements as set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the valuation process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained on file. The depth of discussion contained in the analysis is specific to the client's needs and for the intended use stated. The appraisers are not responsible for any unauthorized use of the report.

The report is the result of a complete appraisal process. While the appraisers considered all three approaches to value, the applicable method developed herein was the Sales Comparison Approach to value. The Sales Comparison Approach was deemed the appropriate valuation method for this type of property. The Income Approach was not applied due to the lack of a lease, renters and any consistent cash flow from the property operations. The Cost Approach was not applied due to the age of the improvements. All calculations and supporting assumptions for the estimated values derived from the developed approaches are reported in summary form. In completing this assignment, the appraisers believe they complied with the USPAP guidelines.

## **SCOPE OF WORK**

The estimation of an opinion of Market Value is a culmination of the appraisal process. There are six steps in this process, which includes defining the appraisal problem, establishing a valuation plan, the collection and analysis of data, the application of the approaches to value, a reconciliation of value, and the conclusion of the final opinion of value. In addition, the appraisal involved the use of pertinent analytical techniques, as well as the application of knowledge, experience and professional judgment to develop an appropriate solution to the appraisal problem.

The assignment involved the systematic research and analysis necessary to estimate the property's value assuming fee simple ownership based upon its highest and best use as improved. The initial step was to inspect the property and its market area. Investigations were made of various economic indicators and other market sources to determine the strengths and weaknesses of the economy as they affect the value of the property. We also utilized current information from a recent appraisal report regarding comparable Sale #3. The appraisers focused on locating community type use building sales such as small ministries, meeting halls, libraries (not available), community service building sales and private/public clubs. Appropriate research was conducted relevant to the appraisal process, including observing competitive properties and collecting comparable sales, as well as the study of other economic data pertinent to the valuation. A highest and best use analysis was completed considering all legal, physically possible and economically feasible uses of the property. As an appraisal report assumption, the appraisers provided a Market Value "As Is" appraisal of the Carnegie Hazelwood Library without regard to any personal property, historical significance or certain additional value of any particular part of the structure.

Economic information was studied and utilized for a basis of supported market conclusions. The appraisers applied the Sales Comparison Approach in the valuation of the property. The final value opinion was based upon a review and analysis of all elements of the appraisal. This appraisal report is subject to the limiting conditions as set forth herein. The report is a written record of our conclusions and opinions. It contains the most pertinent and recent data available and discussions of the reasoning underlying the final value estimate as of the effective date, January 28, 2019.

## **PURPOSE AND INTENDED USE**

The appraisal is intended to assist the client by providing an opinion of value as to the estimated price for which the property should command if exposed for sale on the open market as of the date of this appraisal report. The function of the analysis is to estimate the "As-Is" Market Value in Exchange of the owner's fee simple interest position. The purpose of the assignment is to aid the client in establishing the value of the property based solely upon real property and improvements (See explanation on cover letter). No other use is intended.

## **INTEREST APPRAISED**

The property was valued in fee simple ownership which is defined in the Appraisal of Real Estate, published by the Appraisal Institute as:

*"An absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of eminent domain, escheat, police powers and taxation."*

## **DEFINITION OF MARKET VALUE**

The definition of Market Value as adopted by the Standards Board of the Appraisal Foundation, publicized within the Uniform Standards of Professional Appraisal Practice is:

*"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

1. *Buyer and seller are typically motivated;*
2. *Both parties are well informed or well advised, and acting in what they consider their best interest;*
3. *A reasonable time is allowed for exposure in the open market;*
4. *Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*
5. *The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

## **MARKET HISTORY INFORMATION**

Title to the property has not transferred within the past three-year period prior to the effective date. Per the Allegheny County records, the real estate is titled as summarized below. To our knowledge, the property was not listed for sale on the open market nor was it under any option for purchase as of the effective date of the appraisal.

### **Deed Summaries**

- 1)    **Reference:**        DB-898 PG-577  
      **Sale Date:**        April 30, 1896  
      **Sale Price:**        \$0  
      **Grantor:**            Unknown  
      **Grantee:**            City of Pittsburgh  
      **Purpose:**             Special Use Library

### **ESTIMATED EXPOSURE TIME**

After completing an analysis of the general marketing area for the property, the appraisal is based on an estimated exposure period of 24 to 36 months.

### **PROPERTY IDENTIFICATION**

The appraised property is identified by the Allegheny County Assessment Office as Tax Parcel 0056-B-00240-0000-00. This tax number includes all improvements contained on the property.

### **CENSUS TRACT INFORMATION**

Based on the most recent U.S. Census Tract Boundary Maps, the property is situated within Census Tract Number 5629.00.

### **ENVIRONMENTAL DISCLAIMER**

We have no knowledge of the existence of any hazardous materials in the property which could affect the marketability of the real estate since we are not qualified to detect such substances. The presence of potentially hazardous materials could affect the value of the property. The final value is predicated upon the assumption that there are no such materials on or in the property that would cause a loss in value. No responsibility is assumed within the report for such conditions or for any expertise or engineering knowledge required discovering them. If it's determined that any hazardous situations or soil conditions affect the appraised property, we reserve the right to reconsider the value conclusion projected in this report. The probability of hazardous materials used in construction of a facility built over 100 years ago is likely.

## **AREA DESCRIPTIONS**

The property is located in the community of 15th Ward of Pittsburgh which is situated in the central portion of Allegheny County. This portion of Allegheny County, is commonly referred to as the Hazelwood region of the Greater Pittsburgh Metropolitan Area. Hazelwood is bordered by Greenfield and Oakland on the north, Squirrel Hill and Glen Hazel on the east, and the Monongahela River on the south and west. The 15th Ward of Pittsburgh contains an approximate land area of 10.74 square miles. The main business district for Hazelwood is situated along 2<sup>nd</sup> Avenue. The subject is located on Monongahela Street which is a secondary/tertiary roadway situated in a residential zoning district.

### **Neighborhood Description:**

Hazelwood takes its name from the hazelnut trees which once flourished along the Monongahela River. The first settlers were of Scottish descent and settled what was known as Scotch Bottom. This area ran from Four Mile Run (lower Greenfield) to Six Mile Ferry, four and six miles from the Point (where the Allegheny and Monongahela Rivers merge) respectively. Among the first settlers was John Woods, a politician who built his 'Hazel Hill' estate in 1784. That house still stands, the second oldest stone building in Pittsburgh after The Fort Pitt Blockhouse. Eventually, large farms were cut out of the wooded hills, attracting more residents and supplying the area with further wealth.

By the late 19th century Hazelwood was a bustling town. In the 1950s the neighborhood was host to over 200 businesses. It had become home to large Hungarian, Italian, Slovak, Carpatho-Rusin, Polish, and Irish populations. With the construction of the Civic Arena in the Hill District large numbers of residents from the "Hill" were displaced and made Hazelwood a home.

In the 1980s the steel industry began to decline. As the industry left the district, so did business and many residents. Like many areas in the rust-belt, Hazelwood fell into disrepair. Hazelwood was home to the city of Pittsburgh's last operating steel mill, the Hazelwood Coke Works, which was owned by Jones and Laughlin and later, its parent company, LTV, when it closed in 1998.

Recently Hazelwood has been working to improve itself as a viable community. Many abandoned buildings have been razed and new ones constructed in their place. In addition, some parks, such as Lewis Playground in the neighborhood have been updated to provide needed recreation areas for the community residents. The subject was a library for many years from the late 1890's. It is located within a residential neighborhood. The other uses surrounding the subject are recreation facilities (Lewis Park), basketball courts, a deck hockey rink, a church (abandoned), schools and other community facilities.

Hazelwood and Glen Hazel are family-oriented neighborhoods, with community activities focusing on youth programs. The neighborhoods are noted for their numerous churches and the active roles they play in building community spirit and pride in their residents and community. The neighborhood properties were observed in overall below average to average condition.

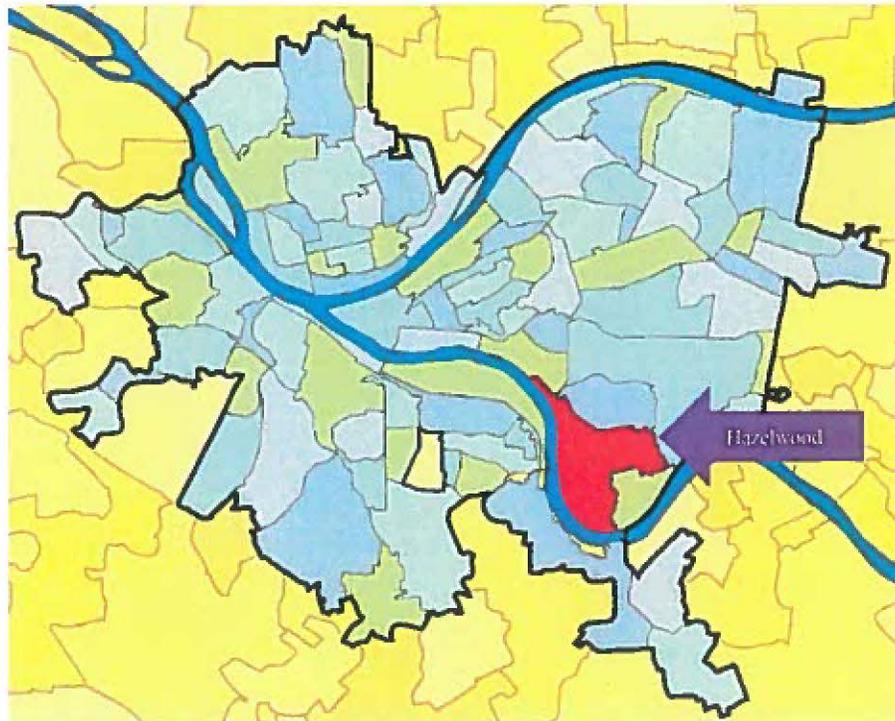
### **Hazelwood Green**

Within Hazelwood there is an area referred to as "Hazelwood Green" which spans 1.2 miles of riverfront off of Second Avenue, contains 178 acres and makes up 18 percent of the Hazelwood neighborhood. Along with The Mill 19 building (a historic mill site) which stretches along a section of Hazelwood Green, formerly known as the Almono Site is billed as the largest redevelopment opportunity in the City of Pittsburgh. The plans for Hazelwood Green have been evolving since a coalition of Pittsburgh foundations purchased the land in 2002. In 2018, this site was touted as a potential site for Amazon's second headquarters, but it failed to come to fruition.

As an alternative more definite development plan, Carnegie Mellon University's Advanced Robotics for Manufacturing Institute, will be Hazelwood Green's first anchor tenant in the former Mill 19 site. The plans also call for open spaces, businesses and 3,600 housing units with views of the Monongahela River. If or when this development comes to pass, the population of Hazelwood could double the roughly 5,000 people that currently call Hazelwood home. A new development plan for Hazelwood Green is in the planning stages. One of the earliest projects the residents of Hazelwood will see is a public gathering place referred to as the "Plaza". A copy of the full article released in February 2018 is attached hereto and part of the Addendum material

**Conclusion:** The probability of the property's continued special use as a community facility is supported by its location in a predominantly residential area. With the rise of new technology, 21<sup>st</sup> century redevelopment and the internet, brick and mortar libraries have become less popular with the attendance waning in the communities they serve. Former libraries have become shelters and havens for community activities. Currently, this area may potentially improve with the proposed redevelopment of the riverfront, local businesses, residential areas and community recreational facilities. The overall property values should show signs of a brighter potential future for the area overall. The future marketability of the subject property will be enhanced by the proposed and future development in the area and along the riverfront. We believe that with all of the potential for growth, Hazelwood may develop into a thriving local economy at a point in the future, but has yet to achieve it. Although we view this area of Hazelwood with economic potential with all of the recent development and redevelopment of Hazelwood Green and Mill 19, it is still years away from a stable economy; therefore, we continue to view the Hazelwood area with guarded optimism.

