

NOTE: ALL SIGNATURES MUST BE MADE WITH A BLUE INK FELT TIP PEN.

The Festival Fun Parks, LLC, a limited liability company formed in the State of Delaware, owner of the land shown on the Kennywood Park/Regional Trail Subdivision Plan hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the Borough of West Mifflin and the City of Duquesne. This adoption and dedication shall be binding upon the company and upon its successors and assigns.

IN WITNESS OF WHICH, to this I set our hand and seal this 20th day of June, 2020.

ATTEST:

Festival Fun Parks, LLC

Notary Public

Signature of general partner

Richard L. Stammel

Printed Name of Signatory

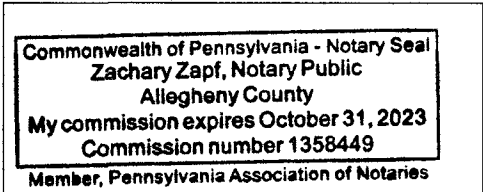
VP, Festival Fun Parks

Printed Title of Signatory

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Richard L. Stammel (title) VP, Festival Fun Parks, who acknowledged the foregoing adoption and dedication to the act of the company.

Witness my hand and notarial seal this 20th day of June, 2020.

My commission expires on 31 day of October, 2023.



Notary Public

I/We hereby certify that the title to the property contained in the Kennywood Park/Regional Trail Subdivision Plan is in the name of Festival Fun Parks, LLC and is recorded in Deed Book Volume 13997, Page 427 and Deed Book Volume 15058, Page 364.

We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness

Owner

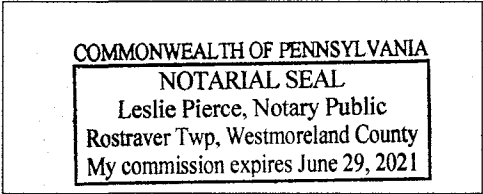
By a resolution approved on the 17th day of April, 2019, the Board of Directors of the Regional Trail Corporation, a nonprofit corporation, incorporated in the Commonwealth of Pennsylvania, owner of the land shown on the Kennywood Park/Regional Trail Subdivision Plan adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the West Mifflin Borough and the City of Duquesne. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

Signature and title of officer witnessing
5/26/20
Signature and title of authorized officer
Malcolm N. Sims, President

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Malcolm N. Sims, who stated that (he/she) is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to West Mifflin Borough and the City of Duquesne.

Witness my hand and notarial seal this 26th day of May, 2020.

My commission expires the 23rd day of June, 2021.



Notary Public

I/We hereby certify that the title to the property contained in the Kennywood Park/Regional Trail Subdivision Plan is in the name of Regional Trail Corporation and is recorded in Deed Book Volume 13844, Page 85.

I/We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness
Mary F. Reid
Owner
Malcolm N. Sims, President

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Borough of West Mifflin except as departures have been authorized by the appropriate officials of the municipality.

Date

Engineer

Reg. No. PE-955647

The Borough of West Mifflin agrees not to issue building permits until the Planning Module for Land Development has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Date

Authorized municipal official

Reviewed by the Planning Commission of the Borough of West Mifflin this, 9th day of September, 2019.

Secretary

Chairperson

Approved by the Borough Council of the Borough of West Mifflin, this 11th day of September, 2019.

Secretary

President

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

Date

Engineer

Reg. No. PE-071270

The City of Duquesne agrees not to issue building permits until the Planning Module for Land Development has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Date

Authorized municipal official

Reviewed by the Planning Commission of the City of Duquesne this, 12th day of February, 2020.

Secretary

Chairperson

Approved by the City Council of the City of Duquesne, this 25th day of February, 2020.

Secretary

President/Chairperson

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

Date

Kevin P. Hannegan, P.L.S.

Reg. No. SU-048536-E

Reviewed by the Allegheny County Department of Economic Development on this 15th day of July, 2020.

19-243

2796

Sr. Deputy Director

Recorded in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume 305, Pages(s) 191.

Given under my hand and seal this 4th day of August, 2020.

