

PENN WEST OFFICE BUILDING PROPERTY

EXHIBIT "A" - HISTORY OF THE PROPERTY

AUGUST 13, 2012

The subject property was once part of Columbia Hospital. The following short history was excerpted from *Historic Wilkesburg 1887-1987, 100 Years of Pride*, published in Pittsburgh, Pennsylvania by the Wilkesburg Centennial Publication Committee in 1988 to commemorate the borough's centennial. The following passages were taken from pages 38 and 39.

"The history of hospital care in Wilkesburg began in a six-room house on Sherman Street for orphans and homeless children, established in 1879 by the United Presbyterian Women's Association of North America. By the spring of 1880, the founders of the orphanage purchased another property nearby to meet the ever-growing needs of the orphans. Then, an epidemic of whooping cough made it necessary to add a hospital or 'infirmary' to the orphanage complex; and, on January 1, 1889, the 15-bed United Presbyterian Memorial Hospital opened. Within months, it became evident that a larger facility with more health-care services was needed to care for all residents of Wilkesburg

"In May, 1892, the Woman's Association purchased a five-acre plot of ground in Wilkesburg with the intent to build a home for the aged. However, they decided to build a hospital on part of the lot to meet the community's need for quality medical care. The cornerstone of 'Memorial Hospital' was placed at the corner of Penn Avenue and West Street on October 26, 1904 and construction of Wilkesburg's first community hospital began.

"Money to construct the hospital had been raised, but inflation increased the costs beyond the budgeted amount. To offset this increase, a family of two brothers and two sisters donated \$10,000 each to the fund with the stipulation that their names never be revealed. The identities of these generous individuals remain a guarded secret to this day, but Wilkesburg has greatly benefited from their legacy.

"Memorial Hospital was completed and opened on June 1, 1906. The hospital could accommodate 50 patients and offered pediatric, surgical, medical and maternity care. Shortly after opening, the charter was amended to change the name from Memorial Hospital to Columbia Hospital because the founders felt the name lacked uniqueness.

"Little did the Women's Association expect that, within months after opening, Columbia Hospital

would require more room to satisfy the community's needs. Construction began almost immediately; and, in 1907, the East Wing of Columbia Hospital was completed, adding patient rooms and a student dormitory for the newly established School of Nursing.

"Demands for more services continued to grow in Wilkinsburg, and Columbia Hospital grew to fulfill them. The laundry and boiler rooms were completed, and a fifth floor was added to the original building in 1912. The laboratory was enlarged in 1920 to meet the increasing work. As the average daily census rose to more than 120 patients in the early 1920's, the administration and staff of Columbia worked continuously to meet the community's needs.

"In 1927, Martha Speer, a graduate of Columbia Hospital School of Nursing, became superintendent of the hospital, serving in this position until her retirement in 1966. During Miss Speer's four-decade tenure, Columbia Hospital made many advancements. In the 1950's, a new wing containing the most modern suite of operating and recovery rooms available in the city was built and enabled Columbia to serve an additional 85 patients.

"Then, in 1968, Columbia Hospital Board of Directors began discussions with the Board of Directors at Pittsburgh Hospital which eventually led to the consolidation of these facilities into Forbes Health System in 1972. The two facilities were designated as 'health centers' to reflect the continuum of care offered from acute and preventive care to patient and consumer education and community outreach programs. Shortly thereafter, Forbes Health System, in cooperation with East Suburban Hospital, Inc., proceeded to build and open the East Suburban Hospital in Monroeville in 1978, known today as Forbes Regional Health Center.

"In the late 1970's, Columbia Health Center was faced with the same problem the United Presbyterian Women's Association encountered - an aging facility, no room to expand and a growing demand for more and responsive health-care services. Again, the answer was to build a new facility with enhanced services to meet the community's needs and history began repeating itself.

"On November 21, 1981, more than 100 years since the house on Sherman Street opened, ground was broken on the site for the new facility. Just across the street from where Columbia Hospital stood on Penn Avenue, Forbes Metropolitan Health Center opened on April 11, 1984 with a renewed commitment to provide quality medical care to Wilkinsburg. From humble beginnings

on Sherman Street with 'little Memorial Hospital' to Columbia Hospital and then Columbia Health Center, Forbes Metropolitan has been bequeathed a great legacy - a heritage of caring for the Wilkinsburg community."

PENN WEST OFFICE BUILDING PROPERTY

EXHIBIT B – SUMMARY OF PRIMARY PROPERTY CHARACTERISTICS

AUGUST 13, 2012

**PENN WEST OFFICE BUILDING/TAYLOR HALL/
MAIN ENTRANCE ACCESS/PARKING LOT AREA**

PROPERTY NAME: Penn West Office Building (Currently Operated as a Commercial Rental Office Facility) and Taylor Hall (Currently Vacant and Utilized as a Storage Facility)

PROPERTY ADDRESS: 901, 903, 905 and 907 West Street
Borough of Wilkinsburg
Allegheny County, Pennsylvania

ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE BLOCK & LOT NUMBER: 175-R-186 (portion)

U.S. CENSUS TRACT: 5601.00 and 5612.00

PROPERTY TYPE AND PRESENT USE: Office Building – commercial rental office facility and main entrance area/parking lot area
Taylor Hall – vacant, but used as storage facility
Main Entrance Access/Parking Lot Area – parking for approximately 23 automobiles

OWNERS: Office Building/Taylor Hall/Main Entrance Access/Parking Lot Area – Penn West Office Building
Office Building/Taylor Hall/Main Entrance Area/Parking Lot Area – Residential Rehabilitation Corporation

TYPE OF OWNERSHIP: Office Building and Taylor Hall – Fee Simple
 West End Parking Lot – Fee Simple
 Land Beneath Office Building/Taylor Hall/ Main Entrance/
 Parking Lot Area – Long-Term Lease (Fully Paid
 Until Termination)