### AREA MAPS



Location of Hazelwood (Red) in Allegheny County



Location of Subject



## ZONING INFORMATION

The zoning for the appraised property is classified as an R1 D-H Single Dwelling Residential District High Density. The use of the real estate is subject to the zoning regulations of the City of Pittsburgh. Information was provided by a review of the Pittsburgh's Zoning Ordinances and further confirmed by a zoning clerk "Mary" at (412) 255-2241, of the City of Pittsburgh's Zoning Department for 15th Ward of Pittsburgh.

## ZONING MAP SECTION



**Zoning Conclusion:** The purpose of the R-1 Detached High Density District (R-1 DH) is to permit a wide range of residential and specialty uses. The property's former use was permitted as a legal non-conforming use per the current zoning regulations. While the use is a grandfathered use, it fails to comply with the current parking requirements. The current use of the appraised property as an abandoned library is not the most economically feasible or a practical utilization of the property as improved. The appraisal assumes that redevelopment of the property to a residential, community or some other special use facility as would be permitted by the City of Pittsburgh's Zoning Department. Copies of the pertinent zoning regulations are retained in the appraisers file.

## **SITE DESCRIPTION**

**General Information:** Data pertaining to the site was based upon a physical inspection of the property which was completed on January 28, 2019. The property's attributes are summarized as follows:

**Land Area:** The appraised property comprises a land area of 16,054 SF, per the Allegheny County deed records. The attached Allegheny County Aerial Tax Map is for illustrative purposes.

**Access:** The property consists of an interior parcel situated along the western side of Monongahela Street. This area serves as the principal ingress and egress access to the site. The parcel is level at street grade and throughout its borders. The property contains adequate visibility and accessibility. It contains approximately 121' of frontage along Monongahela Street. The site also contains approximately 92 feet of frontage along Chatsworth Avenue

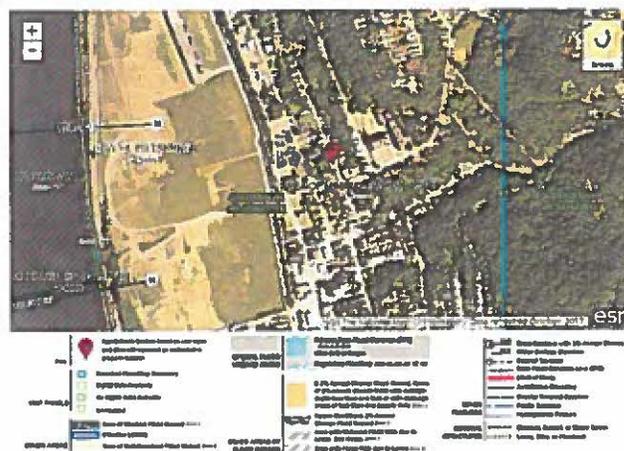
**Shape/Topography:** The site consists of an irregular rectangular shaped parcel. It encompasses a street level entry on Monongahela Street that slopes downward toward Chatsworth Avenue with the building following the downward topography. The subject is bounded by Minden Street to the North, Sylvan Avenue to the East, Chatsworth Avenue to the West and Hazelwood Avenue to the South. The subject is located in a residentially zoned area, but is surrounded by other community uses. A few blocks away are commercial retail, light industrial, community services such as schools, parks, a church (abandoned) and other community facilities. The topography and shape of the property are satisfactory for a variety of potential future uses. The property drainage appears adequate. The site utility is good with 100% of the site being usable.

**Improvements:** The property is improved with a 6,120 SF stone foundation with brick veneer constructed former Carnegie Library in Hazelwood, Pennsylvania.

**Utilities:** All public utilities are available, including natural gas, electricity, water and sewage.

**Easements/Encroachments:** Other than typical public utility right-of-ways servicing the site, no adverse easements were noted at the time of inspection. The locations of the utility easements do not impact the continued office/warehouse industrial use of the property.

**Flood Information:** Based on federal insurance maps, the subject property is located in a "X" FEMA Zone and not located within a designated flood hazard area. The flood rate map is identified as Community No. 42003C0362H with an effective date of September 26, 2014.

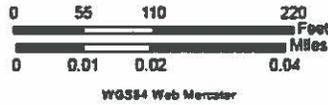


# AERIAL TAX MAP

PIN: 0056B00240000000



This map is for informational purposes only. Parcel information is provided from the Office of Property Assessments in Allegheny County. Content and availability are subject to change. Property characteristics and values change due to a variety of factors such as court rulings, municipality permit processing and subdivision plans. Encloses name and correct information for property owners, as required by Ordinance 3478-07. For additional information, call the Allegheny County GIS Help Desk at (412) 320-4774 or email at [GISHelp@AlleghenyCounty.US](mailto:GISHelp@AlleghenyCounty.US).



## **BUILDING DESCRIPTIONS**

This report contains summary building descriptions. Detailed information is retained on file. Data was based upon a physical inspection completed on January 28, 2019. The building is summarized as follows:

### **Appraisal Notes:**

- 1) The gross building areas were calculated as follows:

**GBA Summary:** Gross Buildable Area: 3,600 SF + 2,520 SF = 6,120 SF

1<sup>st</sup> Floor 80' length X 45' width = 3,600 SF

2<sup>nd</sup> Floor 80' length X 45' width = 3,600 SF minus 45' X 24' = 1,080 SF =  
2,520 SF

Basement 40' X 45' = 1,800 SF (Not Included in GBA)

Sub-Basement: Auditorium = 2,268 (Not Included in GBA)

- 2) No consideration was given to the contribution of any personal property and specialty construction items contained in the building. No value consideration was given to the fact that this may be a historical building. Also, it should be noted that the representatives of the City of Pittsburgh who granted the appraisers access to the building indicated that the stained-glass dome in the rotunda at the entrance of the subject is a signed Tiffany work of art. Regardless of the foregoing, the appraisers are not qualified to make a determination of value regarding this work of art. The appraisers have not assigned any special valuation to this item of construction.

## **BUILDING**

### **General Information:**

**Classification:** "Class-C" / Good Quality / Library/Auditorium  
**Sec. 16 Pg. 4** Religious and Fraternal Building / According to the "Marshall Valuation Cost Service"

**Current Use:** Former Hazelwood Carnegie Library (Vacant as of the date of our inspection)

**Age:** Originally built in 1896

**Condition:** Poor

**Building Height:** Two-Story

**Parking:** While the size of the subject lot is capable of vehicle parking, there is no vehicle parking on the actual lot and all parking is off-site.

**Security:** The facility is not equipped with security equipment.

**Fire Safety:** The facility is not equipped with a fire sprinkler system or any functional smoke detection devices.

### **Construction Details:**

**Foundation:** Stone block foundation

**Framing:** Concrete/stone footers and brick veneer exterior walls. Probable steel support beams for the flooring and pitched roofing system.

**Exterior:** Keystone and brick veneer. Wood frame double hung windows and metal screens. Non-insulated walls.

**Roof:** Pitched roof system with a slate tile roof finish, skylight at the front pitched entry roof and a skylight on the western roof deck, exterior copper gutters, downspouts and roof flashing.

**Interior Descriptions:**

**Interior:** The interior flooring of the structure is finished with marble, carpet, ceramic tile and exposed concrete flooring, a lath & plaster interior wall system, wood book shelves and a stained glass entrance rotunda.

**Office Space:** Several office spaces have been built-out on the second floor of the facility.

**Basement Space/  
Auditorium:** Basement level space and Sub-basement (auditorium) level space / concrete floor / built-up flat roof in the auditorium area.

**BUILDING DESCRIPTION (Continued)**

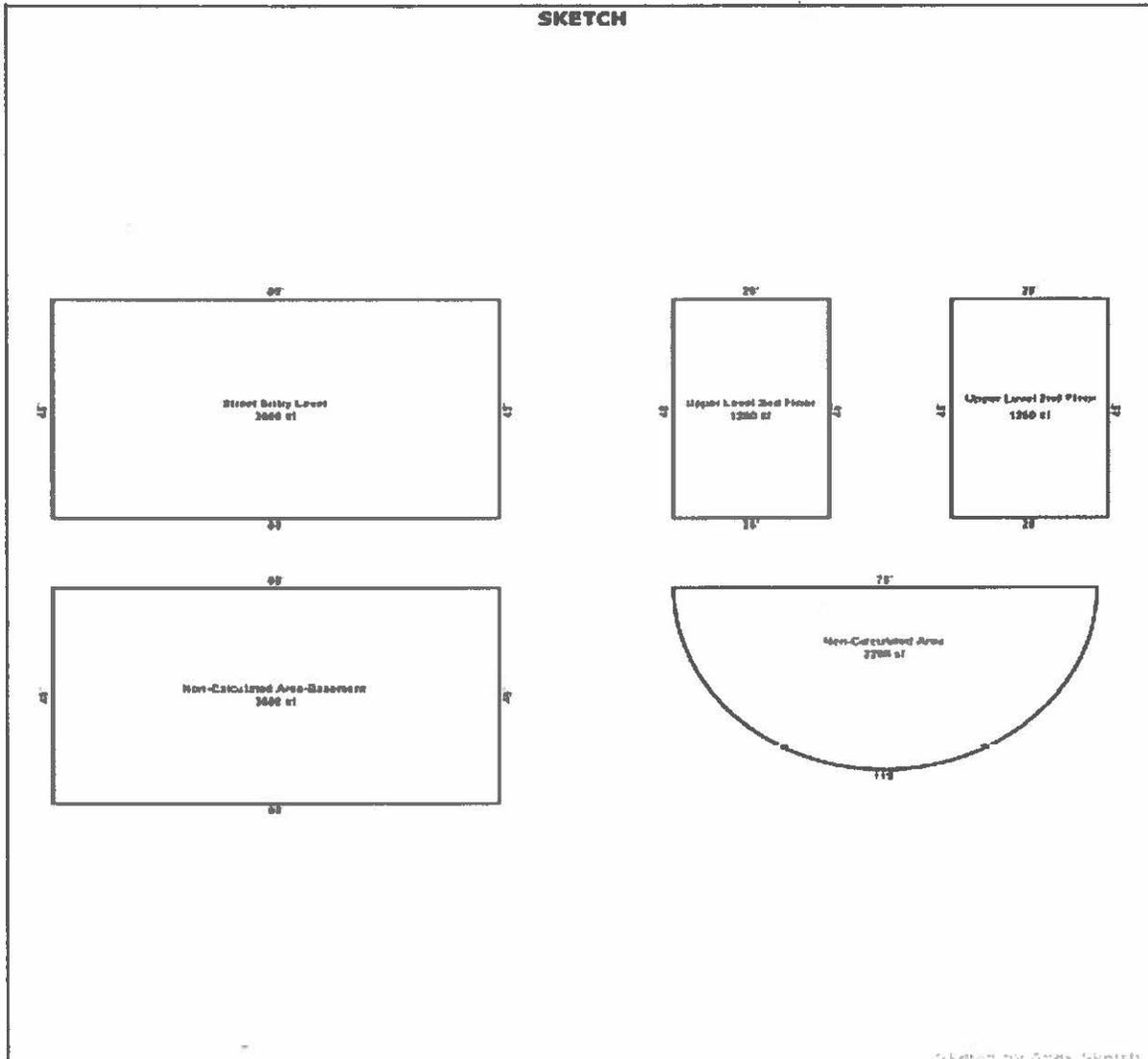
**Mechanics:** 150 amp electric service panel was visible upon our physical inspection, but we were unable to reach areas that housed any other mechanical systems of water supply/heat and overall heating systems. The heating system is a boiler system, but the appraisers were unable to determine if it is supplied by gas or electric service.