Manager, Department of Real Estate

To extend an approval:

Extension granted this 1st day of July, 2020.

[witness]

[title/signature of designated municipal official]

To extend an approval:

Extension granted this 25th day of June, 2020.

[witness]

[title/signature of designated municipal official]

KENNYWOOD PARK/REGIONAL TRAIL SUBDIVISION PLAN

BEING A RESUBDIVISION OF PARCEL C IN THE REGIONAL TRAIL AND UNION RAILROAD PLAN, 1st REVISION, AS RECORDED IN P.B.VOL. 263, PAGES 125 & 126 AND A RESUBDIVISION OF PARCEL 1 AND PARCEL B-R IN THE KENNYWOOD PARK CONSOLIDATION PLAN AS RECORDED IN P.B.VOL 288, PAGE 63 & 64

SITUATE IN
WEST MIFFLIN BOROUGH
AND
1st. WARD, CITY OF DUQUESNE
ALLEGHENY COUNTY, PA

MADE FOR
FESTIVAL FUN PARKS, LLC

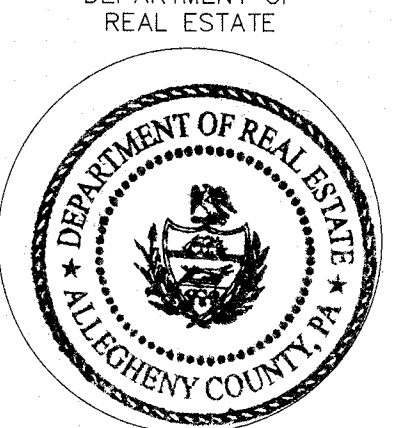
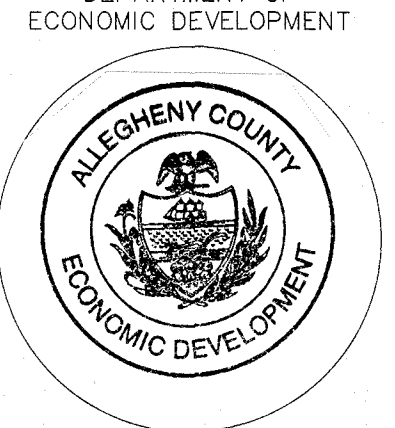
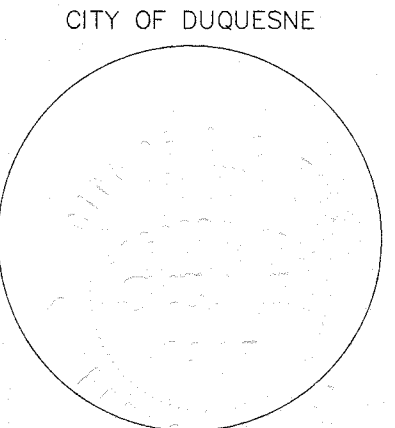
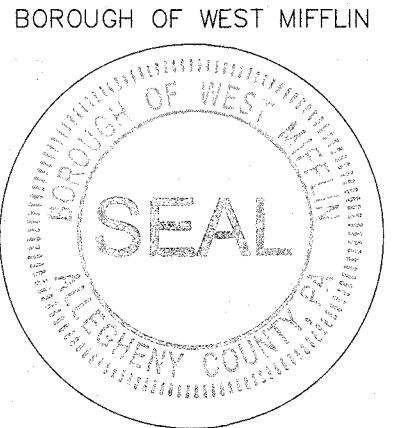
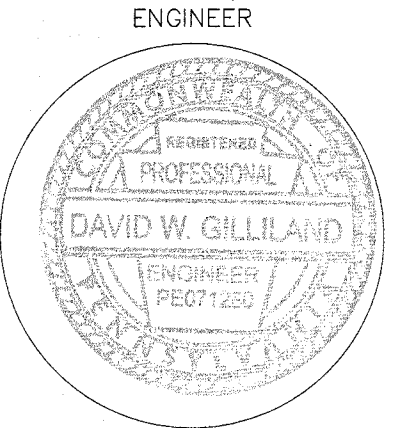
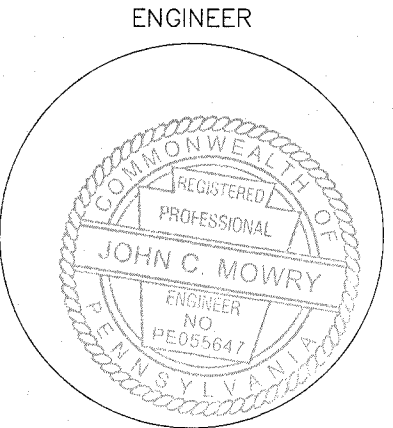
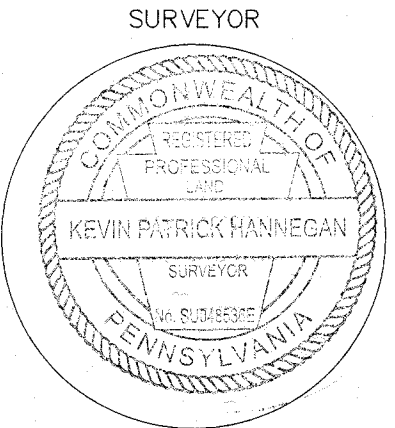
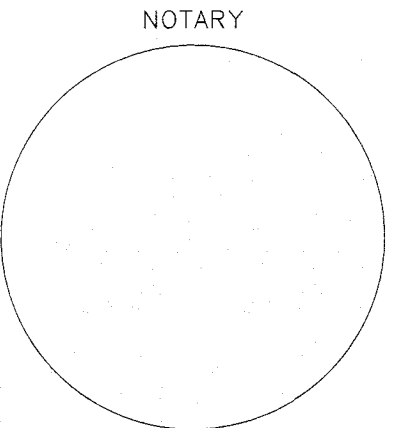
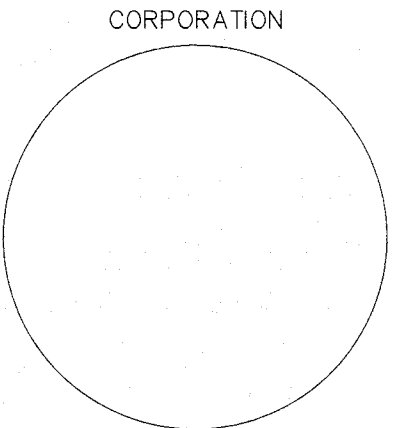
C-10150-0089