LAND LEASE: Fully Paid Until Its Expiration On February 11, 2048. After February
 11, 2048, The Owner Of The Adjacent North Wing Building Has A
 Fully Paid Lease Which Expires On November 16, 2071 At Which
 Time The Property Reverts To The Land Owner – Residential
 Rehabilitation Corporation

ACQUIRED: Office Building/Taylor Hall Building – February 12, 1988
 Office Building/Taylor Hall/Main Entrance Access/Parking Lot
 Area– February 12, 1988
 West Street Parking – February 12, 1988 (by a related entity) and
 subsequently transferred to the Penn West Office Building

FLOOD PLAIN: The Federal Emergency Management Agency (FEMA) does not
 publish a Flood Insurance Rate Map for Wilkinsburg Borough.

ZONING: “R-4”, Residential/Office

UTILITIES: Public electricity, gas, water and sewerage

LAND AREA: 1.1731 acres (+/- 51,100 square feet)

FRONTAGE: West Street – 241.1 lineal feet
 Vincent Way – 248.47 lineal feet

BUILDING TYPE:

- 1) Office Building – Four-story and five story commercial rental office building – currently occupied by individual lessee/tenants.
- 2) Taylor Hall – Partial three-story/partial two-story storage building – currently vacant and used for storage.

BUILDING AGES: 1) Office Building – +/- 84 Years
 2) Taylor Hall – +/- 75 Years

BUILDING CONDITIONS: 1) Office Building – Average
 2) Taylor Hall – Poor

COMBINED TOTAL GROSS BUILDING AREA (BY USAGE): 1) Office Building – Office – 105,008 square feet (with approximately 71,466 square feet of rental area)
 2) Taylor Hall – Storage – 11,154 square feet
 Total 116,162 square feet

GROSS BUILDING AREA (BY FLOOR):	<u>Office Building</u>	<u>Taylor Hall</u>
Basement	1,128 square feet	4,994 square feet
First Floor	27,710 square feet	4,706 square feet
Second Floor	24,638 square feet	4,706 square feet
Third Floor	21,296 square feet	<u>1,742</u> square feet
Fourth Floor	20,844 square feet	
Fifth Floor	<u>11,520</u> square feet	
Total	<u>105,008</u> square feet	<u>11,154</u> square feet
Combined Total	<u>116,162</u> square feet	

BASEMENT: 1) Penn Office Building – Partial
 2) Taylor Hall Building – Full

FOUNDATION: 1) Office Building – Brick
 2) Taylor Hall Building – Brick

OFFICE BUILDING (ONLY) INFORMATION

FRAME: Structural steel

EXTERIOR WALLS:	Brick
WINDOWS:	Wood, double-hung, single-pane and glass block
GUTTERS AND DOWNSPOUTS:	Metal
ROOF:	Slate over gable roof and flat roof
FLOORS:	Poured concrete
FINISH FLOORING:	Linoleum tile, terrazzo tile, vinyl tile, carpeting, hardwood and marble
INTERIOR WALLS:	Plaster and plasterboard
CEILING:	Acoustical tile, plaster and plasterboard
RESTROOMS:	Common and individual (linoleum tile, plaster and plaster)
KITCHENETTES:	Various
KITCHEN:	One small, commercial-grade kitchen is located on the first floor and is in use by one of the tenants (wood bulkhead-mounted and under-counter cabinets, Formica counters, double stainless steel sink, commercial refrigerator and electric range/oven)
CEILING HEIGHTS:	<ol style="list-style-type: none"> 1) Nine feet 2) Twelve feet
UTILITIES:	Public electricity, water and sewerage (gas is metered by floor; electric, water and sewerage are on meter)
WIRING:	Romex, BX and rigid conduit

LIGHTING: Recessed and suspended fluorescent

HEATING: Two Lennox Pulse, gas-fired, forced-warm-air furnace with central air conditioning per floor (zoned by floor) servicing ceiling-mounted ductwork

AIR CONDITIONING: Central, zoned by floor

HOT WATER: At least one Rheem. 40-gallon, gas-fired, hot water tank per floor

PLUMBING: Copper and iron high pressure, ABS and iron returns

SPRINKLERS: None

ELEVATORS: Two 3,500-pound, automatic elevators

FIRE ALARM SYSTEM: New wet standpipe monitored fire alarm system (which services all areas)

SITE IMPROVEMENTS: Concrete walks, steps and entries; outdoor lighting; and decorative landscaping

WEST STREET PARKING LOT AREA

PROPERTY NAME: West Street Parking Lot

PROPERTY ADDRESS: West Street/South Avenue/Ross Avenue/Hans Way/Vincent Way,
Borough of Wilkinsburg, Allegheny County, Pennsylvania

ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE BLOCK & LOT NUMBERS: 175-R-70, 175-R-79 and 175-R-183

CENSUS TRACT: 5604.00

PROPERTY TYPE: Land and site improvements

PRESENT USE: Parking Lot, containing approximately 80 parking spaces, used by Penn West Office Building/Tenants/Visitors

OWNER: Penn West Office Building

TYPE OF OWNERSHIP: Fee simple

FLOOD PLAIN: The Federal Emergency Management Agency (FEMA) does not publish a Flood Insurance Rate Map for Wilkinsburg Borough

UTILITIES: Public electricity, gas, water and sewerage

LAND AREA: 37,265 square feet (0.8555 acre)

FRONTAGE:

West Street -	264.50 lineal feet
South Avenue -	165.00 lineal feet
Ross Avenue -	120.00 lineal feet
Hans Way -	142.00 lineal feet
Vincent Way -	45.00 lineal feet