**Lavatories:** 1-2 fixture lavatory facility / concrete flooring / lathe & plaster wall board system on the entry floor. The lavatory does not appear to be ADA compliant. The appraisers suspect there may have been other lavatory facilities in the structure which were either removed or the appraisers were unable to access those areas due to an unsafe/hazardous interior environment.

**Observed Depreciation:**

**Physical Depreciation:** The buildings exhibits extensive deferred maintenance throughout the entire facility, including but not limited to: peeling paint, sections of lathe & plaster sections failing, roof intrusions allowing water flow into the space in several areas, rusted metal portions of steel beams, exterior missing brick veneer in desperate need of pointing, failing exterior wall portions, missing slate roofing tiles, water intrusion at skylight and other roof penetrations, etc. This facility is in poor condition at the time of inspection with its useful life depleted. However, due to its original high quality of construction and its classic architecture, the structure has the potential to be repurposed for various community oriented uses.

# BUILDING SKETCH

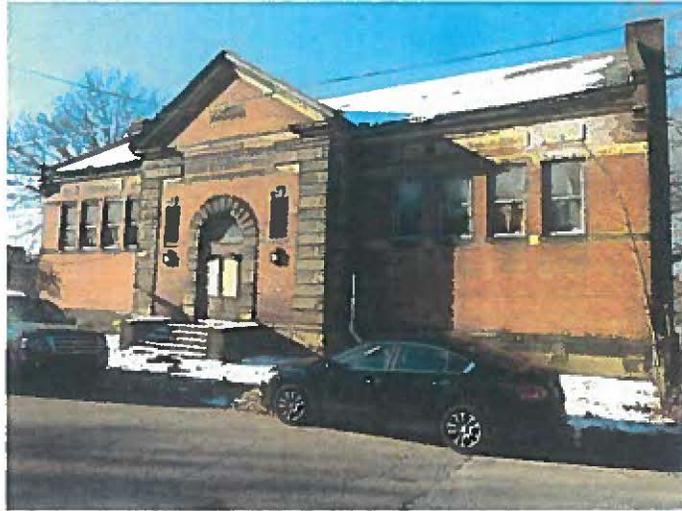


Sketch by Apex Sketch

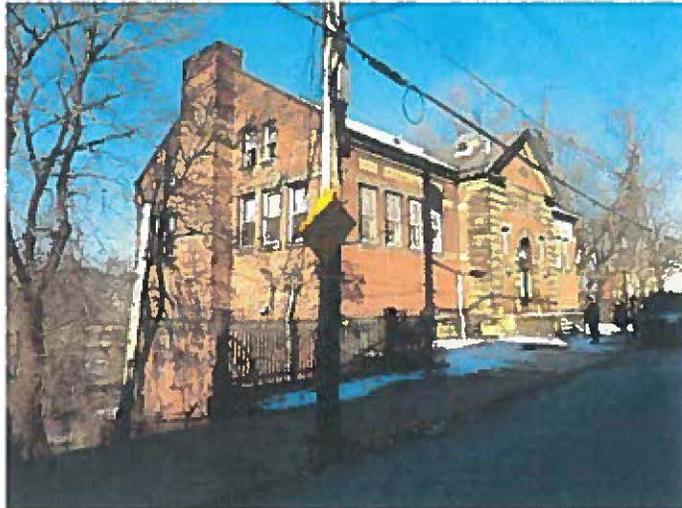
AREA CALCULATIONS SUMMARY				
Code	Description	Factor	Net Size	Perimeter
GBA	Street Entry	1	3600	250
	Upper Level	1	1260	146
	Gross Build	1	1260	146
				<b>Net Total</b>
				6,120
<b>Net BUILDIN</b>			(rounded	6,120

AREA CALCULATIONS BREAKDOWN					
Name	Base	x	Height	x	
Street Entry	80	x	45	=	
Upper Level	45	x	28	=	
Gross Buildin	45	x	28	=	
				<b>Area</b>	
				3600	
				1260	
				1260	
<b>3 total items</b>				(rounded	6,120

**SUBJECT PHOTOGRAPHS**



**SUBJECT PROPERTY FRONT**



**SOUTHERN VIEW LOOKING NORTH**

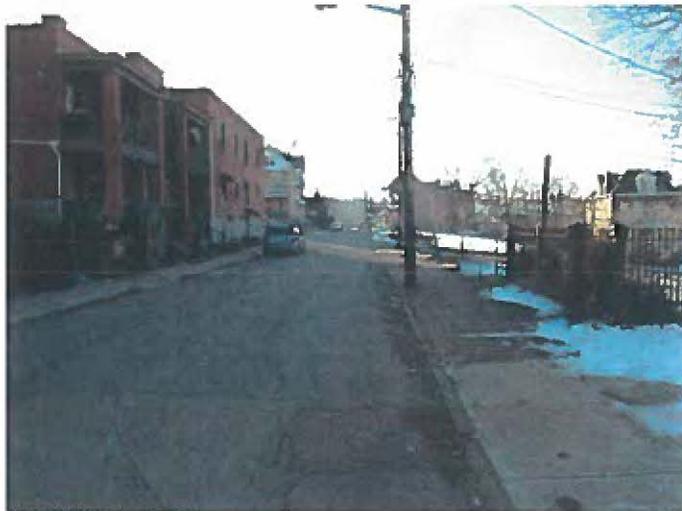


**NORTHERN VIEW LOOKING SOUTH**

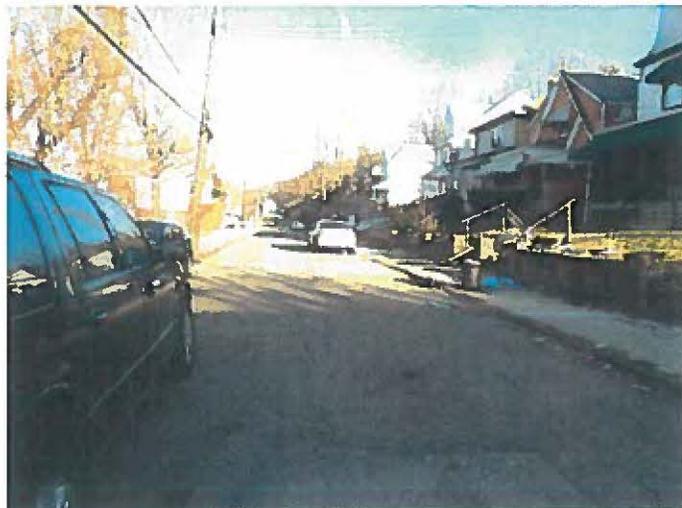
**SUBJECT PHOTOGRAPHS**



**REAR BUILDING VIEW FROM CHATSWORTH AVENUE**



**MONONGAHELA STREET LOOKING SOUTH (SUBJECT AT RIGHT)**



**MONONGAHELA STREET LOOKING NORTH (SUBJECT AT LEFT)**

**SUBJECT PHOTOGRAPHS**



**ENTRY LIBRARY RECEPTION DESK**



**BOOK STACKS AND READING AREA**



**READING AREA**

**SUBJECT PHOTOGRAPHS**



**2<sup>ND</sup> FLOOR OFFICE AREA**



**2<sup>ND</sup> FLOOR OFFICE AREA**



**2<sup>ND</sup> FLOOR KITCHEN**

**SUBJECT PHOTOGRAPHS**



**1<sup>ST</sup> FLOOR LAVATORY**



**150 AMP ELECTRICAL PANEL**



**SUB-BASEMENT AUDITORIUM**

## HIGHEST AND BEST USE

The definition of highest and best use as found in the Dictionary of Real Estate, published by the Appraisal Institute is:

*“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.”*

An important step in the valuation process involves the determination of the property’s highest and best use. To render an opinion of highest and best use, the appraiser must consider the location of the property, as well as the nature of its neighborhood, zoning and physical characteristics of the real estate, including the condition and the economic life of the existing improvements. In projecting the highest and best use, there are essentially four stages of analysis:

1. Legal Use - Determining what uses are permitted by zoning and by deed restrictions on the property in question.
2. Physically Adaptable Use - Determining what uses of the property are physically possible.
3. Feasible Use - Determining which possible and permissible uses will produce a net return to the owner of the property in question.
4. Highest and Best Use - Determining which among the feasible uses will produce the highest net return or the highest present worth.

These tests were applied to determine the highest and best use of the property. The highest and best use of the appraised property was projected as follows:

### HIGHEST AND BEST USE CONCLUSIONS:

**As Vacant:** If the property were vacant and available for redevelopment, the most likely use of the site would be for an alternative residential, community service or special use development as permitted by zoning.

**As Improved:** Estimating highest and best use depends upon many factors in addition to the property’s physical features. These may be legal, contractual or economic restrictions on the use of the property. They may also relate to market conditions such as supply and demand. The highest and best use of a property is that use from among reasonably probable and legal alternative uses, which is physically possible, appropriately supported, financially feasible and results in the highest value. All factors impacting the highest and best use of the property were considered in the completion of the appraisal. From that analysis, it is our opinion that the appropriate highest and best use of the property as improved is for a residential, community service or special use as permitted by the current residential zoning. The probability of the property’s continued special use as an improved library, would be better served as a residential, community or another type of special use facility. Our appraisal is predicated on repurposing the former library to those uses.

**PROPERTY**  
**VALUATION**

## **THE APPRAISAL PROCESS**

**VALUATION METHODOLOGY:** Appraisers render an opinion of Market Value by analyzing data utilizing three traditional valuation approaches summarized as follows:

**Cost Approach** – The cost new of all improvements, less accrued depreciation, including physical deterioration, functional obsolescence and external obsolescence, plus the value of the land. The principle underlying this value approach is that no one would pay more for an improved site than the price for which it could be constructed, less the total accrued depreciation suffered by the improvements, plus the estimated value of the land.

**Sales Comparison Approach** – The correlation of the property with the verified selling prices of sold comparable properties. The principle behind the approach is that no one would pay more for an individual property than the amount at which a comparable property could be purchased.

**Income Approach** – The value that would render a typical investor the prevailing expected rate of return on their investment, plus the recapture of the original capital. This approach is based on the “Principle of Anticipation” which affirms that value is created by benefits derived in the future. People purchase income-producing real estate because they anticipate that ownership will provide them with a return on their capital investment, plus a build-up of equity.

### **VALUATION METHODOLOGY CONCLUSION**

**Conclusions** – It is not always prudent or possible to apply all three methods in every assignment. The relative merits given each approach to value depend on the appraiser’s judgment with respect to the type of property being valued, and the availability and dependability of the various market data. A summary of the data used, and the procedures and reasoning employed in the processing of the Sales Comparison Approach, as of the effective date, are contained within the appraisal report. Supporting documentation pertaining to comparables, reasoning and analyses are retained within the appraisers file.