THE GATEWAY ENGINEERS, INC.

CONSULTING ENGINEERS
100 MORRIS ROAD
PITTSBURGH, PA 15205
(412) 921-4030

0 25' 50' 100' 200' SCALE: 1" = 100'

P.M. KPH D.B. KCW C.B. KPH DATE: JULY 1, 2019 DWG. NO. 403,878 SHEET 3 OF 3



- NOTES:
- UTILITY INFORMATION HAS NOT BEEN SHOWN ON THIS PLAN EXCEPT FOR THE HIGH TENSION ELECTRIC TOWERS AND WIRES.
 - THE BEARING MERIDIAN USED FOR THIS PLAN IS BASED ON THE KIMCO PLAN, AS RECORDED IN P.B.VOL. 222, PGS. 186 & 187.
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945, (P.L. 1242, NO. 42B), KNOWN AS THE STATE HIGHWAY LAW, BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
 - OWNER CONTACT INFORMATION:

FESTIVAL FUN PARKS, LLC
4590 MACARTHUR BLVD., SUITE 400
NEWPORT BEACH, CA 92660-2030
(PH.) 949-261-0404

REGIONAL TRAIL CORPORATION
PO BOX 95
111 COLLINGSBURG ROAD
WEST NEWTON, PA 15089
(PH.) 724-872-5586

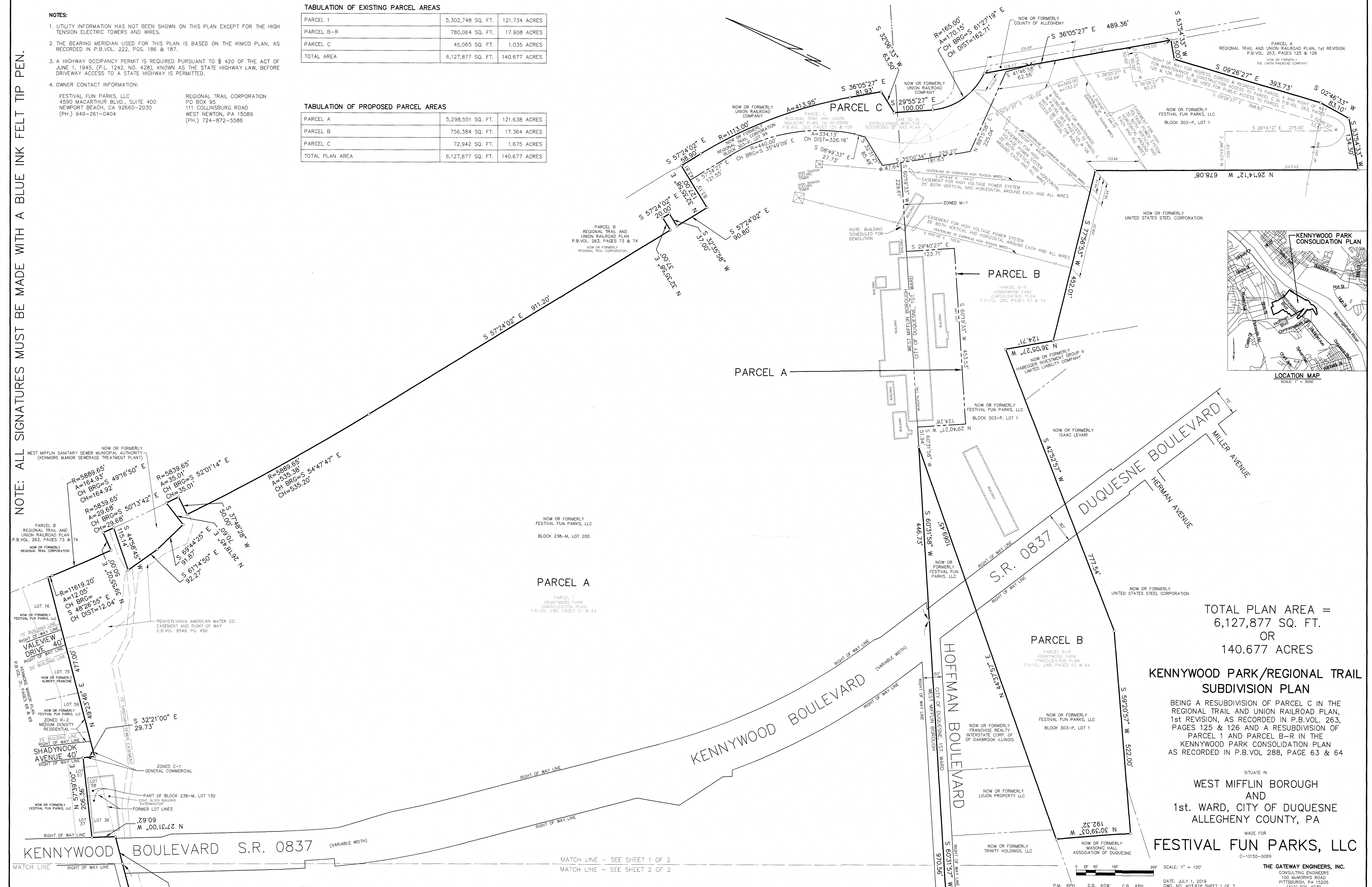
TABULATION OF EXISTING PARCEL AREAS

PARCEL 1	5,302,748 SQ. FT.	121.734 ACRES
PARCEL B-R	780,064 SQ. FT.	17.908 ACRES
PARCEL C	45,065 SQ. FT.	1.035 ACRES
TOTAL AREA	6,127,877 SQ. FT.	140.677 ACRES