The appraisers researched the Pittsburgh Metropolitan Statistical Area market for special use (libraries, schools, meeting halls and churches) sales similar to the subject property. Out of a larger sample of comparable data, the appraisers have selected those sales which could be considered comparable to the subject’s repurposed use. All were found within Allegheny County, the comparables chosen were considered the best available for comparison to the property under appraisal.

Since estimating accrued depreciation becomes increasingly judgmental, the Cost Approach was not employed in the report. Most appraisers do not feel that this method is applicable in the valuation of a building of this type since the underlying assumptions of the approach do not reflect the rationale of a typical buyer. For these reasons, the Cost Approach was considered, but was deemed not necessary. Of the three valuation methods, the Sales Comparison Approach was the most relevant and was developed to arrive at a value estimation.

**SALES**  
**COMPARISON**  
**APPROACH**

## SALES COMPARISON APPROACH

This approach is a method of estimating value by comparison to other properties having similar characteristics. In applying this approach, the appraiser takes five steps:

1. Seeks out similar properties for which pertinent sales data are available.
2. Qualifies the indicated sale prices as to terms, motivating forces, and bonafide nature.
3. Analyzes each of the comparable properties important attributes based on time, location, physical characteristics and conditions of sale.
4. Considers all dissimilarities in terms of their probable affect upon value.
5. Formulates an opinion of the value based on analysis of the comparable data.

The appraisers completed extensive research in order to collect comparable sales for this appraisal. In completing the assignment, we considered the following transactions relevant for comparison to the property. For the purpose of the report the comparable sales were adjusted as follows:

### SALES COMPARISON CHART

Sale No.	Subject	Sale #1	Sale #2	Sale #3
Address:	4748 Monongahela St. 15 <sup>th</sup> Ward Allegheny County	4944 2 <sup>nd</sup> Ave. 15 <sup>th</sup> Ward Allegheny County	933-935 Herron Ave. 6 <sup>th</sup> Ward Allegheny County	5006 2 <sup>nd</sup> Ave. 15 <sup>th</sup> Ward Allegheny County
Sale Price:	N/A	\$150,000	\$80,000	\$220,000
Sales Date:	N/A	June 2016	December 2015	October 2013
Price / SF:	N/A	\$39.06/SF	\$19.49/SF	\$28.73/SF
Time of Sale:	N/A	30 Months + 5.0 %	36 Months + 6.00 %	61 Months +10.16%
Adj. \$ / SF:	N/A	\$41.01/SF	\$20.66/SF	\$31.64/SF
Location:	Average	Superior / -10.0%	Superior / -10.0%	Superior / -10.0%
Bldg. Area:	6,120 SF	3,840 SF	4,104 SF	7,656 SF
Lot Size:	16,054 SF	5,760 SF/-5.0%	6,077 SF/-5.0%	30,226 SF/+5.0%
Age:	122 Yrs.	58 Yrs./ -10.0%	68 Yrs./ -10.0%	60 Yrs./ -10.0%
Construction Design & Appeal:	Average	Inferior / +5.0%	Inferior / +5.0%	Superior / -10.0%
Condition:	Poor	Superior / -10.0%	Superior / -10.0%	Superior / -15.0%
View:	Neighborhood	Similar	Superior / -5.0%	Similar
Net Adjust:	N/A	-25.0 %	-35.0 %	-40.0%
Gross Adjust:		40.0%	45.0%	50+%
Final Adj. \$ / SF:	N/A	\$30.75	\$13.42	\$18.98
<b>Indicated Value by the Sales Comparison Approach: "Say"      \$13.50 per Square Foot</b>				

## SALES COMPARISON APPROACH VALUATION

Four sales were analyzed and compared to the property in order to arrive at an indication of value. The sales used were the best available for comparison to the appraised property as improved. The appropriate method of comparison is "Price per Square Foot of Gross Building Area". Data from the comparables indicated an unadjusted range in unit prices from \$19.49 to \$39.06 per square foot for sales occurring between the years of 2013 to 2016.

**Explanation of Adjustments:** All of the comparables were arms-length transactions. Each sale was verified. The adjustments used were based on analysis of the comparables to each other and the appraised property. While the paired data set analysis is the theoretical method of extracting adjustments, it is sometimes impractical due to the narrow sampling of similar properties available. It is frequently difficult to quantify adjustments attributable to other variables between sales. When limited data is available, the appraiser needs to judge the appropriateness of the extracted adjustments. The adjustments applied were concluded reasonable and appropriate for use within the appraisal. The sales were adjusted as follows:

**Time:** The sales were adjusted for time appreciation at a rate of 2% per year. Each adjustment for time was calculated by multiplying the monthly difference between the sale date of the comparable and the effective date of the report, by the monthly decimal percentage of 2% per year or 0.00167. This figure was then multiplied by the unit sale price of the comparable to arrive at the dollar amount of appreciation reflected for that sale.

**Location:** This category compares the locational desirability of the subject in comparison to the selected comparables. Sales #1 and #3 are located on a main arterial business street. Sale #2, while located in a smaller neighborhood, it is connected through Baum Blvd. which is also a main arterial roadway that possesses similar traffic volumes experienced by Sales #1 & #3. The subject is located on a one lane each direction residential roadway with less traffic volume. All of the comparables were adjusted downward to compensate for their superior visibility and traffic volume counts.

**Building Area:** This adjustment was used to reflect that smaller structures typically sell for higher unit prices than will a larger building. In the case of the subject and Sales #1, #2 and #3, the appraisers believe that there is negligible differences between the square footages of the comparables for the anticipated uses of these facilities. Therefore, no adjustments were necessary to the sales.

**Lot Size:** This adjustment was used to reflect the lot size differences. The theory being that smaller sized lots have greater utility than larger lots; therefore, Sales #1 and #2 were considered superior to the lot size of the subject and were adjusted percentage wise as a downward adjustment to compensate. The lot size for Sales #3 is considered inferior in terms of lot utility in that a smaller lot (subject's lot) derives a greater price per square foot than a larger lot; therefore, Sale #3 was adjusted upward to compensate as a percentage difference.

**Age:** This adjustment is used to reflect the depreciable differences in age of the comparables in comparison to the subject in terms of the building and the systems utilized at the time of construction. All comparables were superior in age to the subject. Sales #1, #2 & #3 were all newer construction in terms of building age and depreciation and were adjusted downward to compensate.

**Construction Design & Appeal:** This adjustment reflects the quality of construction, its design and street appeal of the structure. The subject is an older classic built library with good quality of materials. It also has a classic design of an older building anticipated to outlast most other structures built at the time. The fact that it is more than 120 years old and still retains its classic look is evidence that it is superior to the appeal of "box type"

structures. Sales #1 & #2 were slightly adjusted for their inferior design and appeal. Sale #3, a rehabbed newer structure was adjusted downward to compensate.

**Condition:** This adjustment was utilized to reflect the condition of the improvements of the sales to the subject property. All of the comparable sales were in superior condition in comparison to the subject and were adjusted downward accordingly.

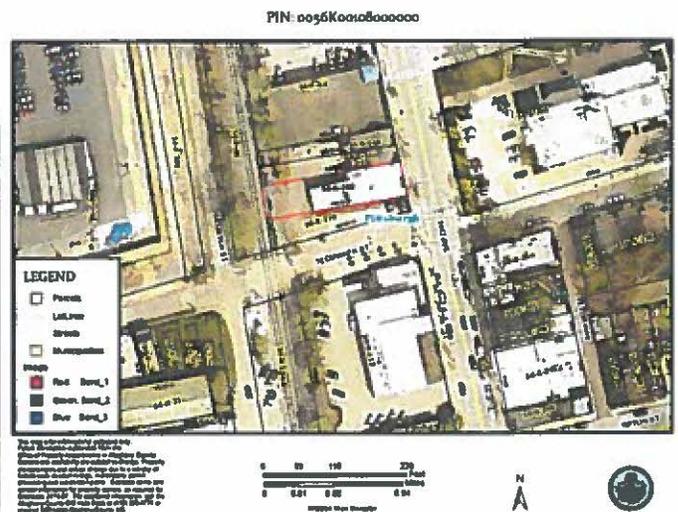
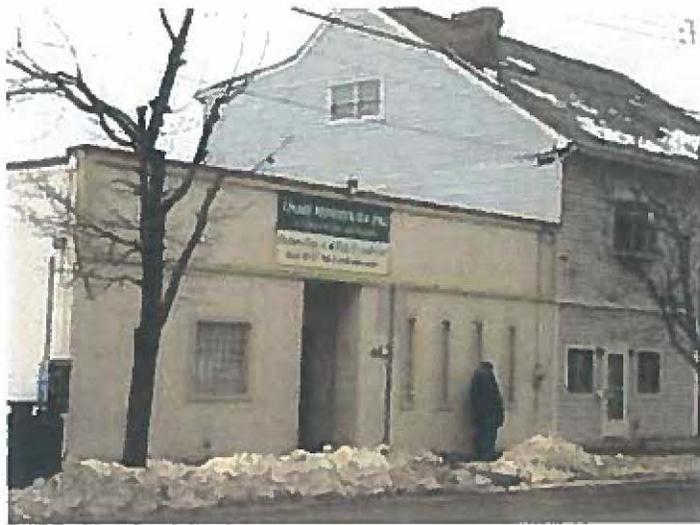
**View Benefit:** This adjustment accounts for a major value indication of “view benefit”. Buyers of real estate, depending on the utilization of the property, will usually recognize a “view” benefit to the property. Sales #1 & #3 share similar neighborhood views; however, Sale #2 is located in the Polish Hill neighborhood of the City of Pittsburgh. This location sits at the top of a hillside and has a panoramic view of the Allegheny River Valley and surrounding city attractions; therefore, Sale #2 has been adjusted downward for its superior quality of this major value indication.

**Sales Comparison Valuation:** These adjustments were added together in order to arrive at a total net unit value for each sale. After adjustments were made to the comparables, a range in adjusted unit values was indicated from \$13.42 to \$30.75 per square foot. Based on analysis of these sales and the considerations stated above, the appropriate “As-Is” unit value for the appraised property is \$13.50 per square foot due to the poor condition and continued deferred maintenance requiring repair. The valuation amount was selected that reflects the subject’s major value indications. The value estimation per the Sales Comparison Approach can be calculated as follows:

**Sales Comparison Approach Conclusion**

6,120 Square Feet (GBA) @ \$13.50 per Square Foot	=	\$82,620.00
Indicated Market Value via the Sales Comparison Approach	“Say”	\$83,000.00

## COMPARABLE SALE NO. 1



**Location:** 4944 2<sup>nd</sup> Avenue / 15<sup>th</sup> Ward of the City of Pittsburgh / Allegheny County  
**Tax No:** 0056-K-00108      **Reference:** DBV 16446, Page 377  
**Grantor:** Oasis Ministries, Inc.      **Sale Date:** June 30, 2016  
**Grantee:** Hazelwood Initiative, Inc.      **Sale Price:** \$150,000.00  
**Bldg. Area:** 3,840 Square Feet      **Land Area:** 5,760 SF  
**Zoning:** "LNC" Local Neighborhood Commercial District

**Description:** This sale consists of a one-story brick masonry exterior building containing approximately 3,840 square feet of finished space. It was a former ministry meeting hall with several large meeting rooms, operable kitchen facility, individual office space and men's and women's lavatory facilities. The buyer proposed to utilize the space as a community center. Its access is at street level. It has metal framed plate glass windows and a metal/glass entry door. The roof is flat and has been recently replaced. The forced air heating units were also recently replaced. The majority of the building is concrete block and brick. The facility contains a ceiling height of 10 feet. The structure occupies approximately 55% of the site. The building was in average condition at the time of sale. Its actual age is approximately 58 years (1960 est. built) and an effective age of 40 years. The site is level at street grade. All public utilities were available to the property. This sale is located 0.30 miles southwest of the subject.

**Verification:** Data pertaining to this sale was provided by the Allegheny County records, Realist and Mary Jo Breen of Coldwell Banker RE (412) 952-2522. The Grantor and Grantee could not be reached for verification.

### Analysis of Sale:

**Unit Price:** \$39.06 per square foot of gross building area, including land.

## SALE NO. 1 – LOCATION MAP



### **4748 Monongahela St**

Pittsburgh, PA 15207

- ↑ 1. Head south on Monongahela St toward Hazelwood Ave  
167 ft
- ↘ 2. Turn right at the 1st cross street onto Hazelwood Ave  
0.1 m
- ↙ 3. Turn left onto Second Avenue  
0.2 m  
i Destination will be on the right

### **4944 Second Avenue**

Pittsburgh, PA 15207

## COMPARABLE SALE NO. 2

PIN: 0026J00060000000



**Location:** 933-935 Herron Avenue / 6<sup>th</sup> Ward of the City of Pittsburgh / Allegheny County  
**Tax No:** 0026-J-00060  
**Grantor:** Young Men's Polish American Assoc.  
**Grantee:** TPCA Holdings LLC  
**Bldg. Area:** 4,104 Square Feet  
**Zoning:** "R2-H" Two-Unit Residential High Density

**Reference:** DBV 16234, Page 472  
**Sale Date:** December 21, 2015  
**Sale Price:** \$80,000.00  
**Land Area:** 6,076 SF

**Description:** This sale consists of a two-story masonry meeting hall facility. It is located in Pittsburgh's 6<sup>th</sup> Ward or commonly known as Polish Hill. The facility contains a gross area of 4,104 square feet of which approximately 20% is improved office and the balance is meeting hall and conference rooms and a full-service kitchen. The site has 10 dedicated parking spaces for its patrons. Its estimated date of construction is approximately in 1950 and includes upgrading over the years. Its effective age is estimated at 40 years. There is access to the facility from Herron Avenue at street level, but the hillside and building slopes down a hillside. Ceiling heights range from 9' to 10'. The structure is equipped with restrooms, a kitchen facility and seating areas. The building was in average condition. All public utilities were available. This sale is located 4.0 miles northwest of the subject.

**Verification:** Data pertaining to this sale was provided by the Allegheny County records, Realist and Public Records. No agent, owner or broker was available to verify, but the appraiser confirmed through deed and public records.

### Analysis of Sale:

**Unit Price:** \$19.49 per square foot of gross building area, including land.

## SALE NO. 2 – LOCATION MAP



### 4748 Monongahela St

Parcels: PA 0077

- ↑ 1. Head south on Monongahela St toward Hazelwood Ave

0.1 (0.7) mi

Take Irvine St, Second Avenue, Robinson St and Robinson St Ext to Herron Ave

1.6 (14.0) mi

- ↘ 2. Turn right at the 1st cross street onto Hazelwood Ave
- ↘ 3. Turn right onto Second Avenue
- ↓ 4. Continue onto Irvine St
- ↙ 5. Turn left onto Greenfield Ave
- ↘ 6. Greenfield Ave turns right and becomes Second Avenue
- ↘ 7. Turn right onto Bates St
- ↙ 8. Turn left onto Boulevard of the Allies
- ↘ 9. Turn right onto Craft Ave
- ↙ 10. Turn left onto Fifth Ave
- ↘ 11. Turn right onto Robinson St
- ↓ 12. Continue onto Robinson St Ext
- ↓ 13. Continue onto Herron Ave

0.1 mi

0.2 mi

1.0 mi

0.3 mi

0.3 mi

0.3 mi

0.3 mi

0.2 mi

2.1 mi

0.5 mi

0.4 mi

0.8 mi

0.8 mi

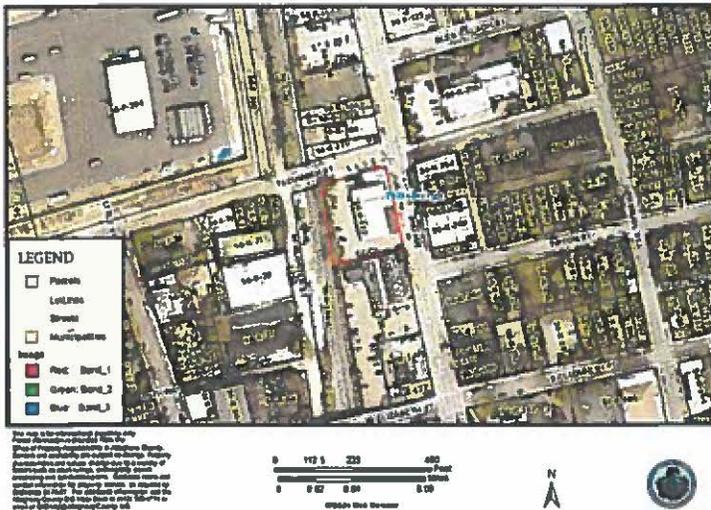
Destination will be on the left

### 935 Herron Ave

Parcels: PA 1009

## COMPARABLE SALE NO. 3

PIN: 0056K00112000000



<b>Location:</b>	5006 2 <sup>nd</sup> Avenue / 15 <sup>th</sup> Ward of the City of Pittsburgh / Allegheny County	<b>Reference:</b>	DB 15403 – Page 1
<b>Tax No:</b>	0056-K-00112-0000-00	<b>Sale Date:</b>	October 11, 2013
<b>Grantor:</b>	Oasis Ministries, Inc.	<b>Sale Price:</b>	\$220,000.00
<b>Grantee:</b>	Ahi-5000 Second Avenue, Inc.		
<b>Building Area:</b>	7,656 SF	<b>Land Area:</b>	30,226 SF
<b>Zoning:</b>	LNC Local Neighborhood Commerical		

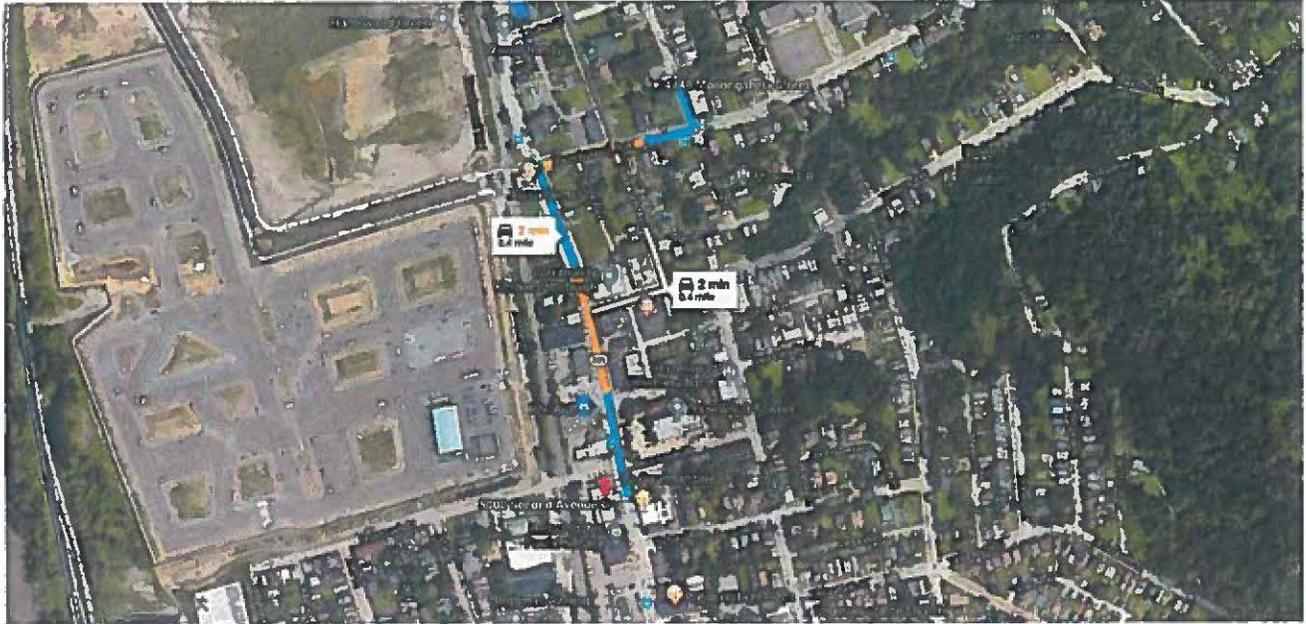
**Description:** The property consists of a corner site situated along the southern side of 2<sup>nd</sup> Avenue and the western side of Tecumseh. It contains a land area of 30,226 SF. The site is irregular in shape. The terrain is level at street grade. Access and visibility are good. The site is serviced by all public utilities. The site utility is good. It was originally built in the 1950's as a VFW hall and converted to a religious facility sometime after. As of the date of sale, the building contained a religious facility, site amenities and landscaping improvements prior to the current purchase and renovation to its current library use. There are 25 lined parking spaces. The property is improved with a multi-level brick contemporary building with a partial basement area. The facility contains a gross building area of 7,656 sf. It is approximately 60 years old with an effective age of 20 years. At the time of the sale the facility contained an auditorium for religious services and multiple classrooms in the basement. HVAC is provided by a gas FA furnace with central A/C. The building was in below average condition at the time of sale. Data pertaining to the sale was provided by the West Penn Multi-List Service and the Allegheny County records. The facility was purchased by the Carnegie library as a satellite location in Hazelwood. This sale is located 0.40 miles southwest of the subject.

**Verification:** Data pertaining to this sale was provided by the Allegheny County records, Realist and Public Records and verified by Linda Metropolis, Director of Housing and Neighborhood Development Ahi-5000, Inc., 412-281-2102.

### Analysis of Sale:

**Unit Price:** \$19.49 per square foot of gross building area, including land.

## IMPROVED SALE #3 DIRECTIONS and MAP



### 4748 Monongahela St

Pittsburgh, PA 15207

- ↑ 1. Head south on Monongahela St toward Hazelwood Ave  
187 ft
- ↪ 2. Turn right at the 1st cross street onto Hazelwood Ave  
0.1 m
- ↵ 3. Turn left onto Second Avenue  
Destination will be on the right  
0.2 m

### 5000 Second Avenue

Pittsburgh, PA 15207

**APPRAISAL**  
**CONCLUSION**

**RECONCILIATION OF VALUE**

The valuation process is a systematic procedure employed to develop a well supported estimate in value which is based on the consideration of all pertinent general and specific data. Towards this goal, three traditional value methods for analyzing market data are relied on. They are the Sales Comparison, Income and Cost Approaches to Value. In the completion of this appraisal, only the Sales Comparison was applicable and used for estimating the Market Value of the property. The Sales Comparison Approach was utilized since adequate comparable data was available for review and analysis. The Cost Approach was not developed for the reasons stated earlier in the report. The value indicator arrived at by the Sales Comparison Approach is as indicated below:

**PROPERTY VALUATION**

Cost Approach:	=	Not Applicable
Sales Comparison Approach:	=	\$83,000.00
Income Approach:	=	Not Applicable

In conclusion, it is our opinion from the analysis of all the relevant data contained herein, that the estimated "As-Is" Market Value in Exchange of the appraised property as of January 28, 2019 is:

**Eighty-Three Thousand (\$83,000.00) Dollars**

# **ADDENDA**

- 1) Library Watchtower Article
- 2) Hazelwood Redevelopment Article
- 3) Assumption and Limiting Conditions
- 4) Appraiser Certification
- 5) Signed Engagement Agreement
- 6) Appraisers Qualifications

Thursday, August 18, 2016

## Keep Historic Hazelwood Library as City Property



*The original building of the Hazelwood Branch of The Carnegie Library of Pittsburgh, which opened in 1900 as the fourth neighborhood library branch in the first multi-library Carnegie Library system.*

*(Image Source: History of Andrew Carnegie and Carnegie Libraries Internet Web Site; Photographer: Lynne S. Walsh)*

**By Glenn A. Walsh**  
**Reporting for LibraryWatchtower**

Last month, the City of Pittsburgh proposed selling the historic Hazelwood Branch Library building of The Carnegie Library of Pittsburgh to the Urban Redevelopment Authority of Pittsburgh (URA) for \$1, in preparation for sale to a third party for redevelopment.