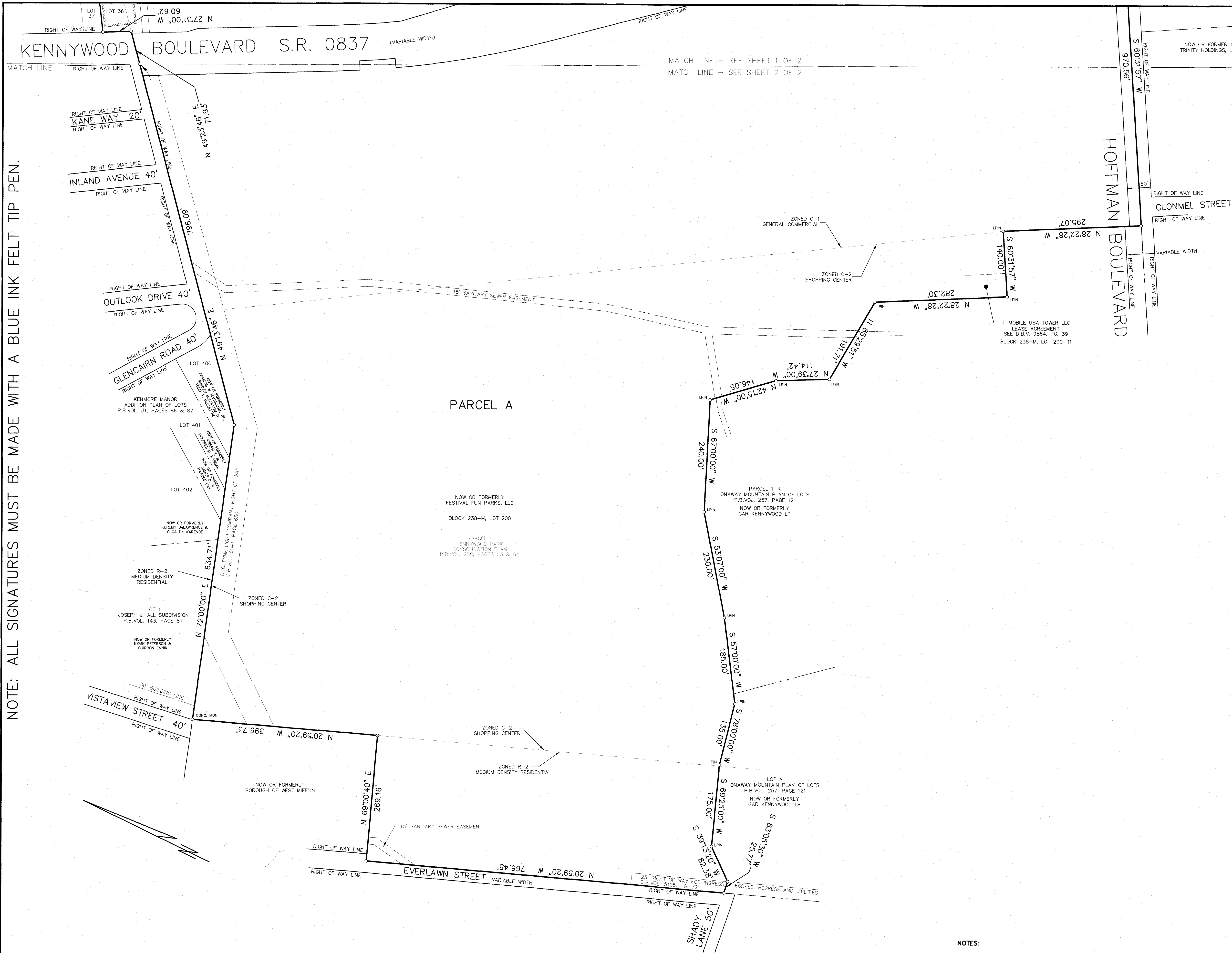
TABULATION OF PROPOSED PARCEL AREAS

PARCEL A	5,298,551 SQ. FT.	121.638 ACRES
PARCEL B	756,384 SQ. FT.	17.364 ACRES
PARCEL C	72,942 SQ. FT.	1.675 ACRES
TOTAL PLAN AREA	6,127,877 SQ. FT.	140.677 ACRES