The Carnegie Library of Pittsburgh had abandoned the historic building, in favor of a downsized library branch on the second floor of a new retail building, on 2004 March 13. On 2004 July 14, the historic Hazelwood Library branch building, along with four other historic library branches (West End, Mount Washington, Lawrenceville, and Homewood), received a unanimous vote from the Pittsburgh City Council naming each of these five buildings as a "City-Designated Historic Structure."

Should such a sale occur, the people of Pittsburgh, and particularly the people in the Hazelwood neighborhood, will no longer have any influence in the use, or disuse, of this historic property. This building includes a large auditorium, which has been used for community events for more than a century.

Long-time library advocate Glenn A. Walsh, has taken-issue with such a sale. Mr. Walsh served as a Life Trustee on the Board of Trustees of the Andrew Carnegie Free Library and Music Hall in Carnegie, Pennsylvania from 1995 to 2000. Since 1999, he has been the Web Site Administrator for the History of Andrew Carnegie and Carnegie Libraries Internet web site.

# Hazelwood holds the largest “redevelopment opportunity” in Pittsburgh. How talk of Amazon and change is affecting residents.

By [Stephanie Hacke](#) | February 26, 2018



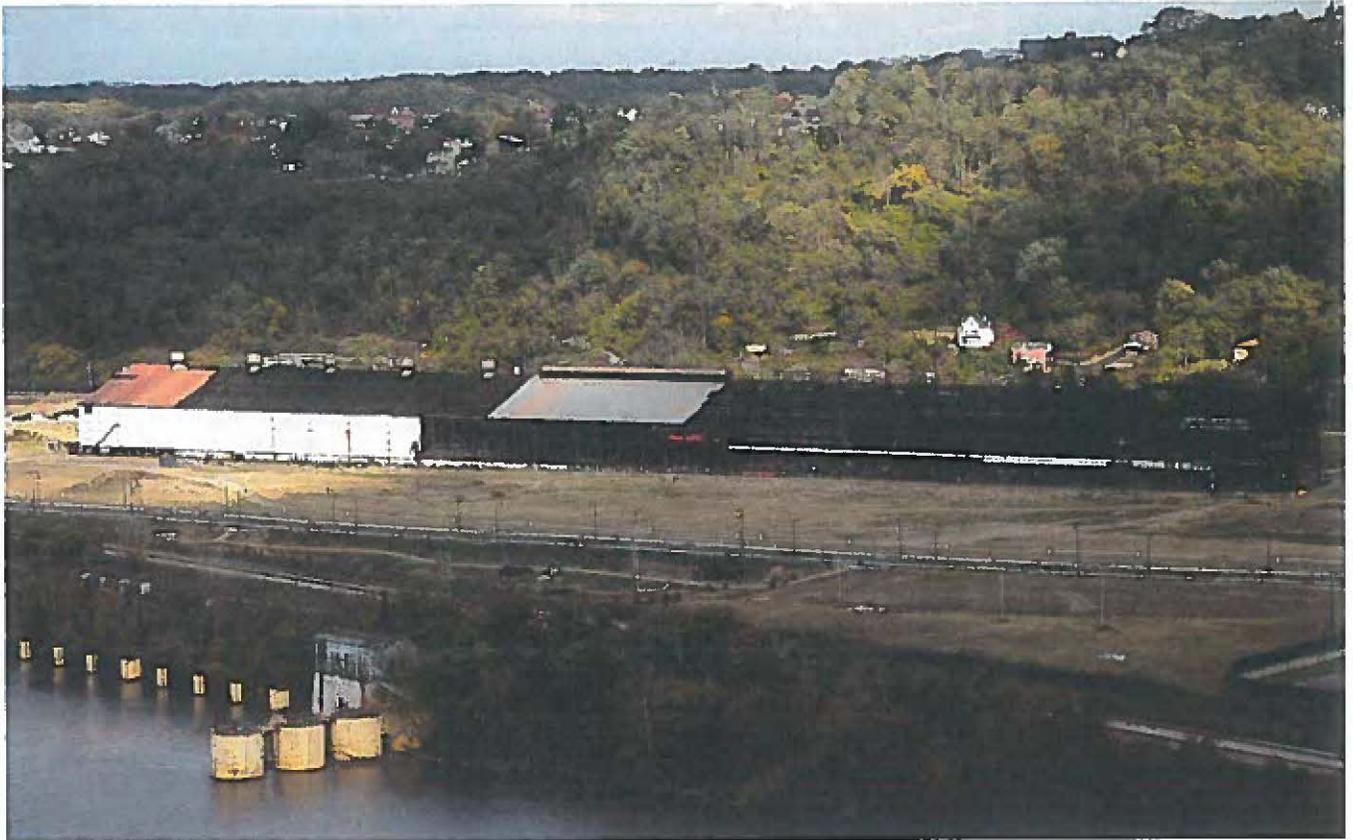
*Jourdan Hicks, 27, lives in Hazelwood. (Photo by Ryan Loew/PublicSource)*

The 178 acres called Hazelwood Green create both promise and anxiety for its neighbors.

The city bills Hazelwood Green as the largest “redevelopment opportunity” in Pittsburgh; it could hold roughly 135 football fields. It spans 1.2 riverfront miles off of Second Avenue and makes up about 18 percent of the Hazelwood neighborhood.

For a community to have such a vast expanse of land suitable for development is a rarity — and an opportunity that many residents don’t want to see squandered.

“I think this could be the last opportunity that we get to do development differently than it has been done in the past in so many other communities,” said Tim Smith, executive director at Center of Life, a nonprofit that offers programs for youth and families in Hazelwood.



*The Mill 19 building stretches along a section of Hazelwood Green, formerly known as the Almono site, in Pittsburgh's Hazelwood neighborhood. (Photo by Ryan Loew/PublicSource)*

Plans for Hazelwood Green have been evolving since a coalition of Pittsburgh foundations purchased the land in 2002. It's commonly envisioned as a home for cutting-edge technology and innovation. Most recently, rumors abound that the site could be included in Pittsburgh's bid to attract Amazon, as the corporate giant seeks a location for its second headquarters.

The plans more definitively include [Carnegie Mellon University's Advanced Robotics for Manufacturing Institute](#), which will be Hazelwood Green's first anchor tenant in the former Mill 19 site, a historic steel mill. The plans also call for open spaces, businesses and 3,600 housing units with views of the Monongahela River and, possibly from the highest floors, a sight line to the field where the Pittsburgh Steelers train. Depending on who fills those units, the population of Hazelwood could possibly double. Roughly 5,000 people currently call Hazelwood home.

A new development plan for Hazelwood Green is in the works and will be likely presented to city planning for approval in late March or early April. One of the earliest projects residents may see there is a public gathering space called the Plaza. A design team is expected to be hired by spring 2018; construction of the Plaza is set to begin by the end of the year, with completion sometime in 2019.

With so many moving parts and interests, many residents are bracing for the change Hazelwood Green will bring to the neighborhood. But they want to be sure that whatever changes do come benefit Hazelwood as a whole.

"We are backed against a wall. If it's not going to benefit the residents and the community, then we're not for it. I know Downtown they love it, but we live here."



*People walk along Second Avenue in Hazelwood. (Photo by Ryan Loew/PublicSource)*

And that means residents must stay vigilant, said the Rev. Michael Murray Sr., who has spent 53 of his 63 years living in Hazelwood.

“We’re fighting for the community, but also for the families who have lived here for years. We want to see the best life afforded to us.”

To ensure the best outcome, many residents are emphasizing the need to speak up.

“We’re calling for accountability,” said Dylan Rooke, a 31-year-old who bought his house in Hazelwood six years ago.

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Many residents say they felt included in the Hazelwood Green planning process until conversations about the Amazon bid entered the picture.

### **The latest news**

Pittsburgh and Allegheny County leaders [have refused to reveal the details of the Amazon proposal](#), like what sites and incentives they’ve offered the company.

But it seems likely that Hazelwood Green, given its size, location and plans for sustainable development, would be part of the conversation. While the rest of the city is speculating, Hazelwood residents are expressing a deeper level of frustration with the secretive nature of the deal-making.

Smith said city and county leaders are making the assumption that Amazon HQ2 will be good for the region.

“But the question is, how good will it be for this local community?” he said. “That’s not clear to me. I don’t make those assumptions.”

Smith serves as chair of the Greater Hazelwood Community Collaborative, an organization of businesses, non-profits and churches with the goal of ensuring redevelopment is in the best interest of the neighborhood.

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Jourdan Hicks is 27. She grew up in Hazelwood and continues to call it home. Her family’s connection to the neighborhood goes a long way back — her great grandparents relocated from Alabama to Hazelwood in the early 1930s. Hazelwood’s population shrank by nearly 60 percent between 1960 and 2000. The community, Hicks said, is resilient.



*Jourdan Hicks' family has lived in Hazelwood for generations. (Photo by Ryan Loew/PublicSource)*

But process is important. Not including the community in the plans for the Amazon bid strikes many residents as disrespectful. It can — and is — hurting the relationship between city leaders and the people they are meant to serve.

“How can you say Hazelwood isn’t ready to see it? Or Hazelwood isn’t in a position to know what’s going on? That’s literally like operating on someone and saying, ‘Oh, we’ll just let them know later once we patch everything up,’” Hicks said.

Months of discussions surrounding Amazon with no answers have left residents feeling “not so great,” said Sonya Tilghman, executive director of the Hazelwood Initiative, a community development corporation. Organizations in the community, she said, should be in the know so they can answer questions residents have and even work as a go-between to ensure questions are heard.

“I just feel like, it should have been a little more transparent,” she said. “What’s the right balance? I don’t know, but we’re feeling like this probably isn’t it.”



*Sonya Tilghman is executive director of the Hazelwood Initiative. (Photo by Ryan Loew/PublicSource)*

Councilman Corey O'Connor, who represents Hazelwood, said he's already met with a small group of residents and community leaders to gather their concerns about new development and the potential of Amazon.

"I think they just want to be given the opportunity to hear that that's one of the sites," O'Connor said, adding he also doesn't know what's in the bid.

O'Connor said his office is researching other areas that house large corporations to see the ripple effects big business has had on neighborhoods and how negative consequences can be avoided.

"If we're ahead of the curve, whether Amazon comes or not, that's really going to be beneficial to Hazelwood, and I think that's where we're at right now," he said.

O'Connor and other city officials have stressed that if Amazon chooses Pittsburgh, there would still be a public process regarding the promises made in the bid.

Timothy McNulty, spokesman for Mayor Bill Peduto, said in a statement: "In the bigger picture, the Peduto administration shares the same concerns as the Hazelwood community regarding speculative investment."

Pittsburgh's Department of Mobility and Infrastructure has held 11 public meetings in and around Hazelwood since mid-November on the [Mon-Oakland Mobility project](#), McNulty said. Based on public input, numerous changes were agreed upon, including that the design should serve the existing Hazelwood community, not solely Hazelwood Green.

“We look forward to working with residents, the Hazelwood Initiative, City Planning, URA, and the Land Bank on ways to support community-driven development plans to protect and provide opportunities for existing residents and support a diverse, mixed-income neighborhood,” McNulty wrote.

### **A community plans in the dark**

Questions surrounding the development of Hazelwood Green are adding urgency to a community planning process intended to shape the look and feel of Hazelwood for generations to come.

Work began on a neighborhood plan for the Greater Hazelwood area (which includes Glen Hazel) in mid-2017. Titled “Greater Hazelwood: Our Hands. Our Plan,” it is being coordinated by Pittsburgh’s Department of City Planning and the Greater Hazelwood Community Collaborative.

Action teams are being formed to look at topics like land use and community and economic development. UrbanKind Institute is conducting stakeholder interviews and focus groups.



*As part of a community meeting for the Greater Hazelwood neighborhood plan, Glen Hazel resident Israel Jackson, 42, (center) participates in a meeting of the Community and Economic Development Action Team, one of five action teams that convened at the Feb. 19 event at the Spartan Community Center of Hazelwood. (Photo by Ryan Loew/PublicSource)*

But Hazelwood Green itself must also go through a separate process where plans are presented to the city’s planning commission for approval. Those plans will include their own set of public meetings.

“The [neighborhood] plan is definitely being done mindful of Hazelwood Green,” said city neighborhood planner Alexander Phillips, adding that despite his work in the city planning office, he also does not know what’s included in the city’s bid for Amazon.

Organizers are discussing, in a general sense, how large developments could affect the community.

“For us, it’s really about how can we be strategic and think about the development that might happen there,” he said.

When big business comes to the neighborhood, O’Connor said understanding the community’s priorities is key; that way, the first conversation with a company can help root out if the two visions can align. McNulty also pointed to the importance of the plan to create a “shared vision with the community for development.”

In 2013, the city approved a [preliminary land development plan](#) for the Hazelwood Green site, along with re-zoning the area as a “specially planned district.” It featured four distinct, interconnected business districts. Any updates to the plan must go before the city’s planning commission, Phillips said.



*The Community and Economic Development Action Team meets as part of the community meeting for the Greater Hazelwood neighborhood plan on Feb. 19, 2018, at the Spartan Community Center of Hazelwood. (Photo by Ryan Loew/PublicSource)*

Project director Rebecca Flora, whose firm ReMake is managing the site’s redevelopment, said a new draft of the plan is in the works that takes into account market changes in Pittsburgh and focuses on modern, urban design. That plan will likely be submitted to the city in late March or early April, she said.

Residents often point to local examples of what they don’t want to happen:

- The Waterfront: Where a railroad track separates development from the community and the neighborhood did not turn around when new business came to town.
- Lawrenceville: Where housing prices skyrocketed and the neighborhood's 'hip' offerings are accessible to only a certain crowd.
- East Liberty: Where housing prices increased and the feel of the neighborhood has changed.

Hicks said the development in Hazelwood, and how good or bad its outcome is for current residents, will likely depend on what happens behind closed doors.

"The community will always represent the interest of the residents of Hazelwood," she said, "but, what really is a concern, is what people are willing to barter for a shiny new waterfront."

### **Forging ahead**

Hazelwood Green is owned by a coalition of three prominent city foundations: the Claude Worthington Benedum Foundation, the Heinz Endowments\* and Richard King Mellon Foundation.\*

Plans for the site have evolved since the foundations purchased it in 2002 under an LLC named Almono.

With foundations as owners, residents and community leaders say they're hopeful they want to do right by the community. They've seen representatives from each foundation walking around the community and attending meetings. The foundations have made tying the project into the neighborhood a priority, committing nearly 20 percent of the 178 acres for public use. And the Heinz Endowments has for years provided funding to support Hazelwood groups, including the Hazelwood Initiative, Center of Life, the St. Stephen Parish Charitable Trust, Pittsburgh Community Kitchen, Rebuilding Together Pittsburgh and Propel Schools to support the opening of a school in Hazelwood, among others.

"I think this could be the last opportunity that we get to do development differently than it has been done in the past in so many other communities."



*Traffic moves along Second Avenue in Hazelwood. (Photo by Ryan Loew/PublicSource)*

Flora said her firm and the foundations are serious about involving residents in the plans for the site. “It’s our responsibility to be aware of the issues and concerns of the neighborhood.”

That means attending neighborhood meetings and serving on steering committees. “We’re not just some suits parachuting in every now and again,” she said.

Community groups say they think they have an open dialogue with Hazelwood Green’s developers. Amazon is where the big question mark lies.

Residents have been vocal about their desire to see development on the Second Avenue business district and in their neighborhoods at the same time Hazelwood Green is developed. There’s been some progress along Second Avenue despite its vacant, sometimes crumbling structures. New businesses — like La Gourmandine, a French bakery — moved into the neighborhood in 2017. The Hazelwood Initiative, with support from the Heinz Endowments, has purchased four properties in the business district with plans of renovating them for development. The first is a coffee shop set to open this summer.

Dianne Shenk, owner and operator of [Dylamato’s Market](#), opened up shop two years ago on Second Avenue. With the opening of La Gourmandine and the “buzz” surrounding Hazelwood, she’s seen new customers. Yet she believes there’s much more that needs to be done. Residents continue to point out that the community still lacks its own grocery store.

There is also a worry about how redevelopment will affect housing prices and if it will lead to displacement. David Brewton, director of real estate at the Hazelwood Initiative, said it’s emerging as a top concern from the community.

In recent weeks, representatives from the Hazelwood Initiative, Glen Hazel Management Corp. and the Re-Make Group have been meeting to discuss how development can happen without displacement, Brewton said. The three organizations are developing a housing strategy together, he said.

“Our goal of these meetings is not just to say, ‘We think we should have housing for everybody... What we want to say is, ‘Well, how are we going to do this,’” he said.



*David Brewton is director of real estate for the Hazelwood Initiative. (Photo by Ryan Loew/PublicSource)*

O'Connor said it's important for the city and Urban Redevelopment Authority to maintain control of land in Hazelwood to ensure affordable housing in the community.

Jobs are also a priority. Residents tell stories of how Uber came to the neighborhood to build a test track for its autonomous vehicles and residents didn't get hired.

“We want to see a source of employment,” said Shenk, who also serves as a board member of the Hazelwood Initiative.

Hicks looks at it this way: There's buzz. Conversations. Meetings. Discussions. Panels. Steering committees. All the typical things that come with pending development in a neighborhood. That's not enough. Leaders need to be applying what residents are saying to the development.

“Unfortunately, I think what's missing, from the city's perspective, is a realization on their part that they don't know how to do equitable development in the city, period,” she said. “They do not have a good track record.”

Rev. Murray said he wants to ensure the people of Hazelwood are not paying the price for big development.

“We are backed against a wall,” he said. “If it’s not going to benefit the residents and the community, then we’re not for it. I know Downtown they love it, but we live here.”

He compares the prospect of big corporations, like Amazon, coming to Hazelwood, to someone giving you a car. It’s a present. Then you learn you have to make payments on it.

“We’ve dealt with that feeling of broken promises,” he said. “Now you’re talking about all of this and it puts us on watch... We’ve gotta keep both eyes on it.”

*This story was fact-checked by Natasha Khan.*

*Stephanie Hacke is a freelance journalist in Pittsburgh. She can be reached at [stephanie.hacke@gmail.com](mailto:stephanie.hacke@gmail.com) or on Twitter at [@StephOnRecord](https://twitter.com/StephOnRecord).*

*\*The Heinz Endowments and Richard King Mellon Foundation provide funding to [PublicSource](https://www.publicsource.org/).*

## **ASSUMPTIONS AND LIMITING CONDITIONS**

1. The analysis is the result of a Complete Appraisal process. All three approaches were considered. However, the appraisers did not apply the Income and Cost Approaches to Value. While these approaches could be used in appraising a property of this type, the appraisers believe the primary valuation method is the Sales Comparison. Calculations and supporting assumptions for the estimated values derived from these approaches are included and reported in summary form.
2. This is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. However, for the purpose of this assignment and in order to satisfy the Federal Financial Institutions Regulatory Agencies requirements of an "Evaluation", discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value are included. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
3. No responsibility is assumed for legal and/or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
4. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for any such conditions or for arranging for engineering studies that may be required to discover them.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered within this report.
11. It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

## **ASSUMPTIONS AND LIMITING CONDITIONS: (Continued)**

12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed and/or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
13. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise noted in this report.
14. Appraisers are not qualified to detect hazardous waste and/or toxic materials. Any comment that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. If it is determined that the subject property is affected by any type of environmentally hazardous situations, I reserve the right to reconsider the final conclusions projected in this report.
15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is and/or is not in conformance with the requirements of the American with Disabilities Act (ADA). The presence of architectural and communications barriers that are structural in nature or that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
16. Proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
17. The distribution, if any, of the total valuation in this report between and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
18. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
19. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

**APPRAISER CERTIFICATION:**

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in the assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. We have made a personal inspection of the property that is the subject of this report.
10. That we are certified general appraisers in good standing in the state where the property is located.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include the *Uniform Standards of Professional Appraisal Practice*.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Date: February 1, 2019



Dennis A. Cestra, SRA  
Howard Hanna Appraisal Services  
PA Certified General Appraiser  
Certification No. GA-000293-L



Scott F. Lazarus  
Howard Hanna Appraisal Services  
PA Certified General Appraiser  
Certification No. GA-004025

**Re-certification:** The Appraisal Institute has a mandatory program of continuing education of designated members. Those who meet the standards of the programs are considered to be re-certified. Mr. Dennis Cestra is currently re-certified by this organization.

SIGNED ENGAGEMENT

01/14/2019 MON 6:55 FAX 412 393 6645 URA-HOUSING

0001/001

H190112983

Appraisal Services  
119 Gamma Drive  
Pittsburgh, PA 15236-2902  
(412) 987-9000  
Fax (412) 987-9402



Real Estate Services

November 30, 2018

Julie Udvarhlyi  
Acquisition Specialist  
Urban Redevelopment Authority of Pittsburgh  
200 Ross Street  
Pittsburgh, PA 15219

RE: Real Estate Appraisal of ~~119 Gamma Drive~~ ~~Urban Redevelopment Authority of Pittsburgh~~

Dear Julie:

As per your request, this letter is to serve as a proposal to complete a real estate appraisal of the above referenced property.

According to information that you have provided, the property is a vacant building formerly used as a public library.

The valuation date will be effective as of the date of my inspection of the property. The appraisal report will indicate that you, in your capacity as Acquisition Specialist with the URA, will be my client. My fee to complete this assignment will be Three Thousand Eight Hundred (\$3,800.00) Dollars.

I will need to inspect both the interior and exterior of the building. I would like a representative to meet me at the time of my inspection to provide access and to answer questions pertaining to the structure and mechanical systems.