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WEST MIFFLIN BOROUGH ZONING DISTRICT C-1 GENERAL COMMERCIAL	
MINIMUM LOT SIZE	- 5,000 SQ. FT.
MINIMUM FRONT YARD	- 25 FT. PLUS 1.5 ADDITIONAL FT. PER FLOOR ABOVE 4 FLOORS
MINIMUM SIDE YARD	- 10 FT. PLUS 3 ADDITIONAL FT. PER FLOOR ABOVE 3 FLOORS OR 30 FT. PLUS HEIGHT OF BUILDING IF ABUTTING A RESIDENTIAL DISTRICT
MINIMUM REAR YARD	- 20 FT. PLUS 1 ADDITIONAL FT. PER FLOOR ABOVE 3 FLOORS
MAXIMUM BLDG. HT.	- 60 FEET OR 5 STORIES
MINIMUM LOT WIDTH	- 50 FEET
MAXIMUM LOT COVERAGE	- 80%
MINIMUM DISTANCE BETWEEN BLDGS.	- 20 FEET
MINIMUM BLDG. LENGTH	- N/A
WEST MIFFLIN BOROUGH ZONING DISTRICT C-2 SHOPPING CENTER	
MINIMUM LOT SIZE	- N/A
MINIMUM FRONT YARD	- N/A
MINIMUM SIDE YARD	- N/A
MINIMUM REAR YARD	- N/A
MAXIMUM BLDG. HT.	- 35 FEET OR 3 STORIES
MINIMUM LOT WIDTH	- N/A
MAXIMUM LOT COVERAGE	- N/A
MINIMUM DISTANCE BETWEEN BLDGS.	- N/A
MINIMUM BLDG. LENGTH	- 400 FEET, OR, ON A SITE CONTAINING 75 CONTIGUOUS ACRES OR OR MORE, 2000 FEET
CITY OF DUQUESNE ZONING DISTRICT M-1 GENERAL MANUFACTURING	
MINIMUM LOT SIZE	- 10,000 SQ. FT.
MINIMUM FRONT YARD	- 25 FT.
MINIMUM SIDE YARD	- 15 FT.
MINIMUM REAR YARD	- 35 FT.
MINIMUM LOT WIDTH	- 100 FT.
MAXIMUM COVERAGE	- 60%
MAXIMUM HEIGHT	- 50 FT.
PRINCIPAL ACCESS	

NOTE: ALL ZONING INFORMATION AND MINIMUM REQUIREMENTS SHOWN OR CITED ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY AND ONLY REPRESENT THE PRESENT ZONING INFORMATION AND MINIMUM REQUIREMENTS OF THE ZONING ORDINANCES OF WEST MIFFLIN BOROUGH AND OF THE CITY OF DUQUESNE. NO EASEMENT, COVENANT OR OTHER RESTRICTION LIMITING THE USE OR LOCATION OF PRESENT OR FUTURE DEVELOPMENT OF ANY OF THE PROPERTY INCLUDED IN THIS PLAN IS INTENDED BY THE SHOWING OF THE ABOVE MINIMUM REQUIREMENTS. HOWEVER, ANY MODIFICATION IN USE OR LOCATION OF THE MINIMUM REQUIREMENTS SHOWN OR CITED ON THIS PLAN MUST BE WITH PRIOR WRITTEN APPROVAL OF THE APPLICABLE BOROUGH OR CITY COUNCIL.

KENNYWOOD PARK/REGIONAL TRAIL SUBDIVISION PLAN

BEING A RESUBDIVISION OF PARCEL C IN THE REGIONAL TRAIL AND UNION RAILROAD PLAN, 1st REVISION, AS RECORDED IN P.B.VOL. 263, PAGES 125 & 126 AND A RESUBDIVISION OF PARCEL 1 AND PARCEL B-R IN THE KENNYWOOD PARK CONSOLIDATION PLAN AS RECORDED IN P.B.VOL 288, PAGE 63 & 64

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