The appraisal will be completed in accordance with the Code of Ethics and Standards of the Appraisal Institute. It will conform to the reporting requirements of the *Uniform Standards of Professional Appraisal Practice (USPAP)* of the Appraisal Foundation as published by the Appraisal Standards Board. No chattels will be included in this real property appraisal.

Upon completion of the appraisal, I will provide two copies of the report to you, unless other arrangements are made. If this proposal meets with your approval, please sign a copy of this proposal and return it to my attention. It will serve as written authorization to proceed.

Very Truly Yours,

Dennis Cestra, SRA  
Howard Hanna Appraisal Services  
Pennsylvania Certified General Real Estate Appraiser  
PA Certification No. GA-000293-L

Authorized Signature

1/11/18  
Date

## **PROFESSIONAL QUALIFICATIONS**

**DENNIS A. CESTRA**

### **REAL ESTATE APPRAISER**

Pennsylvania Certified General Appraiser:  
Certification No. – GA-000293-L  
Expiration Date – June 30, 2019

Pennsylvania Real Estate Associate Broker:  
Certification No. – AB 028367A  
Expiration Date – May 31, 2020

### **FORMAL EDUCATION**

Bachelor of Arts, Point Park University, 1972

### **PROFESSIONAL MEMBERSHIP AND DESIGNATIONS**

Appraisal Institute (SRA – Member #34103) – 2014-2015 Pittsburgh Metro Chapter President  
Pennsylvania Association of Realtors – 2015-2016 Chairman of the Appraisal Section  
Employee Relocation Council (CRP – Certified Relocation Professional – Member#462)  
Realtors Association of Metropolitan Pittsburgh (45 Year Realtor Member)  
Pennsylvania Association of Realtors (GRI – Graduate of Real Estate Institute)  
National Association of Realtors (GAA – General Accredited Appraiser – Member #3066)  
Council of Pennsylvania Real Estate Appraisers, Inc. - Director, Past President, 1998  
National Association of Independent Fee Appraisers, 1988 – 2016; Past President, Metro Pittsburgh, 1989

### **PROFESSIONAL ACTIVITIES**

Sr. Vice President of Appraisal and Commercial Development Services, Howard Hanna Co., 2002-Present  
President Pittsburgh Chapter, National Assoc. of Independent Fee Appraisers, 1988-1989  
Real Estate Appraiser – December, 1975 - present  
Real Estate Associate Broker – December, 1975 - present  
Real Estate Salesman, Property Manager and Rental Agent, Sept. 1972-1975

### **REAL ESTATE TEACHING EXPERIENCE**

Director, Alan Kells School of Real Estate (RE 000066-L), April 4, 1995, Bureau of Professional and Occupational Affairs, State Real Estate Commission, Commonwealth of Pennsylvania

Approved Instructor of Real Estate by the Department of Education of the Commonwealth of Pennsylvania, August 4, 1978, State Instructors Number: RI000068A

Faculty Member, Pennsylvania Bar Institute, 2002

REAL ESTATE TEACHING EXPERIENCE (Continued)

Professional schools served as a Real Estate Instructor:

- |   |   |
|---|---|
| 1) Alan Kells School of Real Estate – Present<br>119 Gamma Drive<br>Pittsburgh, PA 15238            | 2) Pennsylvania Bar Institute<br>Pittsburgh, PA<br>Harrisburg, PA       |
| 3) Allegheny Community College<br>South Campus<br>West Mifflin, PA 15122                            | 4) Robert Morris University<br>610 Fifth Avenue<br>Pittsburgh, PA 15219 |
| 5) Realtors Association of Metropolitan Pittsburgh<br>1427 W Liberty Avenue<br>Pittsburgh, PA 15226 |   |

CLIENTS SERVED

PUBLIC AUTHORITIES

- |  |  |
|--|--|
| Pennsylvania Turnpike Commission           | PA Department of Transportation        |
| County of Allegheny, Dept. of Law          | City of Pittsburgh                     |
| County of Allegheny, Dept. of Public Works | County of Allegheny, Dept. of Aviation |
| Allegheny Valley Area School District      | Port Authority of Allegheny County     |
| Wilkins Township School District           | Butler County Airport Authority        |
| Indiana County, Planning & Development     | Borough of Grove City                  |
| Municipality of Penn Hills                 | Thornburg Borough Council              |
| Lawrence County Commissioners              | Avalon Borough                         |
| Beaver County Commissioners                | City of New Castle                     |
| PA Dept. of Environmental Protection       | Jackson Township                       |
| DuBois-Jefferson County Airport            | City of Aliquippa                      |
| Washington County Airport Authority        | Westmoreland County Airport Authority  |
| Washington County Redevelopment Authority  | Lehigh Northampton Airport Authority   |
| Washington County Planning Commission      | Fayette County Redevelopment Authority |

EXPERT WITNESS

- |   |                                       |
|---|---------------------------------------|
| Allegheny County Court of Common Pleas    | Butler County Court of Common Pleas   |
| Beaver County Court of Common Pleas       | Fayette County Court of Common Pleas  |
| Westmoreland County Court of Common Pleas | Indiana County Court of Common Pleas  |
| Erie County Court of Common Pleas         | Somerset County Court of Common Pleas |
| Washington County Court of Common Pleas   |                                       |

ACQUISITION COMPANIES

- |                                 |   |
|---------------------------------|---|
| Interstate Acquisition Services | ORION Land Services, Inc.               |
| Keystone Acquisitions           | Johnson, Mirmiran & Thompson, Inc.      |
| Right-of-Way Services, Inc.     | Highland Professional Consultants, Inc. |

RECENT APPRAISAL CONTINUING EDUCATION COURSES COMPLETED – PARTIAL LIST

SPONSORED BY THE APPRAISAL INSTITUTE

2017

- Discounted Cash Flow Model: Concepts, Issues and Apps.
- Eminent Domain and Litigation
- Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications (formerly known as the Yellow Book Course)

2016

- USPAP (taken every two years)
- PA State Mandated Law for Appraisers (taken every two years)
- Complex Litigation Appraisal Case Studies

2015

- Land and Site Valuation

2014

- Business Practices & Ethics

2013

- Real Estate Finance Statistics & Valuation Modeling

PRIOR YEARS CONTINUING EDUCATION

- Income Capitalization
- Case Studies in Real Estate Valuation
- Valuation Analysis and Report Writing
- Industrial Real Estate Valuation
- Residential Valuation
- Appraisal Reporting of Complex Residences
- Apartment Valuation
- Rates, Ratios and Reasonableness
- Valuation of Leasehold Interests
- Marshall Valuation Cost Services
  - o Residential Seminar
  - o Commercial Industrial Seminar
- Depreciation Analysis Seminar
- Cash Equivalency Valuation Seminar

## CERTIFICATIONS

### Commonwealth of Pennsylvania:

- General Appraiser / Certified through June 30, 2019
- Associate Broker / Certified through May 31, 2018

### Appraisal Institute

- SRA Member

### Employee Relocation Council

- CRP – Certified through 2020

### Federal National Mortgage Association

- Appraiser No. 1086253

### Department of Veterans Affairs

- Appraiser ID No. 3110007

<b>Commonwealth of Pennsylvania</b>		<b>18 0011769</b>
<b>Department of State</b>		
<b>Bureau of Professional and Occupational Affairs</b>		
<b>PO Box 2649 Harrisburg PA 17105-2649</b>		
<b>Certificate Type</b>		<b>Certificate Status</b>
<b>Certified General Appraiser</b>		<b>Active</b>
<b>DENNIS ANTHONY CESTRA</b> 910 WEST WALDHEIM ROAD Pittsburgh PA 15215	<b>Certificate Number</b>	<b>Initial Certification Date</b>
	<b>GA000293L</b>	<b>09/06/1991</b>
		<b>Expiration Date</b>
		<b>08/30/2019</b>
		
<small>Commissioner of Professional and Occupational Affairs</small>		<small>Signature</small>

## **PROFESSIONAL QUALIFICATIONS**

### **SCOTT F. LAZARUS**

#### **CERTIFIED GENERAL REAL ESTATE APPRAISER**

**Scott Franklin Lazarus**  
**PA Certified General Appraiser**  
**Howard Hanna Real Estate Appraisal Services.**

119 Gamma Drive  
Pittsburgh, PA 15238

Office (412) 784-3878; Cell: (412) 610-2313; Fax: (412) 967-9402

E-Mail: [scottlazarus@howardhanna.com](mailto:scottlazarus@howardhanna.com)

#### **EXPERIENCE**

09/2016-Present **Howard Hanna Real Estate Appraisal Services – Commercial Appraiser**  
06/2016-Present **Allegheny County - Commercial Property Tax Appeal Hearing Officer**  
06/2014-Present **Lazarus Real Estate Services - Certified Gen. Appraiser/Broker/Prop. Mgr.**  
11/2013-06/2014 **CBRE / Pittsburgh - Senior Certified General Appraiser**  
06/1998-09/2013 **Lazarus Brokerage & Realty Services - Gen. Appraiser/Broker/Prop. Mgr.**  
03/2005-01/2009 **Mark Curry & Associates - Certified General Appraiser**  
09/1999-03/2004 **John Pino Real Estate - Certified General Appraiser**  
06/1996-01/2001 **Factory 2-U Stores, Inc. (T) - Director of Lease Administration**  
01/1995-06/1996 **Petco Animal Supplies (T) - Manager of Lease Administration**  
01/1994-01/1995 **FAISON Shopping Centers (LL) - Lease Administration Paralegal**  
06/1987-12/1993 **Gans, Blackmar & Stevens, APC - Real Estate Paralegal**

#### **EDUCATION**

**San Diego State University:** B.S. Degree Business - Real Estate Finance, December 1993  
**San Diego City College:** A.S. Degree Business Administration May 1992 (Honors)  
**University of San Diego:** Certificate Generalist Paralegal, June 1988 (Honors)  
**Serra Catholic High School:** Graduate, McKeesport, PA June 1982

#### **Licenses/Professional Affiliations/ Post Grad Education:**

Former Member Appraisal Institute – Former MAI Candidate  
Former Member, Nevada Coalition of Appraisers-Chair of Gov't Relations  
Litigation Appraisal Practice  
Appraising for the IRS  
Appraising the Appraisal  
Advanced Income Capitalization  
Advanced Discounted Cash Flow

#### **PA CG RE Appraiser**

Lic# GA004025

*Expires: 06/30/2019*

**Scott F. Lazarus PA Certified General License**

DISPLAY THIS CERTIFICATE PROMINENTLY • NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

17 0349452

**Commonwealth of Pennsylvania**  
**Department of State**  
**Bureau of Professional and Occupational Affairs**  
**PO Box 2649 Harrisburg PA 17105-2649**

**Certificate Type**  
**Certified General Appraiser**

**Certificate Status**  
**Active**

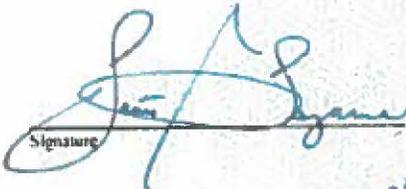
**Initial Certification Date**  
**09/10/2013**

**Expiration Date**  
**06/30/2019**

**SCOTT FRANKLIN LAZARUS**  
**4574 ALLEGHENY RIVER BLVD**  
**Verona PA 15147**

**Certificate Number**  
**GA004025**

  
**Commissioner of Professional and Occupational Affairs**

  
Signature

SEAL OF THE BUREAU OF PROFESSIONAL AND OCCUPATIONAL AFFAIRS

VIOLATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 P.S. 3901